



MINUTES

Committee: Planning Committee
Date: Tuesday 23 February 2026
Time: 17.45pm
Venue: Parish Council Office

Present

Cllr Richard Short (Chairman)
Cllr Mike Jeffery
Cllr Vivienne Hodges
Cllr Jan Evans
Cllr Catherine Fileman-Wright

Also Present

Samantha Parkin (Clerk)
One member of the public

PUBLIC SESSION

The applicant attended to support her application. Members had previously conducted a site visit, and the Chair queried the need to extend beyond the 3m permitted development allowance.

The applicant explained that the additional depth is required to allow for properly insulated walls and to block in an existing soil pipe; a smaller extension would not provide sufficient space for the proposed kitchen-diner. The aim is to relocate the kitchen-diner to create space within the house for home working, with potential to partition the area in future to form a downstairs bedroom if needed.

No adverse comments had been received from neighbours, who have been supportive.

13/2026 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs, Austin, Keep and Walden.

14/2026 DECLARATIONS OF INTERESTS / REQUESTS FOR DISPENSATIONS

No declarations of interest or requests for dispensations were received. *Localism Act 2011 (sections 26-37 and Schedule 4)*

15/2026 MINUTES

It was proposed by Cllr Jeffery, seconded by Cllr Evans, and **resolved** to accept and sign the minutes of the meeting held on 3rd February 2026 as a correct record. *LGA 1972 Sch 12 para 41(1)*

16/2026 STANDING ITEM – CLIMATE AND ECOLOGY EMERGENCY:

The committee noted the Council's commitment to embed the Climate and Ecology Emergency Declaration across all activities, ensuring environmental impacts are considered in a fully integrated approach to climate change mitigation.

17/2026 0032/26: Demolition of conservatory and erection of a single-storey rear extension at 33 Pound Street, Moretonhampstead, Newton Abbot, TQ13 8NX

Cllr Short summarised the application. He noted that the property forms part of a terrace of six houses built in 1914 by Lord Hambledon. The properties lie within the Conservation Area and are included on the Historic Environment Record, placing a duty on the planning authority to preserve or enhance the character of the area and to take heritage value into account in its decision-making.

He commented that the fronts of the six properties remain largely unchanged, whereas the rear elevations are more varied, with a mix of extensions. All properties have older single-storey rear additions, formerly used as toilets and utility areas, and there are also a couple of sheds located close to the buildings. Two of the terrace properties already have long, partial-width flat roof extensions. The proposal is for a full-width extension, extending approximately two metres beyond the adjacent property. Members had heard the applicant's justification.

The application includes standard ecological enhancements, including water butts, relocation of a pond, and provision of bird and bat boxes. The extension falls within the 30% enlargement guideline applied by Dartmoor National Park Authority.

Cllr Evans noted that it was admirable that the applicant had undertaken significant work to meet conservation requirements. Cllr Fileman-Wright considered the proposal to be carefully thought through, well designed, environmentally conscious and well justified in terms of the intended use of the property.

It was proposed by Cllr Short, seconded by Cllr Evans, and resolved to raise no objection, noting the proposal appears well designed and is justified in terms of the applicant's space needs.

18/2026 PLANNING MATTERS

The following planning matters were noted:

1. 0280/24: Redevelopment and change of use from existing pub to mixed use comprising of ground floor restaurant, first floor community theatre and two residential units across the first and second floors. Replacement windows, roof dormer and PV array, replacement stair and lean-to, Bell Inn Cross Street, Moretonhampstead, Newton Abbot, Devon, TQ13 8NL – *Grant of Conditional Planning Permission*
2. 0379/25: Change of use of redundant retail unit on ground floor to residential use including the realignment of modern partitions within the existing residential unit on the first floor, 7 Ford Street, Moretonhampstead, TQ13 8LN – *Refusal of Planning Permission*

The Chairman closed the meeting at 17.57pm.