

BISHOPSTEIGNTON PARISH COUNCIL

Planning Committee Agenda Item PL.2008.02.01 App A

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Technical Note for Bishopsteignton Parish Council

MLPD 19009: Planning application 19/00800/MAJ- Bakers Yard, Forder Lane, Bishopsteignton

Proposal

Outline - mixed use of site to include provision for Class B1 uses and six residential flats/live-work units and eight dwellings (approval sought for access, layout and scale)

Initial Feedback

Devon County Council Highways	Inadequate footway provision to the bus stops on the A381 and unsafe crossing points
	Lack of a safe and convenient footpath/footway link to the edge of the village
	Insufficient parking provision with a risk that parking could take place on or close to Forder Lane
Teignbridge DC Landscape Officer	Development extends too far up the hill
	Buildings are too tall and large
	Building mass is not sufficiently broken up
Bishopsteignton Parish Council	Impact on the landscape, ecology and character of the village
	Access

Subsequent Work Commissioned

With the District Council, we agreed a time extension until 1st May 2020, to allow further amendments to be submitted.

Given concerns were to do with highways and landscape impacts (*and not the principle of the development proposed*), our client instructed the following work:

- Highways plan (Appendix 1);
- Landscape and Visual Report (attached).

Key Recommendations

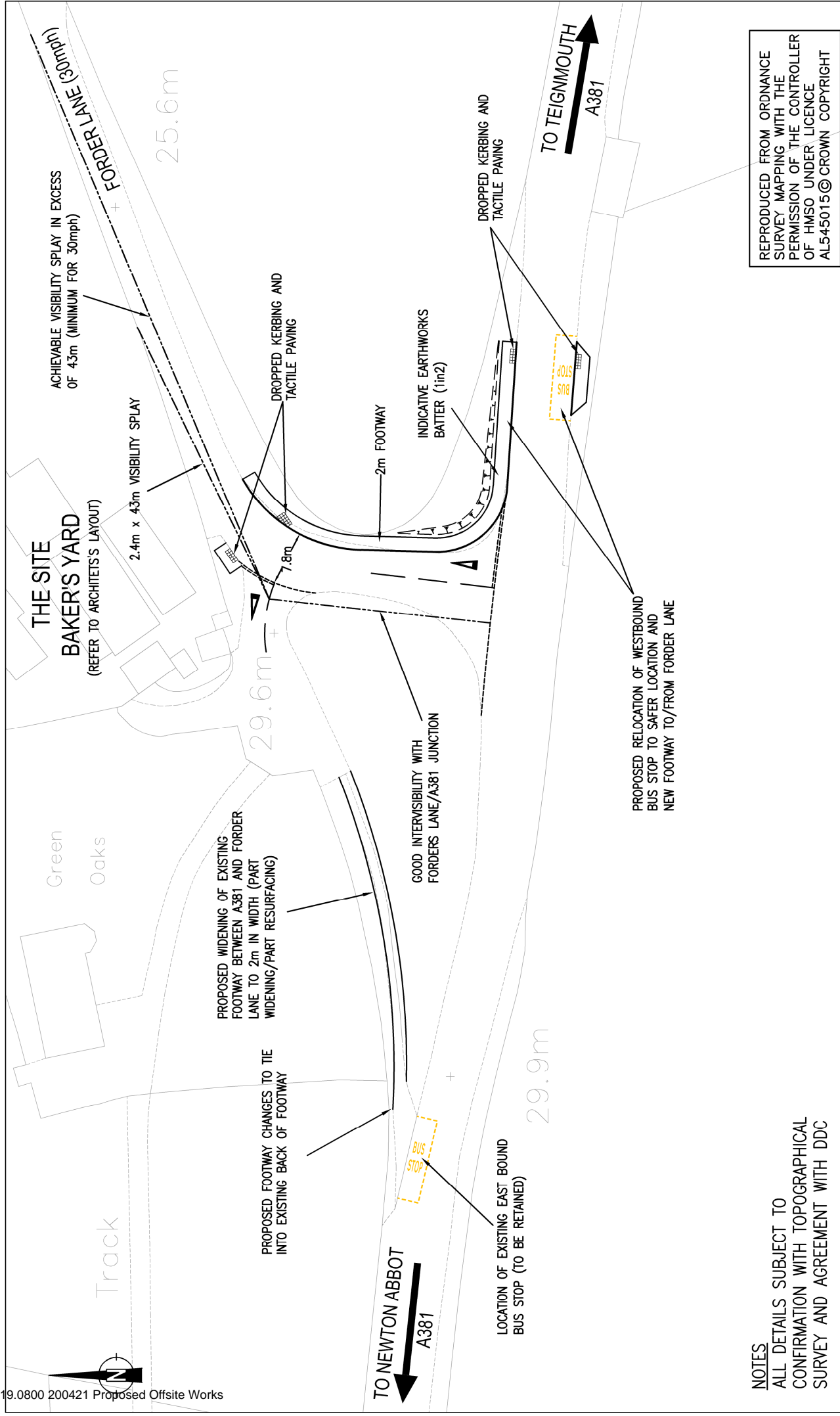
Highways	Landscape and Visual
Recommendations	Recommendations
In summary, the recommendations developed on transport and highways are:	In summary, the recommendations on landscape and visual impact are:

