



# Ashburton Town Council

Minutes of the Planning Committee meeting  
held on Wednesday 28<sup>th</sup> January 2026 at 7pm  
in the Council Chambers of the Town Hall

**Present:** Cllrs. Coles, Distin, Giles, Searight, Snowsill, Turner and Wood.  
**In attendance:** Cllr. Nutley, the Clerk and Deputy Clerk.

Cllr. Searight opened the meeting and welcomed those present.

Cllr. Searight noted that Cllr. Giles would like to be co-opted onto the Planning Committee.

Cllr Turner proposed to co-opt, seconded by Cllr. Wood. All in favour.

## **001.26P Apologies.**

The Deputy Clerk reported that apologies had been received from Cllrs. Bovey due to illness. Cllr. Giles proposed that these apologies be accepted; seconded by Cllr. Snowsill. All in favour.

## **002.26P Declarations of interest.**

There were none.

## **003.26P Public comments/statements.**

There were none.

## **004.26P To accept the minutes of the previous meeting, 22<sup>nd</sup> October 2025.**

Cllr. Searight confirmed that the minutes had been circulated. Actions arising were reviewed. Further actions were agreed.

### **ACTIONS:**

- **Cllr. Searight to follow-up queries regarding the bright lights on overnight across the A38 and pursue with TDC if necessary.**
- **Cllr Searight to enquire about the lighting at the Dolbeare Meadow/Police station site.**
- **Cllr Searight to write to DCC regarding the footpath from the pavement to the new co-op.**

Cllr. Turner proposed the minutes be signed as a true and accurate record of the meeting; seconded by Cllr. Snowsill. All in favour.

## **005.26P Planning Reports.**

### **• Planning applications for discussion.**

#### **25/02072/HOU – Creek House, Pitley Hill, Ashburton**

Single storey front extension and associated alterations to existing extension.

(Appendix 1) Cllr. Snowsill summarised his report and proposed support of this application; seconded by Cllr. Distin. All in favour.

#### **0016/26 – 28 Stapledon Lane, Ashburton, TQ13 7AE**

Removal of chimney stack to roof level and rebuild.

(Appendix 2) Cllr. Distin summarised his report and proposed support of this application, seconded by Cllr. Coles. All in favour.

#### **0444/22 Former Outdoor Experience site, Ashburton, TQ13 7DQ**

Reserved Matters submission in respect of appearance, landscaping, layout and scale.

This application drew attention after works had started. A stop order has been put in place until planning conditions can be met – concerns have been raised regarding vibration to neighbouring properties, noise and traffic levels. Cllr. Searight proposed that ATC do not support this application until all conditions have been met, seconded by Cllr. Coles. All in favour.

• **Planning Decisions**

<b>0300/25 – 48 West Street, Ashburton, TQ13 7DU</b> New roof coverings, enlarged roof light.	Granted
<b>0302/25 – Dartmoor Lodge, TQ13 7JW</b> Erection of covered seating area, storage and bin area.	Granted Conditionally
<b>0345/25 – Willow Tree Cottage, Rew Road, TQ13 7EJ</b> Single storey rear and side extension.	Refused
<b>0371/25 – 42 Balland Park, Ashburton, TQ13 7BT</b> Single storey extensions to front and rear elevations.	Granted Conditionally
<b>0372/25 – 64 East Street, Ashburton, TQ13 7AX</b> Replacement roof including associated works.	Granted Conditionally
<b>0373/25 – 62 East Street, Ashburton, TQ13 7AX</b> Replacement roof including associated works.	Granted Conditionally

**006.26P Matters raised by Councillors for information only or possible inclusion on a future agenda.**

- Councillors wish to reinstate the 'calling slips' for when a visit is made in regard to planning, but the residents are not present. **ACTION**
- Councillors noted that the road repair is still awaited following the car fire at Balland Lane in October.
- Councillors raised concerns about parking on Balland Lane, and between Pear Tree garage and the Dartmoor Lodge and asked the office to investigate whether yellow lines can be painted.

