

# BISHOPSTEIGNTON PARISH COUNCIL

## MINUTES

### PLANNING COMMITTEE MEETING

HELD 7.30PM MONDAY 17<sup>TH</sup> DECEMBER 2018 AT BISHOPSTEIGNTON COMMUNITY CENTRE

**PRESENT:** Cllrs. Nicholson (Chair), Cahill, Cawthraw, Lambert & Merritt (5/7)  
Cllr. Grimble, Cllr. Benham & 1 member of the public.  
**APOLOGIES:** Cllr. Bailey & Davey  
**DOI:** None

**2201 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:

- 1a. **APPLICATION REF:** E2/27/25 – 4 Cockhaven Close  
**PROPOSAL:** Making of a Tree Preservation Order for 1 Oak tree detail in provisional TPO (Appendix A) and regulation 5 (Appendix B).  
Members discussed the application. It was proposed by Cllr. Cawthraw, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**  
**BPC COMMENT:** No objection.
- 1b. **APPLICATION REF:** 18/02523/TPO – 4 Cockhaven Close  
**PROPOSAL:** Crown lift one oak tree (T1) to clear overhead wires and crown thin by 30%  
Members discussed the application. It was proposed by Cllr. Cawthraw, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**  
**BPC COMMENT:** No objection.
2. **APPLICATION REF:** 18/02438/TPO - Rowden House, Lindridge Road  
**PROPOSAL:** Fell one diseased oak tree (T1) and coppice one group of sycamore and ash trees (G4) to hedge height to clear overhead wires  
Members discussed the application. It was proposed by Cllr. Cawthraw, seconded by Cllr. Merritt, that the following comment be submitted regarding proposal to fell one oak tree (T1 on the plan). Agreed unanimously therefore **RESOLVED.**  
**BPC COMMENT:** BPC object to the felling of this oak tree and support the action proposed by the Parish Tree Warden:-  
*I have some concerns over the proposal to fell this old oak tree, just because it isn't in the peak of condition. Old, gradually senescing trees like this are a natural part of the landscape and provide a huge resource for a wide range of wildlife, that young healthy trees do not. Part of the reason that our wildlife is suffering a catastrophic decline here in the UK, is the gradual "sanitising" of the untidy parts of the landscape. However, I realise that its position by the side of a road, does present a small risk to passers-by, which in our litigious society confers an unfair burden on the property owner. I, therefore, suggest a compromise. **If the tree were to be considerably crown reduced, to lower the wind loading on the trunk, this would lower the risk of the tree falling to a reasonable level.** The wildlife benefit of the mature old tree would be largely retained, though the tree might look a little unsightly for a while. Planting a replacement now, in a position that is convenient for the property owner, would be a welcome move, should the tree need felling in the future.*  
  
To crown lift/thin this tree is also recommended by Hi-Line in their report (8.1).

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**Additional Comment:** It was proposed by Cllr. Nicholson, seconded by Cllr. Cawthraw, that the following comment be submitted regarding the remainder of the proposal. Agreed unanimously therefore **RESOLVED**.

BPC strongly object to the proposal to coppice one group of sycamore and ash trees at the boundary with Bishopsteignton Parish Cemetery. There is no tree report provided or justification for this clearance which would lead to a loss of privacy for visitors to the cemetery.

**3. APPLICATION REF:** 18/02466/FUL - 42 Newton Road

**PROPOSAL:** Single storey front and two storey rear extensions and detached garage  
Members discussed the application. It was proposed by Cllr. Lambert, seconded by Cllr. Cawthraw, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.

**BPC COMMENT:** BPC object to this proposal due to the prominent siting of the garage at the front of the dwelling. It is not considered to be in keeping with the character of the existing residential area contrary to The National Planning Policy Framework 2018 and Policies WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan 2013 – 2033.

**2202 CURRENT APPLICATIONS:** The following Local Planning Authority decisions were noted:

APP REF.	ADDRESS	PROPOSAL	DECISION TO REPORT	DATED
18/02309/FUL	7 St Mary Magdalen Close	Single storey rear extension	GRANT OF CONDITIONAL PLANNING PERMISSION	06.12.18
18/01987/FUL	Rowden House, Lindridge Road	Construction Of An Agricultural Barn (To Replace Two Existing Buildings) And Access Drive	GRANT OF CONDITIONAL PLANNING PERMISSION	04.12.18
18/02337/TPO	16 Canons Close	Reduce height of one Holm oak to 4m; crown reduce one oak by 3m and crown lift to 5m above ground level	GRANT OF CONSENT	17.12.18

### 2203 COMMUNITY INFRASTRUCTURE LEVY

A members report provided by the Chairman was discussed at length (see Appendix A).

It was proposed by Cllr. Merritt, seconded by Cllr. Cahill, to defer this matter to the Finance & Personnel Committee for their consideration as to the use of the finance available for capital expenditure for the benefit of the community. It was suggested that CIL be a future agenda item at a meeting of Teignbridge Association of Local Council (TALC); to give for a better understanding of the process from Teignbridge District Council. Clerk to email TALC secretary.

### 2204 PAYMENTS

It was proposed by Cllr. Cawthraw, seconded by Cllr. Cahill, that the payments listed below be approved and processed by the clerk. Agreed unanimously therefore **RESOLVED** to approve.

To:	Payment Detail:	£
Rhino Play Ltd	Completion of swings at Cockhaven Close	1648.20

### 2205 PUBLIC PARTICIPATION

Cllr. Lambert raised concerns over vehicles parked within the BPC owned car parks at the top of Bishops Avenue; recently there has been a car with a SORN notice and many commercial vehicles. Clerk to investigate further, particularly the terms of the Off Street Parking Places Order.

**THE CHAIRMAN CLOSED THE MEETING AT 8.10PM**

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### APPENDIX A – COMMUNITY INFRASTRUCTURE LEVY

As BPC are starting to receive payments from TDC for CIL charged on new builds I have been researching the topic generally and particularly as to how this may impact upon our parish's finances and ability to bring our own projects forward.

The gov.uk website has a lot of detail as to how CIL is to be applied and regulated but it seems each district council has scope to tailor certain aspects to fit its own systems eg. Rates of CIL charged vary considerably.

TDCs website confirms that the charge for a new property built in Bishopsteignton is £200 per square metre. If a planning application is granted the applicant is sent a CIL liability notice for the full amount, and this is paid by 4 instalments 6monthly from commencement of development. CIL can be demanded in full if the notice of commencement is not submitted prior to the start of development. TDC can also impose fines if payment procedure is not followed.

The CIL liability notice is displayed on the public planning record but I am not sure if further info would be, eg. If there is an appeal lodged to that liability notice. It is also important to note that the liability charged may change before demanded as indexation changes, and again I am not sure whether we would see this on the public record.

TDC pass on 15% where planning permission granted prior to 31 Oct 2017 (prior to our Neighbourhood Plan being made/adopted) or 25% after 31 Oct 2017. Payments are made to the Parish Council biannually; at the end of April and October. The Parish Council must provide a CIL statement to TDC every December showing levy income and expenditure to date.

Any levy paid to town and parish councils must be spent within 5 years or the District Council may reclaim.

CIL is intended for collaborative benefits to the wider community for new infrastructure and can be for a full project or a phase. Parishes and towns are encouraged to work closely with their neighbouring authorities and their district council (TDC) to agree priorities.

CIL can also be combined with other funding sources eg. Growing Places Fund.

Cllr. Suzanne Nicholson  
Chairman BPC Planning Committee  
11 Dec 2018 (updated 17.12.18)