<ul style="list-style-type: none"> • compliance with parking requirements. • the provision of the relocated bus stop and connecting footways to and from the A381. • improvements to the existing footway/footpath where feasible, to improve the pedestrian experience. (Please refer to drawing 6404.SK01). <p>(Improvements to address connectivity to public transport. Local journeys to and from the village, on cycle or by car, would be relatively short.)</p>	<ul style="list-style-type: none"> • review the layout to achieve a more visually “broken” development, using agreed building heights. • produce a materials strategy. • produce a greenspace strategy in line with the findings of the existing ecology report, to show biodiversity gains.
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Further Actions

Based on the recommendations, McMurdo met with the Parish Council on Thursday 5 March 2020 and agreed that we would submit this technical note together with the highways and landscape impacts work, for consideration at the next Parish Council meeting. This is duly submitted, along with a series of questions to ascertain answers from your Council members, which will be helpful for our client to consider going forward. Please see below and attached.

	Questions for the Parish Council	Yes	No
1	Does the Parish Council agree that Bakers Yard is a brownfield site?		
2	Does the Parish Council support the allocation of Bakers Yard in the Neighbourhood Plan?		
3	Does the Parish Council support the development of Bakers Yard for both residential and commercial uses?		
4	Does the Parish Council agree that commercial uses at Bakers Yard should be restricted to B1 (office type) uses?		
5(i)	Does the Parish Council support the highways measures now proposed?		
5(ii)	Does the Parish Council agree that a footpath link from the site all the way to the centre of the village is unnecessary and unrealistic?		
6	Does the Parish Council support the landscape and visual amendments now proposed?		



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WYSE CONSTRUCTION
SOUTH WEST LTD

**BAKERS YARD, FORDERS LANE
BISHOPSTEIGNTON**

PROPOSED OFFSITE WORKS

Rev	Description	Drn	Chk	Date
REVISIONS				
Preliminary	Approval	Tender	Const.	
DRAWING STATUS				
DATE	FEB 2020	BEB	SMA	
DRAWING No	6406.SK01	REV	SCALE	1:500 @ A3
DRAWN BY: FEB 2020 BEB SMA				
CHECKED BY: FEB 2020 BEB SMA				
DATE: FEB 2020				

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BISHOPSTEIGNTON PARISH COUNCIL

Community Centre, Shute Hill, Bishopsteignton, Devon TQ14 9QL

Clerk: Kim Ford Phone: 07483 149812 Email: clerk@bishopsteignton-pc.gov.uk

5th May 2020

FAO Catherine Baddeley – Director, McMurdo Land Planning and Development Ltd

Sent by email

Dear Catherine,

At the Bishopsteignton Parish Council meeting held last night members considered the landscape report and technical note which you kindly submitted on 21st April 2020 for the council's consideration.

