

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES

FULL COUNCIL MEETING

HELD 7.30PM MONDAY 18TH NOVEMBER 2019 AT BISHOPSTEIGNTON COMMUNITY CENTRE

2368 ATTENDANCE

- .01 PRESENT: Cllr. Merritt (Chairman), Cllrs. Benham, Davey, Day, Gill, Grimble, Lambert, Nicholson & Parkes (9/10), Clerk: Mrs. K. Ford & 15 members of the public.
- .02 APOLOGIES: Cllr. Moore (1/10)
- .03 DOI: Cllr. Grimble declared a DPI for New Planning 2370.01
Cllr. Lambert declared a Non-pecuniary interest for New Planning 2370.02

2369 WAR MEMORIAL/METHODIST CHURCH DRIVE ACCIDENT

The clerk reported a third party claim to the driver's insurance company was acceptable and would cover the value of replacing like for like railings. This amount could be put towards any form of improvements deemed necessary.

The chairman clarified the driveway was owned by the Methodist Church (MC) and their responsibility, the raised pavement, highway and railing (at roadside) was the responsibility of DCC Highways and the War Memorial, it's surrounding land and the railing behind is an asset of BPC and their responsibility.

Cllr. Lambert & Mr. Stephenson reported a site visit for advice from a structural engineer had taken place that morning. The correct solution needs to be found as like for like replacement is not safe enough but Armco is considered too much for this location, there are different levels of Armco to be considered but also a reinforced wall might be an ideal solution to stop traffic veering off-course. A civil engineers report will be required to ensure the underground of the driveway/war memorial boundary is suitable.

Cllr. Davey raised concerns for the width of drive being able to withstand Armco or a reinforced wall, reducing the driveway width may put pedestrians in greater harm.

Consideration was given to moving back the inside boundary wall (of the Methodist Church lawn) but this would be much more complicated than providing a barrier solution on the other side of the drive. Other than providing more space for vehicles and pedestrians to pass there was no known benefit to widening the driveway; it would not mitigate the risk of accidents to be caused the same way.

Many concerns and suggestion were raised by councillors and members of the public, including:-

- Suggestion to improve insufficient (lack of) lighting on the driveway – especially during winter months when it is dark from 4-5pm but surgeries and other activities in the hall are still running.
- Concerns over the amount of traffic using the driveway.
- The resident raising this above concern believed that the original intention was for doctors and staff only, not patients.
- Concern that should access be restricted this will cause further chaos at the bottom of the drive with patients being dropped off or badly parked vehicles due to the lack of parking available.
- Suggestion that safer pedestrian access is needed; possibly via steps built into the other side of the lawn/drive.
- Suggestion to reinstate the gate at the bottom of the drive; this will both restrict unauthorised access and force vehicles to stop to gain access or egress.
- Concern from the owner of the neighbouring property; that drivers who lose control could equally veer towards the property and cause even worse damage.
- Concern raised as Memory café will be held regularly at the Methodist Church while renovations are completed at the Cockhaven Arms.

Each of the matters above would be considered by the Methodist Church when planning the improvements. Any solution for the boundary repairs would be a joint effort and agreed between the MC and BPC. It was agreed for a working part to be established and that this group would work together on an immediate and a long-term solution to repair damage cause and mitigate the risk of future occurrences.

Cllr. Davey commented that whatever happens it is important all parties work together to minimise any risk of losing the surgery from the village. Cllr. Nicholson added that the majority of surgeries in the area do not allow

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direct vehicular access for patients or provide parking close by. Cllr. Benham stressed the importance of working within the limitations we have and remaining realistic about what can be achieved and that the most ideal solutions may be unachievable. She felt it was important to continue to allow door to door access for patients.

In addition the matter was on the agenda for consideration at the Healthy Living Group meeting scheduled for 19.11.19 where members hoped to discuss options of community transport.

A member of the public commented that the safety measures (barriers) currently in place are not sufficient to stop this accident happening again; asked if a better alternative could be found. The chairman reported both he and the clerk were chasing DCC highways for an update for their repairs to the pavement, railing and wall (roadside); the response would be communicated to the public as soon as received.

