

# BISHOPSTEIGNTON PARISH COUNCIL

## MINUTES

### PLANNING COMMITTEE MEETING

HELD 7.30PM MONDAY 17<sup>TH</sup> FEBRUARY 2020 AT BISHOPSTEIGNTON COMMUNITY CENTRE

#### 2401 ATTENDANCE

- .01 PRESENT: Cllr. Nicholson (Chairman), Cllrs. Benham, Grimble, Lambert & Merritt (5/6)  
Cllr. Jebson, Clerk: Mrs. K. Ford and 3 members of the public.
- .02 APOLOGIES: Cllr. Davey (1/6)
- .03 DOI: Cllr. Grimble declared a pecuniary interest for item 2402.03.

#### 2402 NEW PLANNING APPLICATIONS: The following new planning applications were considered in the order below (numbers represent agenda list) and comments agreed to be sent to Teignbridge District Council as the Local Planning Authority:

- .02 APPLICATION REF:** 20/00214/FUL - River View , Teign Close  
**PROPOSAL:** Retention of replacement garden decking
- The applicants were present and able to explain the reason for this application. It was proposed by Cllr. Benham, seconded by Cllr. Merritt, that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**
- It was also agreed to raise a query with TDC planning department as to why this permission was required; for clarification of the regulations regarding new and replacement decking.
- BPC COMMENTS:** No objection

*Cllr. Grimble was due to leave the room however the applicant expressed no concerns with her staying in the room.*

- .03 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 drawings submitted 5<sup>th</sup> February 2020)
- The only change to the drawings since last discussed is the scale represented however the delegated planning officer has requested comments from BPC as a consultee. The applicant questioned the council comment ‘...*overbearing visual impact* ...’ when considering the garage in particular. The chairman explained that each application on which BPC are consulted requires separate considerations and a property such as this, in a prominent position, need more care and consideration to ensure any development meets the aims of the Bishopsteignton Neighbourhood Development Plan.
- It was proposed by Cllr. Merritt, seconded by Cllr. Nicholson, to repeat the comments raised at their last meeting, 03.02.20. Agreed unanimously therefore **RESOLVED.**
- BPC COMMENTS:** BPC wish to repeat the comments made at its last meeting, 03.02.20, as follows:  
*Bishopsteignton Parish Council appreciate this is a retrospective application but have concerns with the overbearing nature of this development and the implications for potential future developments in the vicinity. They wish to draw the delegated officer’s attention to Bishopsteignton Neighbourhood Development Plan policy BSC5: ‘...ensure development is not intrusive and relates sympathetically to natural and built features in the landscape.’*  
*They would have preferred to see construction materials to be more in keeping and a better match with others used locally.*  
*They feel the garage has an overbearing especially, particularly on approach from Grange Park. They would welcome the condition of an alternation to change the outside lighting for less intrusive impact.*  
*Bishopsteignton Parish Council understand there is a request for the decision to be taken by the TDC Planning Committee should the planning officer be inclined to approve and grant permission. They wholly support this category B request.*

# BISHOPSTEIGNTON PARISH COUNCIL

## MINUTES - continued

PLANNING COMMITTEE MEETING - held 17.02.2020

**.01 APPLICATION REF:** 20/00197/FUL - Wheatridge , Newton Road

**PROPOSAL:** Replacement of existing front porch with terrace space above

Members considered the applications and had concerns for the potential overlooking of neighbours. To date there were no objections or comments from neighbouring properties lodged with Teignbridge on the planning portal. The clerk advised the public expiry date was after the next full council meeting so members might consider deferral of the decision on comments until the full council meeting to be held 02.03.20. It was proposed by Cllr. Merritt, seconded by Cllr. Nicholson, to defer this item. Agreed unanimously therefore **RESOLVED**. Clerk to add to the agenda of the full council meeting to be held Monday 02.03.20.

**2403 CURRENT APPLICATIONS:** The following Local Planning Authority decisions were noted:

REFERENCE	LOCATION	PROPOSAL	PLANNING AUTHORITY DECISION
19/02360/FUL	3 Grandison Avenue	Front And Rear Dormer Windows And Single Storey Rear Extension	GRANT OF CONDITIONAL PLANNING PERMISSION

**2404 BAKERS YARD UPDATE:** The clerk advised members that a meeting with the land agent has been arranged for 3pm, Thursday 5<sup>th</sup> March 2020 but until this time the applicant was in discussions with representatives of TDC and DCC to resolve some of the concerns raised when the application was originally submitted. They hoped to report the result of these investigations in March. It was suggested that the clerk forward the Parish Council original comments to the agent, agreed unanimously.

**2405 PUBLIC PARTICIPATION:** None

**THE CHAIRMAN CLOSED THE MEETING AT 8.03PM**