

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES

PLANNING COMMITTEE MEETING

HELD 7.30PM MONDAY 20TH MAY 2019 AT BISHOPSTEIGNTON COMMUNITY CENTRE

PRESENT: Cllrs. Nicholson (Chair), Davey (Vice), Benham, Grimble, Lambert & Merritt (6/6)
& 12 member of the public.

APOLOGIES: None

DOI: Cllr. Grimble declared an Appendix A interest (DPI) for item 22XX.2.

22XX COMMITTEE APPOINTMENTS

- i Cllr. Benham proposed the nomination of Cllr. Nicholson as Chairman of the Planning Committee. This was seconded by Cllr. Lambert, agreed unanimously and therefore **RESOLVED**.
- ii Cllr. Merritt proposed the nomination of Cllr. Davey as Vice-Chairman of the Planning Committee. This was seconded by Cllr. Lambert, agreed unanimously and therefore **RESOLVED**.

22XX COMMITTEE TERMS OF REFERENCE

It was proposed by Cllr. Lambert, seconded by Cllr. Davey, agreed unanimously and therefore **RESOLVED** to adopt the Planning Committee Terms of Reference as circulated prior to the meeting with no amendments. Clerk to process and publish accordingly.

22XX 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: 19/00800/MAJ - Bakers Nurseries (Yard), Forder Lane

PROPOSAL: Outline - mixed use of site to include provision for Class B1 uses and six residential flats/live-work units and eight dwellings (approval sought for access, layout and scale)

Members discussed the application in depth and heard from the architect, Mr. Horsey.

He clarified there were ongoing negotiations with several landowners regarding the creation of a footpath toward the village centre. Also that management terms will be tied into a section 106 agreement for business rate reductions/deals to make the live/work units viable.

He said it was not expected that the classification of the work units provided could be changed in the future and shall remain B1; it was envisaged that other classifications would not be viable on this site and the planning department agreed on this point.

DCC Highways response to the application was awaited however Mr. Horsey hoped that by working together access concerns can be resolved. When questioned about the concerns from neighbours about the ridge height of proposed buildings on the eastern edge of the development Mr. Horsey assured the meeting that the developer was open to alternations and negotiations to achieve the right development.

It was proposed by Cllr. Davey, seconded by Cllr. Benham, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.

BPC COMMENT: BPC agree in principle to the current outline proposals for the access, layout and scale of the development of this site.

However, wish it to be noted that the following issues should be addressed:-

- That concerns from neighbouring properties regarding the ridge height of properties to the eastern edge of the development. Ensure alterations to the plans, such as height/storey reduction, can be agreed between the parties.
- That a dialogue is opened between the developer/architect and DCC Highways to ensure residents' concerns over increase traffic causing problems; particularly with access onto the A381 from Forder Lane.
- That the provision of a safe pedestrian/cycle link toward the centre of Bishopsteignton Village is considered essential to any development.
- That officers impose planning conditions which stipulate the retention of business premises classification B1 only and that no other classifications shall be granted.

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Cllr. Grimble left the room for the duration of discussions relating to and the resolution of comments to be submitted in response the next application.

2. APPLICATION REF: 19/00876/FUL - 2 Great Furlong, TQ14 9TU

PROPOSAL: Single storey side extensions and detached garage and provision of new steps to relocated front door

The Committee heard from Mr. J. Killock a neighbour of the development which is already underway at 2 Great Furlong. He presented his concerns, with particular regard to the development not being in line with either the original application which received a grant of planning permission or with this current application.

It was proposed by Cllr. Nicholson, seconded by Cllr. Merritt, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.

BPC COMMENT: BPC have concerns that the building is not accurately represented by the retrospective plans which have been submitted under this new application; in particular the ridge height of the garage.

It is also concerning that building materials and finishes used in this development do not match those of existing, neighbouring properties as indicated in the conditional grant of planning permission 18/00549/FUL dated 11.05.18 which states under condition 3:-

Unless matching materials are used, samples of all the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their initial use. Development shall be carried out in accordance with the approved details.

REASON: In the interest of visual amenity and to ensure the development will harmonise visually with the character and appearance of the site and its surroundings.

Please confirm this practice was carried out and examples of the material used were provided for approval; in particular the roof tiles (garage roof), rendering style (garage) and that roof light windows should be obscured (garage roof) as the version which have been used are not in keeping with neighbouring properties or as approved/expected in the previous application for which permission was granted.

BPC strongly recommend a site visit is conducted by both the delegated planning officer and the relevant case officer from planning enforcement before a decision is finalised.

3. APPLICATION REF: 19/00932/CLDE - The Grove , Bishopsteignton/Kingsteignton

PROPOSAL: Certificate of Lawfulness for existing use of land for the siting of a residential caravan and use of the surrounding land as a garden

It was proposed by Cllr. Davey, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.

BPC COMMENT: No objection.

4. APPLICATION REF: 19/00495/FUL - Little Hestow Rise, Ideford, TQ13 0BH

PROPOSAL: Sitting of gypsy pitch and site for touring caravan, including day room & access track

Representatives of the applicant attended the meeting to provide clarification of the needs of the gypsy communities.

It was proposed by Cllr. Davey, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.

BPC COMMENT: BPC feel unable to comment, either in support or otherwise as, unfortunately, it does not possess enough knowledge of the Planning Policy for Traveller Sites (produced in 2012/updated 2015) and therefore would prefer to rely upon the Delegated Officer's expertise and decision.

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22XX CURRENT APPLICATIONS: The following Local Planning Authority decisions were noted:

| REFERENCE | LOCATION | PROPOSAL | PLANNING AUTHORITY DECISION |
|--------------|--------------------------|--|--|
| 19/00543/FUL | 30 Newton Road | Double Garage With Studio/Storeroom Over | GRANT OF CONDITIONAL PLANNING PERMISSION |
| 19/00680/FUL | 7 St Mary Magdalen Close | Single storey rear extension | GRANT OF CONDITIONAL PLANNING PERMISSION |

22XX PERMISSION REQUESTED

To enable work to be carried out at 7 St Mary Magdalen Close, in accordance with the grant of planning permission, the applicants, Mr & Mrs Creber, have requested permission for a mini digger to access the rear of the property across the village green. This was discussed briefly and it was proposed by Cllr. Benham, seconded by Cllr. Nicholson, that BPC shall grant permission provided that the applicants and/or the contractor/operative take full responsibility for any potential damages to the land, the posts and any underground services such as water or gas pipes. This was agreed unanimously and therefore **RESOLVED**.

22XX BPC INSURANCE

Further to the deferral from the full council meeting held 13.05.19 at which delegated powers were granted to the Planning Committee to conclude a resolution to appoint an insurance policy provider for BPC from the start date 01.06.19. Quotes were reviewed. It was proposed by Cllr. Lambert, seconded by Cllr. Grimble, that BPC appoint Zurich as its insurance provided in accordance with their quotation provided 14.05.19 reference Doc. No.ZTS160910.4.1. Agreed unanimously therefore **RESOLVED**. Clerk to arrange papers and fee transfer before the renewal date.

22XX EXECUTION OF OFFICE LEASE

In accordance with BPC Standing Orders (23. EXECUTION AND SEALING OF LEGAL DEEDS) it was proposed by Cllr. Lambert, seconded by Cllr. Benham that the lease of BPC office in the Community Centre was executed. This was agreed unanimously therefore **RESOLVED**. The document was signed by Cllrs. Nicholson & Davey and witnessed by Mr. J. Jenner.

THE CHAIRMAN CLOSED THE MEETING AT 9.11PM