



Ashburton Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON

Wednesday 22nd October 2025 at 7.00 pm at the Town Hall

Present: Cllrs. Coles, Distin, Searight and Snowsill.
In attendance: The Deputy Clerk.

Cllr. Searight opened the meeting and welcomed those present.

042.25P Apologies.

The Deputy Clerk reported that apologies had been received from Cllrs. Bovey and Turner due to prior commitments and Cllr. Harper due to a work commitment. Cllr. Snowsill proposed that these apologies be accepted; seconded by Cllr. Distin. All in favour.

043.25P Declarations of interest.

There were none.

044.25P Public comments/statements.

There were none.

045.25P To accept the minutes of the previous meeting on 24th September 2025.

Cllr. Searight confirmed that the minutes had been circulated. Actions arising were reviewed though had not been completed due to absences in the Clerk's office. Cllr. Searight offered to draft a letter to TDC about the bright lighting on the side of the A38 (041.25P) and pass this to the Clerk's office. Cllr. Distin proposed the minutes be signed as a true and accurate record of the meeting; seconded by Cllr. Coles. All in favour.

ACTIONS: Cllr. Searight to draft a letter to TDC about the lighting on the A38. Clerk's office to complete the outstanding action.

046.25P Planning Reports.

• Planning applications for discussion.

25/01583/FUL – Mead Hill Farm, Ashburton, TQ13

Demolition of existing agricultural building and erection of new dwelling with associated landscaping.

(Appendix 1) Cllr. Snowsill summarised his report and noted that the work being done is sympathetic to the surroundings and proposed support of this application; seconded by Cllr. Distin. All in favour.

0333/25 – The Great Hall, 38a North Street, Ashburton, TQ13 7QD

Proposed alterations to ground storey bedroom and bathroom windows on south east elevation.

Cllr. Searight explained that he met with a neighbour who was unhappy with the plans. He understood that the property does need ventilation but the windows cannot open onto a

neighbour's property. Cllr. Searight reported that he had been informed that the application would be withdrawn within 24 hours. He proposed that he write a report acknowledging the need for ventilation but the current plan does not meet planning rules or building regulations; seconded by Cllr. Snowsill. All in favour.

- **Planning Decisions**

25/00944/MAJ – Land off Pitley Lane, Dolbeare, TQ13 7JY - Refused

11 Small industrial units comprising of B1 (Business) and B2 (general Industrial) & B3 (Storage or Distribution with Matters Reserved).

0273/25 – Ashgrove, Balland Lane, TQ13 7BX – Granted conditionally.

Enlargement of existing dormer.

047.25P – Matters raised by Councillors for information only or possible inclusion on a future agenda.

Cllr. Searight summarised a recent Community Land Trust meeting that he had attended. The Dolbeare Consortium plans were discussed along with possible CIL, impact on the town, the doctor's surgery and school. The affordable housing would be integrated rather than an discrete area. Cllr. Searight also advised that a Stop Notice had been issued with regard to the Outdoor Experience site as heavy traffic in and out if Whistley Hill is causing concern. Cllr. Coles noted that night-time illumination at the Dolbeare Meadow site is being caused mainly by the light on the police building.

Cllr. Searight thanked those present for attending and closed the meeting at 19.52.

Signed: _____ (Chair) Date: _____

SUMMARY OF ACTIONS FROM PLANNING COMMITTEE – 22 OCTOBER 2025

045.25P To accept the minutes of the previous meeting on 24th September 2025.

Cllr. Searight to draft a letter to Teignbridge District Council about the lighting on the A38, particularly the advertising hoarding on the southern side.

Clerk's office to write to Teignbridge District Council with regard to their policy regarding advising neighbours of planning applications.

041.25P – Matters raised by Councillors for information only or possible inclusion on a future agenda.

Clerk to write to TDC about the bright lighting that stays on overnight on the other side of the A38.

PLANNING REPORT

25/01583/FUL Mead Hill Farm

Demolition of existing agricultural building and erection of new dwelling with associated landscaping

A full planning application has been submitted to Teignbridge District Council for the demolition of an existing agricultural building (a lean-to against a large barn used to store agricultural machinery) and to erect in its place a new dwelling, plus to make associated landscaping.

Biodiversity

The development includes >10% biodiversity net gain. There is no evidence of bat roosting or nesting birds. The TDC Biodiversity Officer has set out conditions on the works and the final dwelling (including around lighting) to safeguard legally protected species.

Drainage

Foul drainage will be handled by a Package Treatment Plant. Surface drainage will be discharged via a soakaway. TDC Drainage have advised that details of an onsite infiltration test are required prior to a planning decision.

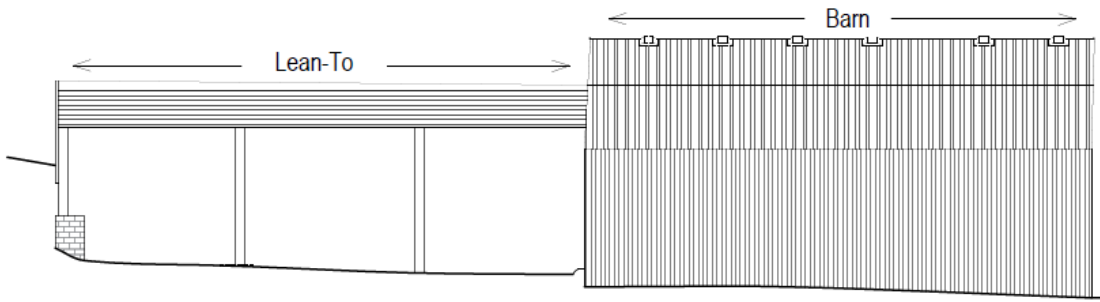
Habitable living space

At present there is no habitable living space. An existing approval provides for conversion of the building to a single storey home, but no works have commenced towards this approval. The new proposal is for a two-storey home. There are various enhancements compared to the existing approval (e.g., solar panels, greater insulation).

Site visit

I visited the site on the afternoon of Monday 20 October and spoke to one of the applicants. I was able to walk around the site. The agricultural building to be demolished is unlikely to be visible from any existing properties. It is also barely visible from highways, although there will be some changes to the landscaping which may result in it being somewhat more visible from Pitley Road to the south. The proposal consists of similar materials to be used for the new dwelling. The proposals will create a family home and allow the applicants to remain and continue to farm. No objections have been noted on the TDC planning portal.

I recommend that Ashburton Town Council support this application subject to it providing sufficient drainage with the soakaway.



East Elevation
1:100 @ A3

Figure 1: Existing east elevation (1:400 @ A4)

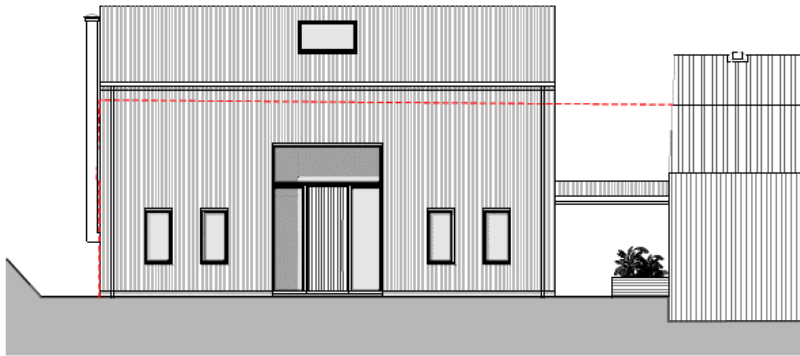


Figure 2: Proposed east elevation (1:400 @ A4)