

BISHOPSTEIGNTON PARISH COUNCIL

DRAFT MINUTES

PLANNING COMMITTEE MEETING

HELD 7PM MONDAY 14TH DECEMBER 2020 VIA ZOOM

2573 ATTENDANCE

- .01 PRESENT: Cllr. Nicholson (Chairman), Cllrs. Benham, Gateshill, Grimble, Lambert & Merritt (6/6) District Councillor A. MacGregor. Clerk: Mrs. K. Ford. Up to 5 members of the public at varying times.
- .02 APOLOGIES: None
- .03 DOI: Cllr. Nicholson declared a pecuniary interest as the applicant for the application discussed as minute reference 2575.05. She entered the virtual waiting room during this item.

2574 LPA DECISION NOTIFICATIONS:

The following Local Planning Authority decisions were noted:

REFERENCE	LOCATION	PROPOSAL	PLANNING AUTHORITY DECISION
20/01746/HOU	Radway House, 33 Radway Street	Two storey side extension, alteration of the existing rear flat roof to form a barrel-vaulted roof, construction of a rear porch, replacement of all windows with timber sash windows, alterations to the existing rear garden to form a terrace	GRANT OF CONDITIONAL PLANNING PERMISSION
20/01764/FUL	19 Great Park Close	Single Storey Rear Extension with Balcony Over	GRANT OF CONDITIONAL PLANNING PERMISSION
20/01942/HOU	18 Radway Hill	Single Storey Side Extension	GRANT OF CONDITIONAL PLANNING PERMISSION
20/01882/HOU	14 Murley Grange	Replacement Roof to Existing Rear Conservatory	GRANT OF CONDITIONAL PLANNING PERMISSION
20/01604/HOU	22 Great Furlong	Extension and Alterations	GRANT OF CONDITIONAL PLANNING PERMISSION
20/01686/FUL & 20/01687/LBC	The Mill, Luton	Installation of Outdoor Swimming Pool and Equipment Shed	GRANT OF CONDITIONAL PLANNING PERMISSION

NEW PLANNING APPLICATIONS: The following new planning applications were considered, and it was resolved

2575 for these comments to be sent to Teignbridge District Council as the Local Planning Authority:

- .01 **APPLICATION REF:** 20/02006/HOU & 20/02007/LBC - 6 Cockhaven Road
PROPOSAL: Single storey extension and external landscape alterations
It was proposed by Cllr. Benham, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: Bishopsteignton Parish Council have no objection although wish that any observations and recommendations of the Design & Heritage Officer are actioned.

- .02 **APPLICATION REF:** 20/02242/TPO - Heron Creek Cottage, 27 Cockhaven Road
PROPOSAL: Fell one Lawson cypress
It was proposed by Cllr. Nicholson, seconded by Cllr. Lambert, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: No objection to the proposed felling however Bishopsteignton PC wish for a condition to be imposed that enforces that a replacement tree is planted. The Parish Council is agreeable to the proposal of a Silver Birch, as indicated in the application form, and that this be planted in the open garden space to the west of the property rather than directly in front.

DATED:

CHAIRMAN:

BISHOPSTEIGNTON PARISH COUNCIL

DRAFT MINUTES - continued

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.03 APPLICATION REF: 20/02018/FUL - Westhayes Farm, Luton
PROPOSAL: Agricultural building
It was proposed by Cllr. Merritt, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: Bishopsteignton Parish Council do not object to the proposal but support implementation of the condition as recommended by the Design & Heritage Biodiversity Officer; whilst being mindful of the farm animal movements and difficulties this may cause.

.04 APPLICATION REF: 20/02103/HOU - Chimney Tops, Smith Hill, TQ14 9QT
PROPOSAL: Pitched roof to main house and extension to rear balcony
It was proposed by Cllr. Gateshill, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: Bishopsteignton fully support the proposal adding this development makes a vast improvement to the current roofline.

Cllr. Nicholson left the meeting

.05 APPLICATION REF: 20/02096/FUL - First Floor Flat, 35 Fore Street
PROPOSAL: Raising of roof
It was proposed by Cllr. Benham, seconded by Cllr. Lambert, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: Whilst members of Bishopsteignton Parish Council are fully supportive of aiding the viability of, and retaining commercial enterprise and opportunity within the village, in accordance with the Bishopsteignton Neighbourhood Development Plan policy BSF1, it has several concerns about the proposed development:

- The size of the window at the south-facing elevation; the proposal requires amendment to minimise the potential impact of light pollution and overlooking of neighbouring properties.
- Inappropriate scale in this location; the proposals need to be altered to provide a development that is more sympathetic with the community in terms of scale and materials used.
- There are grave concerns over the new balcony as proposed in the plans and the potential overlooking issue this creates.

Overall, the Parish Council feel it must object to the current plans; that these require revisions to take account of the concerns detailed above. It would be supportive of development of this site in principle once the concerns raised have been addressed.

Cllr. Nicholson returned.

2576 PUBLIC PARTICIPATION – No comments or queries raised.

THE CHAIRMAN CLOSED THE MEETING AT 8.03PM

DATED:

CHAIRMAN: