

**Appendix B. Record of LPA Decision as reported May to October 2025**

REFERENCE	LOCATION	PROPOSAL	BPC COMMENT TO TDC	LPA DECISION	DATED
25/00371/CAN	St John The Baptists Church Church Road Bishopsteignton Devon TQ14 9QH	Fell - Nothofagus tree in wooded area to North of Garden	No objection.	CONSERVATION AREA NOTIFICATION APPROVAL	15.04.25
25/00314/HOU	3 Teign View Road Bishopsteignton TQ14 9SZ	Non-material amendment (Removal of planned glazing bars from windows and reduction in height of 2 ground floor windows. Planned hedge to be planted in raised planter) to planning permission 25/00314/HOU for Replacement of the ground floor of the existing extension to align with the upper storey. Addition of a window to the second bedroom. Widening of existing ground floor window. Creation of vehicular access to the lower floor of the existing outbuilding.	No objection.	Non Material Amendment Approved	07.07.25
25/00665/TPOE	Land At Lindridge Park Lindridge TQ14 9TF	Pollard dangerous Lime tree	No objection.	TREE PRESERVATION EXEMPT WORKS	22.04.25
25/00216/HOU	21 Grandison Avenue Bishopsteignton Devon TQ14 9SP	Single storey flat roof side extension	No objection.	PERMISSION REFUSED	28.04.25
25/00286/HOU	14 Grandison Avenue Bishopsteignton Devon TQ14 9SP	Construction of two dormer windows to the front elevation and extension of existing rear dormer	No objection.	PERMISSION GRANTED	30.04.25
24/01242/COND1	Rio Vista Bishopsteignton TQ14 9TW	Discharge of Condition 3 (External Materials Samples) on planning permission 24/01242/HOU - Formation of replacement detached garage	No objection.	Dischg of Conditions response issued	08.05.25

25/00292/HOU	9 Fore Street Bishopsteignton Devon TQ14 9QR	Single storey extension with terrace over and two storey extension to the rear with associated works	No objection.	PERMISSION GRANTED	13.05.25
24/00725/COND2	Metro Motors Newton Road Bishopsteignton TQ14 9RL	Discharge of conditions 3 (CMP), 5 (materials), 8 (lighting), 10 (ecology) & 13 (EV charging points) on planning permission 24/00725/VAR (variation of condition of planning permission 21/02218/FUL) for three dwellings.	BPC are unable to comments at this time as the information and drawings provided are inadequate to give an informed view.	Dischg of Conditions response issued	22.05.25
25/00501/VAR	Metro Motors Newton Road Bishopsteignton Devon TQ14 9RL	Variation of condition 2 on planning permission 24/00725/VAR (Variation of condition 2 on planning application 21/02218/FUL (Erect three dwellings) relating to parking) to change of the windows and doors, installation of solar panels, installation of flue and removal of front steps to the dwellings		VARY CONDITION APPROVAL	23.05.25
25/00526/TPO	3 Mitre Close Bishopsteignton Devon TQ14 9RY	Row of Macrocarpa T1- Reduce western aspect to achieve a 2m clearance from the property to prevent any damage and help with excessive shading. Remove storm damaged limbs to suitable growth points. T2 - Remove storm damaged limbs to suitable growth points. T3 - Remove major dead branches over lawn area ( Greater than 75mm) T5 - Reduce 2 stems on east/west aspect by 2m which overhang the neighbouring access road prevent any damage to vehicles and help with excessive shading.	No objection.	TPO APPLICATION APPROVED	02.06.25

