

# BISHOPSTEIGNTON PARISH COUNCIL

## MINUTES

### PLANNING COMMITTEE MEETING

HELD 7PM MONDAY 24<sup>TH</sup> AUGUST 2020 VIA ZOOM

#### 2499 ATTENDANCE

- .01 PRESENT: Cllr. Nicholson (Chairman), Cllrs. Benham, Gateshill, Grimble, Lambert & Merritt (6/6)  
Clerk: Mrs. K. Ford. Up to 5 members of the public at varying times.
- .02 APOLOGIES: None
- .03 DOI: None

#### 2500 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:** 19/00800/MAJ – Bakers Yard, Forder Lane  
**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)  
Following the committee's consideration of all new and amended documentation submitted by the land agent it was proposed by Cllr. Lambert, seconded by Cllr. Merritt, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
- BPC COMMENTS:** Bishopsteignton Parish Council object to the proposals at this prominent gateway to the village of Bishopsteignton for the following reasons:
- There is no provision for safe pedestrian access to and from the site; in turn this leads to compromised road safety for vehicles using this stretch of road. In its consultation response, DCC Highways indicate the dangerous mix of pedestrians and vehicles including HGVs due to Forder Lane serving as a district distributor road for Bishopsteignton.
  - The proposed layout of the junction of Forder Lane and the Newton Road (A381) as shown in drawing 6406.SK01 is considered substandard, including pedestrian access to the A381 bus stops; the council wish to see a safer option proposed.
  - The mix of housing stock is not varied enough and should include more affordable housing (less at market value) in accordance with all BSH policies, 2.1 Housing and Residential, within the Bishopsteignton Neighbourhood Development Plan.
  - In accordance with Bishopsteignton Neighbourhood Plan policy BSE1 the council wish to see assurance of the retention of the B1 classification for use of the site, and that this is enforceable and by covenant or planning condition and not variable.

- .02 APPLICATION REF:** 20/01190/FUL - Land at Stannings Quarry  
**PROPOSAL:** New agricultural storage building and work area  
It was proposed by Cllr. Lambert, seconded by Cllr. Gateshill, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
- BPC COMMENTS:** Bishopsteignton Parish Council cannot support the proposed development and would wish to see agricultural justification for the equipment listed as required to work on this land.

- .03 APPLICATION REF:** 20/01191/FUL – Land at Stannings Quarry  
**PROPOSAL:** Outdoor equestrian facility including menage and drainage attenuation basin and associated engineering works  
It was proposed by Cllr. Gateshill, seconded by Cllr. Lambert, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
- BPC COMMENTS:** No objection.

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## MINUTES - continued

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**.04 APPLICATION REF:** 20/01248/HOU - Highview, Forder Lane,  
**PROPOSAL:** New garage/storage building  
It was proposed by Cllr. Gateshill, seconded by Cllr. Merritt, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.  
**BPC COMMENTS:** Bishopsteignton Parish Council strongly object to the proposed new garage/storage building which is a large industrial style unit out of context and inappropriate in this location/environment.

**.05 APPLICATION REF:** 20/01306/HOU & 20/01307/LBC - Green, Shute Hill,  
**PROPOSAL:** Timber orangery to replace existing conservatory  
It was proposed by Cllr. Gateshill, seconded by Cllr. Merritt, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.  
**BPC COMMENTS:** No objection to the proposal which will enhance the property.

**.06 APPLICATION REF:** 20/01417/HOU & 20/01418/LBC - Spinnacre, 16 Radway Hill  
**PROPOSAL:** Raise the height of both external chimney stacks to 1.8m above the building ridge line  
It was proposed by Cllr. Merritt, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.  
**BPC COMMENTS:** No objection.

**.07 APPLICATION REF:** 20/00961/MAJ - Riverside Boatyard, Bishopsteignton Road, Teignmouth  
**PROPOSAL:** Regeneration of boatyard to provide mixed use development including nine dwellings, industrial units, offices, beach huts, boat storage and repairs and parking  
It was proposed by Cllr. Benham, seconded by Cllr. Merritt, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.  
**BPC COMMENTS:** Bishopsteignton Parish Council object to the proposals incorporated in this major application for the following reasons:

- Overdevelopment of the site; increasing the footprint with additional depth to accommodate this is considered inappropriate and out of scale.
- The potentially huge increase in traffic along an already busy route and with especially congested junctions at the entrance to Morrisons and Shaldon Bridge.
- Inadequate access to the site via the narrow bridge over the railway. This will cause additional congestion on the A381.
- Inadequate provision of parking on the site, particularly for visitors.
- This development will be visually detrimental to the area, particularly from the estuary and beyond.

**2501 CURRENT APPLICATIONS:** The following Local Planning Authority decisions were noted:

REFERENCE	LOCATION	PROPOSAL	PLANNING AUTHORITY DECISION
20/00799/FUL	Higher Humber Farm	Agricultural Building	GRANT OF CONDITIONAL PLANNING PERMISSION

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## MINUTES - continued

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<b>20/00498/FUL</b>	Wych End, Flow Lane	Change Of Use Of Land To Domestic Use, Removal Of Glasshouse And Erection Of Wooden Shed For Storing Horticultural And Garden Machinery	GRANT OF CONDITIONAL PLANNING PERMISSION
<b>20/00825/NPA</b>	The Old Sawmill, Humber	Application for Prior Approval Under Part 3 Class Q (A) & (B) And Paragraph W of The GPDO For Change of Use of An Agricultural Building from Agricultural Use to A Dwelling	PRIOR APPROVAL NOT REQUIRED Approval Given
<b>20/01134/CAN</b>	22 Bronescombe Avenue	Removal of one self-seeded ash	No objection Permission granted
<b>20/01141/CAN</b>	Spinnacre, 16 Radway Hill	Crown reduce two silver birches by up to 1.5m	No objection Permission granted
<b>20/01099/HOU</b>	Legacy, Flow Lane	Infilling of The Existing Car Port to Create A Garage	GRANT OF CONDITIONAL PLANNING PERMISSION
<b>20/01091/HOU</b>	40 Great Furlong	Two Storey Extension, Balcony to Rear and Provision of Additional Parking Space	GRANT OF CONDITIONAL PLANNING PERMISSION
<b>20/01461/EXMPTC</b>	Riverview, Fore Street	Remedial pruning of one pear tree to remove all dead wood	No objection Permission granted
<b>20/01481/TPOE</b>	Lindridge Park, Humber	Remedial pruning of one horse chestnut	No objection Permission granted

**2502 PUBLIC PARTICIPATION** – No comments or queries raised.

**THE CHAIRMAN CLOSED THE MEETING AT 8.24PM**