**ACTION: Clerks Office to investigate the road repair and yellow line painting with DCC.**

Cllr. Searight thanked those present for attending and closed the meeting at 19.45

Signed: \_\_\_\_\_ (Chair) Date: \_\_\_\_\_

**SUMMARY OF ACTIONS FROM PLANNING COMMITTEE – 28<sup>th</sup> January 2026**

**006.26P – Matters raised by Councillors for information only or possible inclusion on a future agenda.**

Clerks Office to investigate the road repair at Balland Lane and yellow line painting with DCC.

# PLANNING REPORT

COUNCILLOR .....Distin.....

APPLICATION NUMBER .....0016/26.....

ADDRESS OF APPLICATION.....28 Stapledon Lane

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## COMMENTS: -

This application is for listed building consent to take down chimney to roof level & rebuild it.

It is evident from reading the paper work that following a detail examination from a chimney sweep that the chimney flue was in a serious state & needs the work to be done to make it safe for continue use.

The Chimney Sweep has provided the following statement of the issues and the recommendation to resolve the partial internal collapse of the stack linings to the external upper section of the existing rubble stone stack. The repair works are necessary to enable the stack to be used for a log burner and the stack linings to be reinstated to improve the heating options for the owner of the property. I have attached the full report separately.

Within the paperwork submitted there are 4 pages of policy justifications to support this application. On reading the 6 pages I see the aim is to rebuild with the same materials with the exception of the following which involves a minor fabric alteration removing the stone rubble stack and replacing this masonry with a brick alternative. The external dimension and finished appearance will be replicated.

I have not visited the site but I am familiar with the area. The work needs to be done to make the chimney flue safe & usable. It will provide fire places for wood burning stoves. As the external appearance will not change & the only difference is using the bricks instead of the stone rubble to rebuild the stack. I would ask that Ashburton Town Council support this application.

Donald Distin

Ashburton Town Council

## Chimney Sweep Report

The reason for this letter is to confirm the current condition of the chimney stack at the above address. The central chimney stack consists of 6 flues. Current only 4 chimney pots, 3 with ventilation hood top cowl and 1 with a high top bird proof liner hanging cowl. Current external finish is sand and cement render with a smooth finish.

Currently in the property there is only 1 wood burning stove in place the has a flexible stainless steel liner attached. The reason for my involvement in the project was to come and inspect the possibility of installing another wood burning stove in the front road side ground floor room. When inspecting the chimney flue with a cctv camera it was apparent that the top 2m of chimney structure was unsafe and unusable.

The cctv showed the dividers between the flue have been compromised and missing with a large birds nest in the central road side flue. For a chimney to be used it must have all flue dividers in working condition. Under current HETAS regulations the chimney must be smoke tight when under pressure. The installation of a flue liner is only a temporary fix and therefore when the liner inevitably breaks down there is no risk of smoke escaping into other areas of the property. Also, currently with the nest in place there is a possibility of a chimney fire if the liner is used and heat from one flue is transferred to the nest material.

My thoughts on how to solve this issue is to remove the chimney stack down to roof level or to where it is structurally sound, installing a concrete ring main to give us a strong supporting surface and then rebuild the chimney with brick and incorporate rebuilding the dividers.

Opening up all fireplace and making sure they area free of debris and ventilated. We would re in state all of the 6 chimney pots and cap them with the relevant chimney cowls.

Two new stainless liner would be install for both fireplace on the ground floor. Currently the chimney is smooth coat sand and cement rendered and we would replace like for like. My reason for wishing to rebuilding the stack with bricks is because it will give use a strong foundation for the large crown area and tie in the dividers to prevent this issue from happening in the future.

With 4 of the flue not being used there is a strong possibility of moisture buildup over a period of time, this would compromise any limestone work as very little heat would be in these flues helping them to hold structure and strength. I would prefer

Name	The Barn Owl Trust Waterleat, Ashburton, Newton Abbot, Devon, TQ13 7HU
Application reference number	0024/26
Comments	No objections to such a proposal. Any move towards harnessing sustainable sources of energy should be encouraged and supported by the Town Council. Note that these comments are based on information from the full details found at <a href="http://dartmoor-online.tascomi.com/planning/index.html">dartmoor-online.tascomi.com/planning/index.html</a> Which include the applicant details and a map, but no further supporting documents.