

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES - continued

PLANNING COMMITTEE MEETING - held 19.08.19

- .05 APPLICATION REF:** 19/01510/FUL - Land Adjacent To Stannings
PROPOSAL: Formation of outdoor equestrian facility/menage with associated engineering works
It was proposed by Cllr. Benham, seconded by Cllr. Lambert, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: The Parish Council have no objection in principle but request that the recommendations given by the TDC Design & Heritage Biodiversity Officer are actioned.

It was agreed that it was expedient to comply with publicity dates for the submission of comments the following application should be considered at this meeting:-

- .06 APPLICATION REF:** 19/01341/FUL – Combe Cellars, Combeinteignhead
PROPOSAL: Retention of eight flood lights set on two poles
It was proposed by Cllr. Nicholson, seconded by Cllr. Benham, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: The Parish Council share the concerns raised by several parishioners; the lights are very bright even across the estuary in Bishopsteignton. If the lights are to be retained they would strongly encourage measures are taken to minimise the overall impact of the lighting; such as shielding or redirecting the bulbs at least.
They support the recommendation made within consultation response of the TDC Design & Heritage Biodiversity Officer and that the advised additional assessment are carried out before a decision is finalised by the delegated officer.

2332 CURRENT APPLICATIONS:

- .01 APPEALS:** Notification and consideration of BPC comment to be submitted for Appeals against LPA decisions.

APPEAL REF: (TDC) 19/00038/REF - Humbercroft , Lane Past Humber Farm, Humber (Planning Inspectorate)- APP/P1133/W/19/3232291

DESCRIPTION: Appeal against the refusal of planning permission 18/02392/FUL - Replacement of metal containers and storage shed with Coach House comprising garaging on the ground floor with holiday accommodation over

It was proposed by Cllr. Benham, seconded by Cllr. Davey, that the original comment, as below, be reiterated by submission to the Planning Inspectorate. Agreed unanimously therefore **RESOLVED**.

BPC COMMENT: BPC wish to object to this proposal and draw the officers attention to the reason for refusal of the last application made at this site which they believe are still relevant with this altered application:-

The proposed ancillary building is set at such a distance from the host dwelling that the Authority do not consider the proposal to be ancillary but a separate unit of accommodation. The proposed floor plan shows the building to be a three bedroomed property, with full services and independent parking provision. There is a well-established, tall natural boundary within the site that separates the proposed building and surrounding land from the existing 'host' dwelling, thus creating separate amenity space for the proposed building. The design of the proposed building is also at odds with the surrounding area, with a poorly designed frontage and being unduly large. As such the proposal is contrary to Policies S1A (Presumption in favour of Sustainable Development); S1 (Sustainable Development Criteria); S2 (Quality Development); S22 (Countryside) and EN2A (Landscape Protection and Enhancement) of the Teignbridge Local Plan 2013 - 2033, and the National Planning Policy Framework and National Planning Practice Guidance.

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In addition the proposed development is contrary to policy BCS5 of the Bishopsteignton Neighbourhood Development Plan 2013-2033.

.02 LPA NOTIFICATIONS: The following Local Planning Authority decisions were noted:

REFERENCE	LOCATION	PROPOSAL	PLANNING AUTHORITY DECISION
19/01246/FUL	Chao Nan (Teign Lawn), Forder Lane	Single Storey Rear Extension	GRANT OF CONDITIONAL PLANNING PERMISSION
18/02159/FUL	Ashwell House, Ashwell	Conversion Of Barn To Form Annexe With Works To Existing Store And Replacement Of Office With Store	GRANT OF CONDITIONAL PLANNING PERMISSION
18/02160/LBC	Ashwell House, Ashwell	As above	GRANT OF CONDITIONAL CONSENT
19/01158/FUL	Park Farm, Ash Hill	Change Of Use And Extension Of Existing Agricultural Buildings To Form Three Holiday Units, Plant Room And Parking	GRANT OF CONDITIONAL PLANNING PERMISSION

2333 ENFORCEMENT AT 2 GREAT FURLONG

District Councillor MacGregor had nothing further to report on this ongoing matter. The applicant was due to submit a further, alternative planning application and until such time no action could be taken or investigation conducted by TDC Planning Enforcement Officers.

2334 PUBLIC PARTICIPATION: None

THE CHAIRMAN CLOSED THE MEETING AT 8.35PM