# **BISHOPSTEIGNTON PARISH COUNCIL**

## MINUTES

## PLANNING COMMITTEE MEETING

HELD 7.30PM MONDAY 19<sup>TH</sup> AUGUST 2019 AT BISHOPSTEIGNTON COMMUNITY CENTRE

### 2330 ATTENDANCE

.01	PRESENT:	Cllr. Nicholson (Chairman), Cllrs. Benham, Davey, Grimble & Lambert (5/6)
		Teignbridge District Cllr. A. MacGregor
		Clerk: Mrs. K. Ford
		7 members of the public.
.02	APOLOGIES:	Cllr. Merritt
.03	DOI:	None

**2331 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:

.01	APPLICATION REF:	19/01353/FUL - Land South East Of Lea House		
	PROPOSAL:	Removal of temporary stable unit and erection of new stable building		
	It was proposed by Cllr. Benham, seconded by Cllr. Lambert, that the following comment be submitted. Agreed			
	unanimously therefore <b>RESOLVED.</b>			
	<b>BPC COMMENTS:</b>	BPC have no objection however the consultation response from the TDC Design 8		
		Heritage Biodiversity officer was noted; BPC would fully support that these recommendations are followed.		
.02	APPLICATION REF:	19/01380/LBC - Community Centre And Museum , Shute Hill		
	PROPOSAL:	Proposed addition of a metal freestanding mezzanine		
	It was proposed by Cllr. Davey, seconded by Cllr. Grimble, that the following comment be submitted. Agreed unanimously therefore <b>RESOLVED.</b>			
	BPC COMMENTS:	BPC fully support this application and see this as an ideal use of the internal space available.		
.03	APPLICATION REF:	19/01395/FUL - St Johns House , Church Road		
	PROPOSAL:	Single storey extensions including balcony and raised terrace, new windows and door		
		and associated works and removal of existing outbuilding		
	The applicant and owners of several neighbouring properties were present and invited to comment where			
	relevant. The application was discussed in detail. It was reported by Cllr. MacGregor that the application wa			
	being called in to TDC Planning Committee giving the reasons 'overdevelopment, impact on conservation are and local amenity'.			
	It was proposed by Cllr. Davey, seconded by Cllr. Benham, that the following comment be submitted. Agree unanimously therefore <b>RESOLVED.</b>			
	BPC COMMENTS:	BPC feel the proposals within this application are not in accordance with BNDP polic		
		BSC1 & BSC3 or in keeping with the Teignbridge District Council Conservation Are		
		Appraisal for Bishopsteignton (2012).		
		In addition BPC would encourage the investigation and consideration of the potentia		
		overlooking of neighbouring properties.		
N.B.	The case shall be heard at the TDC Planning Committee meeting to be held 29.10.19 and the determination			
	date is extended to 31.10.19.			

The following application was noted only. As the applicant no comment is to be submitted

.04 APPLICATION REF: 19/01414/FUL - Michaels Field, Newton Road PROPOSAL: Installation of a single 10m column with two LED lights for use at night

# **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. Agree			
	unanimously therefore <b>RESOLVED.</b>			
	BPC COMMENTS: The Parish Council have no objection in principle but request that the recommer			
		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 RE	.06 APPLICATION REF: 19/01341/FUL – Combe Cellars, Combeinteignhead				
PROPOSAL: Retention of eight flood lights set on two poles					
It was proposed b	It was proposed by Cllr. Nicholson, seconded by Cllr. Benham, that the following comment be submitte				
Agreed unanimous	Agreed unanimously therefore <b>RESOLVED.</b>				
Agreed unanimously therefore RESOLVED.   BPC COMMENTS: The Parish Council share the concerns raised by several parishioners; the lights bright even across the estuary in Bishopsteignton. If the lights are to be retai would strongly encourage measures are taken to minimise the overall impa lighting; such as shielding or redirecting the bulbs at least.   They support the recommendation made within consultation response of Design & Heritage Biodiversity Officer and that the advised additional assessicarried 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,	
by submission to the Planning Inspectorate. Agreed unanimously therefore <b>RESOLVED.</b>	
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.

# **BISHOPSTEIGNTON PARISH COUNCIL**

## **MINUTES** - continued

PLANNING COMMITTEE MEETING - held 19.08.19

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

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

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

### 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