25/00132/LBC	18 Fore Street Bishopsteignton Devon TQ14 9QP	Replace Lime render and paint to front of property	No objection.	CONSERVATION/LB C/LBD APPROVAL	05.06.25
25/00027/FUL	Land At Ngr 291086 73950 Radway Street Bishopsteignton Devon TQ14 9SS	Demolition of existing sheds and erection of one self build dwelling	BPC have no objection to the proposals however wish to make the following comments for officer consideration: There are two drainage reports shown on the planning portal, however these give conflicting opinions. Further attention should be given to this aspect to establish the true outcome. There are concerns about safety given the potential increase in traffic using the driveway, especially as this access is shared with pedestrians. The Parish Council request that a physical site assessment is carried out by a highways officer rather than the desktop approach often taken.	PERMISSION REFUSED	0.06.25
25/00643/HOU	35 Great Furlong Bishopsteignton Devon TQ14 9TU	First floor balcony to rear elevation	No objection.	PERMISSION GRANTED	11.06.25
25/00467/NPA	Higher Radway Farm Bishopsteignton Devon TQ14 9TB	Application for a Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO change of use of an agricultural building to four dwellings (one larger and three smaller)	Not consulted.	Approved	13.06.25
16/00353/COND2	Higher Humber Farm Humber TQ14 9TD	Discharge of condition 5 (lighting) on planning permission 16/00353/FUL for change of use from agricultural building to community and entertainment centre including alterations and new porch	Not consulted.	Dischg of Conditions response issued	13.06.25
25/00771/CAN	6 Teign Court Bishopsteignton Devon TQ14 9UA	The removal of a single aged Leylandii Cypress tree, that has signs of dead growth	No objection.	CONSERVATION AREA NOTIFICATION APPROVAL	13.06.25
25/00729/TPO	Land Adjacent To Lindridge Park Lindridge TQ14 9TF	Raise the crown to 4 metres on the south east side of the avenue of lime trees	No objection.	TPO APPLICATION APPROVED	20.06.25

25/00651/TPO	Bishopsteignton House Newton Road Bishopsteignton Devon TQ14 9SD	T0066 - Monterey cypress - remove dead wood T0067 - Monterey cypress - Section fell to ground level T0072 - Cedar - Remove deadwood over 25mm. T0073 - Western Red Cedar - Fell to ground level. T0074 - Monterey cypress - Remove deadwood greater the 25mm W001 - Crown lift Holm Oaks over road and entrance road to park and fell Laurel at rear of bin shed with bark missing	No objection.	TPO APPLICATION APPROVED	26.06.25
25/00794/FUL	Westhayes Farm Luton Chudleigh Devon TQ13 0BJ	Creation of earth banked slurry lagoon	No objection.	PERMISSION REFUSED	23.07.25
25/00622/HOU	Holm View Teign Close Bishopsteignton Devon TQ14 9SB	Single storey rear extension, front porch, raising of roof with rear dormer, enlarged garage and altered driveway with dropped kerb	No objection.	PERMISSION REFUSED	21.08.25
25/01209/HOU	Coles Barn Bungalow Newton Road Bishopsteignton Devon TQ14 9PN	Refurbishment of existing bungalow including replacement cladding and replacement and new windows and doors	No objection.	PERMISSION GRANTED	01.09.25
25/01056/HOU	Teignborn 42 Teign View Road Bishopsteignton Devon TQ14 9SZ	Single storey rear extension	No objection.	PERMISSION GRANTED	12.09.25

24/01907/COND1	Applegarth Littlefield Bishopsteignton TQ14 9SG	Discharge of Condition 4 (details of external surfaces) on planning permission 20/02223/FUL - Proposed subdivision of plot and new dwelling	<p>Bishopsteignton Parish Council strongly object to the proposals in this application. The elevated site at the narrow junction of Littlefield and Forder Lane is considered unsuitable for development, particularly of such a dominant building. The following are serious concerns:</p> <p>Contravenes the environmental, social and economic requirements of sustainable developments by way of road safety and congestion, health and safety effects of noise, smell, dust, light, vibration, fumes and other forms of pollution and nuisance arising from associated traffic both during construction and once occupied.</p> <p>The impact on the residential amenity of existing dwellings, particularly privacy, outlook and natural light; there would be a significant loss of privacy to existing properties due to the height of the proposed windows and balcony looking into the second floor of neighbouring properties.</p> <p>A negative impact on the character, appearance and general street scene; the proposed development is not in keeping with the character of neighbouring properties.</p> <p>Impact on the biodiversity and geodiversity.</p> <p>Inadequate provision of parking for a 3-bed property and insufficient space for manoeuvring vehicles within the curtilage of the development. This forces vehicles to either reverse into the driveway, or out from the driveway. Extremely dangerous for other road users and pedestrians due to limited visibility.</p> <p>The provision of green space within the property's curtilage is somewhat lacking.</p> <p>The use of the access onto the public highway (Littlefield) resulting from the development would, by reason of limited visibility from and</p>	Dischg of Conditions response issued	24.09.25
25/01411/CAN	St John The Baptists Church Church Road Bishopsteignton Devon TQ14 9QH	T1: Silver Lime: Reduce height only by 5m. Utilising veteranisation cuts, ie coronet cuts or fracture pruning. Crown lift secondary branches only to achieve 2.5m from ground level T2: Magnolia: Fell to ground level	No objection	CONSERVATION AREA NOTIFICATION APPROVAL	12.10.25