To the questions you posed please find below the council's responses: -

Question for the Parish Council...		Yes/No/Comments
1	Does the Parish Council agree that Bakers Yard is a brownfield site?	Yes , as described in the BNDP 2.12
2	Does the Parish Council support the allocation of Bakers Yard in the Neighbourhood Plan?	The Parish Council questions your meaning of 'allocation'. Its support is for an allocation in accordance with BNDP 2.12 which refers to the site being particularly suitable for new employment development, and 2.14 which states Bakers Yard should be redeveloped to help provide for local employment and that the residential use should support this objective, should complement and assist the viability of the scheme. In addition, under the policy BSE1 'Housing which is unattached to an employment use may also be considered provided it can be demonstrated that it will not prejudice the operation of the employment use.
3	Does the Parish Council support the development of Bakers Yard for both residential and commercial uses?	Yes , in accordance with sections of BSE1, as referenced above.
4	Does the Parish Council agree that commercial uses at Bakers Yard should be restricted to B1 (office type) uses?	Yes , in accordance with BNDP policy BSE1.
5i	Does the Parish Council support the highways measures now proposed?	No
5ii	Does the Parish Council agree that a footpath link from the site all the way to the centre of the village is unnecessary and unrealistic?	Unfortunately, the wording of your question leads to neither a clear yes or no response. The PC originally responded to the consultation on planning application 19/00800/MAJ with 'That the provision of a safe pedestrian/cycle link toward the centre of Bishopsteignton Village is considered essential to any development.' And had not specified 'all the way to the centre of the village' as in your question. The council wish to repeat its original comment (above). In addition, the last bullet point of BNDP policy BSE1 states 'Proposals should demonstrate via a travel plan how modes of transport other than the car can be encouraged to serve this site.' The council would welcome an update on the information provided within the Design and Access Statement submitted with the original planning application (19/00800/MAJ).
6	Does the Parish Council support the landscape and visual amendments now proposed?	No

If you have any queries about the responses provided, please do not hesitate to contact me.

Yours sincerely



Kim Ford - Clerk to Bishopsteignton Parish Council

19009 Bakers Yard Development: Response from Bishopsteignton PC 19/00800 The Wyse Group

In response to your email please see the table below for your consideration.

I do hope that this demonstrates that the applicant has taken the Parish Councils concerns seriously and that you can now feel confident that they have been adequately addressed.

Parish Council Comments as 23 rd April 2019	Action
BPC agree in principle to the current outline proposals for the access, layout and scale of the development of this site.	No further action required. All parties are agreed that the principle of development here on a brownfield site – is acceptable.
That concerns from neighbouring properties regarding the ridge height of properties to the eastern edge of the development are addressed. Ensure alterations to the plans, such as height/storey reduction, can be agreed between the parties.	<p>Further to the LVIA commissioned by our client the revised proposed layout has now incorporated all the suggested changes/ amendments. Moreover, the proposed development is now completely within the ridge heights specified by the Teignbridge Council landscape officer and as requested by the Parish Council.</p> <p>Although this is an indicative plan at this stage as the application is in outline, we can confirm that the current layout allows for the development to be wholly delivered within those set parameters. In addition, we are willing to accept conditions to reaffirm this within any planning consent.</p>
That a dialogue is opened between the developer/architect and DCC Highways to ensure residents' concerns over increase traffic causing problems; particularly with access onto the A381 from Forder Lane.	<p>A dialogue with DCC has happened and options for improvements were discussed. All the concerns raised in their response dated August 7th 2019 have been addressed.</p> <p>The revised access proposals based upon our discussions with DCC were sent to you for discussion at your previous Parish Council meeting and the plan was attached as an appendix to that technical note. Essentially the proposals now deliver:</p> <ul style="list-style-type: none">• An access which complies with all relevant safety standards.• Compliance with parking requirements.• The provision of the relocated bus stop and connecting footways to and from the A381.• The delivery of a shared cycle/pedestrian footpath within our client's site to aid the movement of people into the village.• Improvements to the existing footway/footpath outside our client's site where feasible, to improve the pedestrian experience. (Please refer to drawing 6404.SK01).• Improvements to address connectivity to public transport. (Please refer to drawing 6404.SK01). <p>*It is not in our client's gift (or anyone else's) to deliver a footpath all the way to the village. Our client has done all that they can. In any event, the proposals comply with the NP policy which says that a footpath should be provided towards the village.</p>

That the provision of a safe pedestrian/cycle link toward the centre of Bishopsteignton Village is considered essential to any development.	Please see above.
That officers impose planning conditions which stipulate the retention of business premises classification B1 only and that no other classifications shall be granted.	On behalf of our client we agree to this condition.

I do hope that this ultimately leads to the council feeling comfortable in supporting the application.

Our client is local with “skin in the game” and a strong track record of top-quality development. We believe that with your Council’s support the development would be a top-quality gateway development for Bishopsteignton delivering jobs, prosperity and highways improvements for your village.