2370 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:

Cllr. Grimble left the room.

- .01 **APPLICATION REF:** 19/01984/FUL - 2 Great Furlong
PROPOSAL: Single storey side extensions, detached garage and provision of new steps to relocated front door (revised scheme)
- The application, and previous applications at this address, were discussed at length. Both an objecting neighbour and the applicant were provided equal opportunity to comment. It was proposed by Cllr. Nicholson, seconded by Cllr. Lambert, that the following comment, as before, be submitted. FOR: 5, AGAINST: 1, ABSTAIN: 2. Therefore it was **RESOLVED** that comments to be submitted by the clerk.
- BPC COMMENTS:** 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.

Cllr. Grimble returned.

- .02 **APPLICATION REF:** 19/02040/FUL - 34 Teign View Road
PROPOSAL: Replacement dwelling, demolition of garage and formation of parking area & associated works
- It was proposed by Cllr. Nicholson, seconded by Cllr. Davey, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
- BPC COMMENTS:** No objection provided the delegated planning officer has no concerns of overlooking at neighbouring properties.

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- .03 **APPLICATION REF:** 19/02081/CAN - Kittoes, Fore Street
PROPOSAL: Fell one leylandii
 It was proposed by Cllr. Merritt, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: No objections.

- .04 **APPLICATION REF:** 19/01698/FUL - Westhayes Farm, Luton
PROPOSAL: Construction of forage storage area and siting of bulk feed bin
 It was proposed by Cllr. Davey, seconded by Cllr. Parkes, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: No objections.

2371 CURRENT APPLICATIONS: The following Local Planning Authority decisions were noted:

REFERENCE	LOCATION	PROPOSAL	PLANNING AUTHORITY DECISION
19/02053/EXMP TC	Riverview, Fore Street	Fell one dead holly tree	This felling work is considered to be exempt. Section 213(1)(b) of the Town and Country Planning Act 1990 requires that it be replaced with another of a suitable size and species within one year of felling.
19/02061/EXMP TC	Delamore, Forder Lane	Fell one decayed ash	
19/01746/TPO	Waterfield House, Newton Road	Fell and replace three Monterey cypress trees	REFUSAL OF CONSENT
19/00038/REF	Humbercroft, Lane past Humber Farm	Appeal against refusal of application Ref 18/02392/FUL	APPEAL DISMISSED
19/01680/VAR	Nutbush	Variation Of Conditions 2, 3 & 4 (Amended Cladding; Amended Gabions Height/Footprint & Increase In Levels Of Rear Terracing) From Planning Permission 17/00359/FUL (Excavation And Terracing To Rear Of Property, Replace Render With Cladding.	Conditional permission granted to vary planning conditions 2, 3 and 4 described in the application validated on 12 September 2019.
19/01860/CAN	Cross Gate, Shute Hill	Fell two magnolia trees	APPROVED: Council has not object to this proposal.

2372 REQUEST FOR SUPPORT

A request had been received for BPC support for an application to be submitted by Bishopsteignton Heritage for National Lottery Heritage Grant funding for the VE Day 2020 celebrations in the community. As the application must be submitted before the next meeting of BPC it was resolved to bring this matter forward for discussion at this meeting.

Members agreed unanimously to provide a letter of support. **RESOLVED**.

2373 TREE CHARTER PLANTING 30TH NOVEMBER

A request had been received from Sustainable Bishopsteignton for the provision of land to allow a tree to be planted on National Tree Charter Day, 30th November. As this occurs before the next meeting of BPC it was resolved to bring this matter forward for discussion at this meeting.

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The aims and benefits of the Tree Charter were described by the clerk and Cllr. Parkes; he added that the tree to be planted is a crab apple tree. It was proposed by Cllr. Lambert, seconded by Cllr. Grumble to allow this planting at The Lawns recreation Ground but for the Asset Management Committee to finalise the exact location at their meeting to be held on 26.11.19. Agreed unanimously therefore **RESOLVED.**

THE CHAIRMAN CLOSED THE MEETING AT 9.16PM