SHALDON PARISH COUNCIL

Minutes of the Planning Committee Meeting
held at the Methodist Hall at 7 pm Tuesday 24 March 2026

Present: Councillors Danielle Westlake (Chair), Chris Clarance, Jo Cumbley, Claire Stoyle, Lucy Bufton, Richard Perks, Parish Clerk, 7 members of the public

1. **APOLOGIES:** Councillor Andy Burnham, Councillor Heather Horner (DCC)

2. **DECLARATION OF INTERESTS:** None

3. **RATIFICATION OF MINUTES** It was resolved to approve the minutes of the meeting held on the 24 February 2026 which were confirmed as a true and correct record.

4. **PUBLIC PARTICIPATION** None

5. **APPLICATIONS FOR CONSIDERATION**

26/00226/LBC | Repair and replacement of roof tiles and improving insulation | Hunters Lodge 28 Fore Street Shaldon Devon TQ14 0DE

Shaldon Parish Council has reviewed the proposed planning application and has no objections to the development in principle. However, they have raised a concern regarding the materials proposed for the roof covering. Specifically, they would like to ensure that natural slate is used for the roofing, as a direct replacement (like-for-like), in order to maintain the character and aesthetic integrity of the local area.

26/00412/PIP | Application for Permission in Principle for demolition of existing dwelling and redevelopment of the site to provide up to 6 residential apartments (Use Class C3) | The Lodge Coast View Holiday Park Torquay Road Shaldon TQ14 0BQ

Shaldon Parish Council object to this application. The proposed development is situated outside the designated settlement boundary, which is contrary to local planning policy that aims to direct new development to areas within established settlement limits. By proposing development outside this boundary, the application risks undermining the principles of sustainable development and could lead to inappropriate and unsustainable growth in this area.

The scale and intensity of the proposed development appear disproportionate to the size of the site. The area is already under pressure from existing developments, and introducing additional built structures could exacerbate these issues. Overdevelopment could lead to significant impacts on local infrastructure, including roads, water, and waste management services, which may not be able to support the increased demand.

The site lies within an area designated as Undeveloped Coast, which is subject to strict planning restrictions in order to preserve its natural beauty and ecological value. Developing a residential property in this sensitive area would set a dangerous precedent and could result in long-term negative impacts on the environment. Local policies are clear that residential development should not occur in such areas unless it meets specific criteria. This application does not satisfy these requirements and threatens the conservation of the coastal environment.

6. **CONSENTS TO NOTE**

26/00090/CAN | G1 4 Yew trees to be removed. T1 Apple to reduce crown by 20% up to 1.5m and crown clean | Ness House Hotel Ness Drive Shaldon Devon TQ14 0HP

26/00038/TPO | T8 - Ash. Sectional fell due to advance stages of ash dieback. | Land North Of Ness Farm House Ness Drive Shaldon

18/01264/COND3 | Discharge of condition 4 (slate sample) on permission 18/01264/LBC for rear flat roof replacement, replacement windows and other alterations | 11 The Green Shaldon TQ14 0DW

26/00392/TPOE | Remove dangerous Ash tree | Former Holiday Let Highfield Torquay Road Shaldon TQ14 0BB

25/01011/COND1 | Discharge of Condition 4 (Proposed Roof Slate) in relation to original application 25/01011/LBC - Removal of collapsed chimney with internal remedial works to roof structure, walls and internal ceilings | Strand House The Strand Ringmore Shaldon TQ14 0ES

25/00858/COND2 | Discharge of condition 3 (Construction Management Plan) on planning permission 25/00858/FUL - Change of use of agricultural building to cookery school and associated accommodation including drainage & landscaping | New Barn Farm Higher Ringmore Road Shaldon TQ14 0HQ

26/00102/TPO | T001 - Reduce canopy by 1.5 -2m. Install cobra bracing between northern and southern primary limbs and southern and central primary limbs. Remove epicormic growth T002 - Reduce south western phototrophic primary limb by 1.5 -2m. Remove epicormic growth. | 15 Dunmore Court Dunmore Drive Shaldon Devon TQ14 0BS

7. **REFUSALS TO NOTE**

26/00049/CLDP | Certificate of Lawfulness for proposed rear extension, dormer extension and new front porch | Sandpiper 22 Horse Lane Shaldon Devon TQ14 0BL

26/00092/TPO | T001: Holm Oak: Fell and re plant in more suitable location | Crow's Nest Horse Lane Shaldon Devon TQ14 0BH

8. **DATE OF NEXT MEETING –** TBC

Approved & Signed …… **Dated ……**
Jo Cumbley
Vice-Chairperson