

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES

PLANNING COMMITTEE MEETING

HELD 7.00PM MONDAY 20TH APRIL 2020 USING ZOOM

2431 ATTENDANCE

- .01 PRESENT: Cllr. Nicholson (Chairman), Cllrs. Benham, Davey, Grimble, Lambert & Merritt (6/6)
Clerk: Mrs. K. Ford and 1 members of the public.
- .02 APOLOGIES: None
- .03 DOI: Cllr. Grimble - DPI for item 2419.01.

2432 NEW PLANNING APPLICATIONS: The following new planning application was considered, and comment agreed to be sent to Teignbridge District Council as the Local Planning Authority:

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| .01 APPLICATION REF: 20/00384/FUL - 40 Great Furlong
PROPOSAL: Two storey extension, balcony to rear and provision of additional parking space
It was proposed by Cllr. Davey, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore RESOLVED.
BPC COMMENT: Bishopsteignton Parish Council have no objection provided the delegate planning officer has no concerns about there being overlooking of neighbouring/surrounding properties from the proposed balcony. |
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2433 CURRENT APPLICATIONS: The following Local Planning Authority decisions were noted:

REFERENCE	LOCATION	PROPOSAL	PLANNING AUTHORITY DECISION
20/00438/CAN	Teign Lawn, Forder Lane	Fell three fir trees	No object - Permission Granted.
20/00214/FUL	River View, Teign Close	Retention of replacement garden decking	Refusal of Planning Permission.
20/00197/FUL	Wheatridge, Newton Road	Replacement of Existing Front Porch With Terrace Space Above	Grant of Conditional Planning Permission.

2434 TEIGNBRIDGE LOCAL PLAN REVIEW:

The clerks report on this matter was noted.

Members agreed to distribute the chapters of part 1 as follows: -

- Ch 3. Climate Change – CC1 to CC6 – Kate Benham
- Ch 4. Design and Wellbeing – DW1 to DW23 – June Grimble
- Ch 5. Economy – EC1 to EC12 – Henry Merritt
- Ch 6. Homes – H1 to H16 – Suzanne Nicholson

Cllr. Merritt will separate a paper copy of the plan and provide councillors with the relevant pages; following social distancing guidelines. The clerk shall email to all members a PDF of the 'Need to Know Guide'.

Cllr. Jebson offered to work through the whole document, using the PDF version on Teignbridge District Councils (TDC) website, commenting on any policies which concern transport.

It was noted by Cllr. Benham that a delay in the Greater Exeter Strategic Plan (GESP) has caused TDC to separate the Local Plan into 2 parts. Cllr. Nicholson reminded that with all these plans the most recently adopted holds the most weight therefore a review of the BNDP should not be considered until the Teignbridge Local Plan (LP) review and the GESP are completed. She also commented it would be beneficial to refer to BNDP whilst reviewing new policies in the LP and comment accordingly

- * It was suggested BPC seek expert advice from parishioners about policies within the remaining chapters, for example Mr. M. Neale on Ch 7. Environment – EN1 to EN17 and Ms. K. Yeo on Ch 2. Sustainable Communities – SC1 to SC6 and possibly additional input on Wellbeing from a member of the Healthy Living Group. The

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clerk to email these individuals requesting their opinions in an advisory capacity only; for BPC consideration and possible adopting into BPCs response to TDC.

Members agreed to provide a comment for each of the policies within their chosen chapter to the clerk by Wednesday 20th May. This allows time for the responses to be collated in a document for distribution and review of all members before consideration and resolution of the council's final response at the full council meeting to be held 1st June 2020.

2435 PUBLIC PARTICIPATION: None

2436 PUBLIC RIGHT OF WAY AT FLOW POINT:

Members requested an update on the recent situation arising at Flow Point.

The clerk reported several members of the public had been upset by what they perceived to be confrontational behaviour of the owner of Trinity House (landowner of Flow Point). They felt they were entitled to use the estuary shoreside beach but were being accused of trespassing.

The clerk confirmed that the public right of way (number 3 in the parish) crosses the land to reach the water at the mean highwater mark, providing a historic right of access to the water at high tide. The general public had a permitted right of access to that point only and not in either direction along the beach unless below the mean highwater mark. Land below this line is owned by the Crown Estate. It is leased to and managed by HM Harbour Master, office in Teignmouth. The public has a right to walk in the riverbed below the mean highwater mark.

There appears to be some misunderstanding from members of the public as to where they have a right to access and where they do not; this is not resolved by the reported aggressive behaviour of the landowner.

This situation has been reported to the Public Right of Way warden and co-ordinator at DCC who confirmed the clerk's interpretation above.

No further action required at this time.

THE CHAIRMAN CLOSED THE MEETING AT 8.09PM

** A break in communication was experienced at this point. All were able to re-join the virtual meeting with the exception of the 1 member of the public.*