James McMurdo MRTPI MRICS

Director

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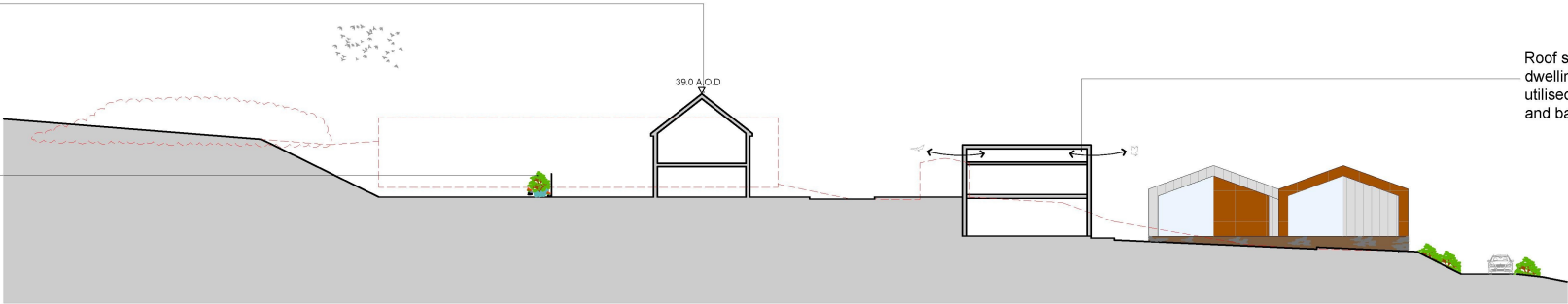
- Notes
- This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
 - DO NOT SCALE FROM THIS DRAWING. Use figured dimensions only.
 - All dimensions to be confirmed prior to construction.
 - Any discrepancies should be reported to the designer at the earliest convenience.

NOTE
Removal of structural elements to be carried out in accordance with a detailed method statement, approved by the Structural Engineer.

Max ridge level as suggested by Teignbridge D.C.

Native hedge planting with tussocky grass border for reptiles.

Roof spaces of dwellings to be utilised by bats and barn owls.



Site Section A-A - As Proposed
1:200

Natural stone



Vertical larch boarding



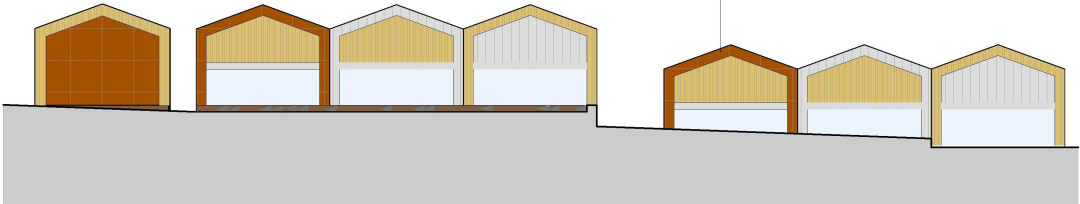
Standing seam zinc



Corten steel

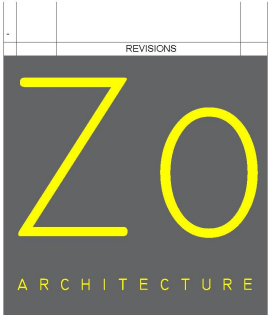


Rhythmm repetition and materials of buildings evokes industrial memory of the site.



Live/Work Units - Sketch Elevation - As Proposed
1:200

PLANNING ISSUE



REVISIONS	
client	Wyse Homes Ltd
date	May 2020
project	New Development Baker's Yard Forder Lane Bishopsteignton
scale	1:200 @ A1
drawing	Section & Elevation As Proposed
drawn	CJ
drawing no.	2128.06
rev.	-

- Notes
- This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
 - DO NOT SCALE FROM THIS DRAWING. Use figured dimensions only.
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- NOTE
Removal of structural elements to be carried out in accordance with a detailed method statement, approved by the Structural Engineer.

Extg. buildings to be demolished.

Native hedge planting with tussocky grass border for reptiles.

North - South orientation of buildings maximises spaces between.

Log piles created for reptiles.

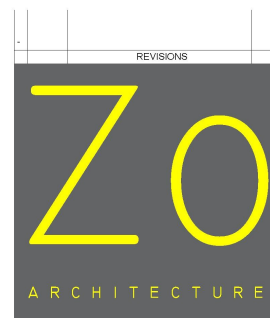
Herringbone block driveway.

Black bitmac access road.

Gardens for live/work units.

Gardens for live/work units.

PLANNING ISSUE



REVISIONS			
client	Wyse Homes Ltd	date	May 2020
project	New Development Baker's Yard Forder Lane Bishopsteignton	scale	1:200 @ A1
drawing	Site Plan 'As Proposed'	drawn	CJ
drawing no.	2128.05	rev.	-

6no. Live/Work Units.
3no. Commercial Units.
7no. 4 Bedroom dwellings.
2no. 2 Bedroom dwellings.

Site Plan - As Proposed
1:200

