

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES

PLANNING COMMITTEE MEETING

HELD 7.30PM MONDAY 20TH AUGUST 2018 AT BISHOPSTEIGNTON COMMUNITY CENTRE

- PRESENT:** Cllrs. Cawthraw (Chair), Davey, Lambert & Merritt (4/8)
Cllr. Grimble, District Cllr. T. Golder & 4 member of the public.
- APOLOGIES:** Cllrs. Bailey, Cahill, Morgan & Nicholson.
- DOI:** Cllr. Lambert & Cawthraw declared appendix B interests for item 2142: Bishopsteignton Conservation Area.
Cllr. Davey declared an appendix B interest for item 2141: Bishopsteignton Housing Needs.

PART I

2139 NEW PLANNING APPLICATIONS: The following new planning applications were considered and comments agreed to be sent to Teignbridge District Council as the Local Planning Authority:

- 1. APPLICATION REF:** 18/01536/FUL - Alan Cooper Photo Lab, Radway House
PROPOSAL: Change of use from workshop/office (Use Class B1) to residential/holiday annexe
Members discussed the application. It was proposed by Cllr. Davey, seconded by Cllr. Lambert that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**

BPC COMMENT: No objection

- 2. APPLICATION REF:** 18/01457/VAR - Shute Barn, Shute Hill
PROPOSAL: Variation Of Condition 2 On Planning Permission 14/01779/FUL (Conversion Of Barn To Two Dwellings) To Amend External Appearance And Addition Of A Patio Area At The Rear Of The Properties *REVISED DRAWING*.
Members considered the application at length including comments from neighbouring property owners. It was proposed by Cllr. Lambert, seconded by Cllr. Merritt that the following comment be submitted. In addition a letter be sent to the Enforcement Officer regarding the conditions of planning permission 14/01779 which have not been adhered to. Agreed unanimously therefore **RESOLVED.**

BPC COMMENT: Bishopsteignton Parish Council object to this planning application as it is unclear from the information provided what changes are being proposed. The Council fully agree with and support the objections made by neighbouring properties.

2140 CURRENT PLANNING APPLICATIONS: The following approvals were noted:

APP REF.	ADDRESS	PROPOSAL	DECISION TO REPORT	DATED
18/01137/VAR	Land Rear Of 52 Newton Road	Variation of conditions 2 and 6 on planning permission 17/02476/VAR amend approved door design and use of clips (not nails) to fix roof slates	Variation of conditions following grant of conditional planning permission	06.08.18
18/01013/FUL	The Coach House, Moors Park	Balcony and decking to the front	GRANT OF CONDITIONAL PLANNING PERMISSION	08.08.18

2141 BISHOPSTEIGNTON HOUSING NEEDS

Cllr. Cawthraw introduced each question as listed on the agenda and a full discussion was held.

- 1. Does BPC support the development of Rural Housing to meet the need indicated in the recent Housing Needs Survey?**

Yes, in accordance with BNDP policies BSH 1, BSH 2 & BSH 3 and the aims outlines in section 2.1 of the plan.

- 2. At which site within the Parish Boundary?**

Possible sites and the lack of available land was discussed in length. It was agreed that although the Council is supportive of meeting the housing need the decisions surrounding where and how would need to be postponed until results of the District Councils Call for Sites are announced. Cllr. Golder reported his expectation of a planning application following the imminent sale of Bakers Yard and this may reduce the

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housing need, although reminded members there is no obligation for developers to meet this need in the same location; the quota for affordable housing could be built elsewhere within the District.

Cllr. Cawthraw suggested the Parish Council investigate further the opportunity to obtain Community Led Housing Funding to assist them with meeting the housing need, i.e. Discover if enough funds be available to purchase land.

3.

By working with a Housing Association or look to form a Community Land Trust?

Section 2.2 on page 9 of BNDP answers this and shows the Parish Councils commitment to meeting housing need by whichever means is most suitable at the time :-

***Our aim is to:** Provide a limited amount of residential development to meet local housing needs through-*

Developing collaborative partnerships with one or more Housing Associations and Self Build Housing Groups via a Community Land Trust to satisfy the need for 'affordable housing' identified in the 'Bishopsteignton Local Housing Needs Report' on small 'exception sites' outside and adjoining the settlement limit.

2142 BISHOPSTEIGNTON CONSERVATION AREA

Members reviewed the latest proposal for amendments to the Conservation Area boundary (Shown in Appendix A) sent by Maureen Pearce, Team Leader Design & Heritage at TDC. Cllr. Cawthraw reported the history of the CA review as discussed with Mr. Roger Hunt, a previous Parish Councillor who, along with others formed the Bishopsteignton Enhancement Group. This group had liaised with Mrs. Pearce in 2011 when the review began. Correspondence from both parties explained some, but not all, of the amendments and how these were decided however there were some areas for which members were unsure of the justification. They suggested a few additional inclusions within the CA boundary including land at the junction of Teign View Road and Smith Hill and the council houses at West Town Meadow.

It was proposed by Cllr. Merritt, seconded by Cllr. Grimble, that these additions be drawn to the attention of Mrs. Pearce along with an invitation to meet with BPC members to discuss the proposals. Agreed unanimously therefore **RESOLVED**.

2143 PARISHIONER COMPLAINT: FENCE, BISHOPS AVENUE

It had been brought to Cllr. Grimble's attention and she reported to members, a fence on Bishops Avenue but actually part of the garden boundary of 6 The Orchard, may not be within permissible. Cllr. Grimble contacted TDC planning department on behalf of the complainant to be told a fence which abuts a public footpath should not be higher than 1 metre however other members felt this was factually incorrect. It was felt BPC could take no action in this instance except a letter to Planning Enforcement to seek clarification of the legalities of the fence and highlight the complaint. Cllr. Grimble to encourage the complainant to direct their concerns to TDC.

THE CHAIRMAN CLOSED PART I OF THE MEETING AT 8.32PM

PART II

2144 DESIGN & HERITAGE: PROPOSED BUILDINGS FOR LISTING

The proposal for listed building was reviewed and discussed in depth. It was proposed by Cllr. Davey, seconded by Cllr. Lambert to send the following comments in writing to Mrs. Pearce.

BPC support the local listing of Huntly & Huntly Garden and the Chalets by the railway however they disagree with the proposal to list Higher Humber Farm as they cannot see how it meets the criteria. The last area considered, Kittoes Gardens needed clarification; they questioned how it meets criteria and if listing is necessary as the land is within the conservation area.

This statement was agreed unanimously therefore **RESOLVED**.

THE CHAIRMAN CLOSED PART II OF THE MEETING AT 8.57PM