

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES

PLANNING COMMITTEE MEETING

HELD 7PM MONDAY 20TH JULY 2020 VIA ZOOM

2486 ATTENDANCE

- .01 PRESENT: Cllr. Nicholson (Chairman), Cllrs. Benham, Gateshill, Grimble, Lambert & Merritt (6/6)
Clerk: Mrs. K. Ford.
2 Members of the public
- .02 APOLOGIES: None
- .03 DOI: None

2487 NEW PLANNING APPLICATIONS: The following new planning applications were considered, and it was resolved for these comments to be sent to Teignbridge District Council as the Local Planning Authority:

- .01 APPLICATION REF:** 20/00641/FUL - Higher Radway Farm
PROPOSAL: Erection of a replacement dwelling, new access driveway and associated works including landscaping (revised scheme)
It was proposed by Cllr. Benham, seconded by Cllr. Lambert, that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**
- BPC COMMENTS:** Bishopsteignton do not object to the latest proposal provided all ecological surveys are carried out and the Biodiversity Officer is satisfied with the finding and any mitigation provision proposed.

- .02 APPLICATION REF:** 20/01091/HOU - 40 Great Furlong, TQ14 9TU
PROPOSAL: Two storey extension, balcony to rear and provision of additional parking space
It was proposed by Cllr. Merritt, seconded by Cllr. Lambert, that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**
- BPC COMMENTS:** Bishopsteignton reiterate the comment they submitted to the last application on this property:
‘...no objection provided the delegate planning officer has no concerns about there being overlooking of neighbouring/surrounding properties from the proposed balcony.’
In addition it is hoped samples of proposed building materials are provided and that these are in keeping with the development area.

- .03 APPLICATION REF:** 20/01099/HOU - Legacy, Flow Lane, TQ14 9RG
PROPOSAL: Infilling of the existing car port to create a garage
It was proposed by Cllr. Gateshill, seconded by Cllr. Lambert, that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**
- BPC COMMENTS:** No objection.

- .04 APPLICATION REF:** 20/01134/CAN - 22 Bronescombe Avenue, TQ14 9SR
PROPOSAL: Remove one self-seeded ash
It was proposed by Cllr. Nicholson, seconded by Cllr. Merritt, that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**
- BPC COMMENTS:** No objection provided the Arboriculture Officer is satisfied with the proposal.

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- .05 APPLICATION REF:** 20/01141/CAN - Spinnacre, 16 Radway Hill, TQ14 9QN
PROPOSAL: Crown reduce two silver birches by up to 1.5m
It was proposed by Cllr. Gateshill, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: No objection provided the Arboriculture Officer is satisfied with the proposal.

- .06 APPLICATION REF:** 20/01150/TPO - 3 Canons Close, TQ14 9RU
PROPOSAL: Crown reduce two Holm oaks and one beech by up to 3m
It was proposed by Cllr. Merritt, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: No objection provided the Arboriculture Officer is satisfied with the proposal.

2488 CURRENT APPLICATIONS: The following Local Planning Authority decisions were noted:

REFERENCE	LOCATION	PROPOSAL	PLANNING AUTHORITY DECISION
20/00986/TPOE	Sunnydene, Canons Close	Prune one Holm oak where overhanging to clear road and street light	EXEMPT FROM CONSULTATION – LPA PERMISSION GRANTED
20/00999/EXMPTC	Riverview, Fore Street	Re-pollard one eucalyptus back to previous cuts	EXEMPT FROM CONSULTATION – LPA PERMISSION GRANTED

2489 PLANNING COMMITTEE TERMS OF REFERENCE

The update draft which was circulate to members prior to the meeting was considered. Some minor amendments were noted. Cllr. Benham suggested reference be made to the Parish Councils Climate and Ecological Emergency Declaration. It was agreed for her to consider wording to be incorporated retrospectively. It was proposed by Cllr. Lambert and seconded by Cllr. Merritt, for the BPC planning committee to adopt these terms of reference subject to the inclusion above. Agreed unanimously therefore **RESOLVED**.

2490 PUBLIC PARTICIPATION

- .01 BAKERS YARD DEVELOPMENT** - A member of the public asked for clarification of when the Parish Council will be considering the latest revisions to the development planning application 19/00800/FUL – Bakers Yard. Members considered the request made by the land agent, for another meeting with the Parish Council, but there was no indication if this was a private or public meeting.
It was proposed by Cllr. Benham and seconded by Cllr. Nicholson for the clerk to liaise with the agent to ask for the specific detail in the revisions which are a result of BPCs comments and what these revisions achieve. This was unanimously agreed and therefore **RESOLVED**. Depending on the response members will further consider the suggested meeting.
Once known, the clerk will advise the public which future agenda will include this application for the committees consideration.
- .02 SIGNAGE AT FLOW LANE** – Cllr. Benham raised further concerns over the inaccurate and confusing signage currently displayed by Devon county Council (DCC) at Trinity House on Public Right of Way (PROW) footpath 3 (Flow Point/ Flow Lane). She asked that clarity be sought from DCC as to the use of the term ‘cul de sac’

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and 'please return by the same route' as these are incorrect and misleading. Members concurred and it was unanimously agreed for the clerk to liaise with the PROW Warden.

In addition to these points it was suggested signage with clearer directions should be displayed at PROW Footpath 4 (Estuary access opposite Salcombe Dip). Currently there is an area where overgrown vegetation has been cleared by Network Rail. This patch now wrongly appears to be an alternative access route rather than using the low bridge under the railway. Signage should clearly state that the Estuary is only accessible at low tide, via the underbridge. Also, signage relevant to the right of access at Flow Point would be useful in the vicinity of FP 4 for pedestrians who are intending to approach from this direction.

The clerk will email the PROW Warden and suggested anyone sharing these concerns may record them on the 'Report a Problem' page on the DCC website.

- .03** MAJOR RIVERSIDE DEVELOPMENT, TEIGNMOUTH – Cllr. Nicholson raised the recent planning application, 20/00961/MAJ, for the major development of Riverside Boatyard in Teignmouth suggesting that BPC submit a comment as this is on the parish border and there are concerns about the increase in traffic this may cause. Due to the public expiry date on this application and the next meeting date of BPC it was proposed and seconded and unanimously agreed for the clerk to request an extension from the delegated officer, that BPC would discuss this at their next meeting on 10.08.20, with agreed comment to be submitted the next day. Cllr. Benham also suggested contact is made with the Clerk at Teignmouth Town Council to hear their opinion and planned comment for submission.

THE CHAIRMAN CLOSED THE MEETING AT 8.10PM