

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES

PLANNING COMMITTEE MEETING

HELD 7PM MONDAY 11TH JANUARY 2021 VIA ZOOM

2577 ATTENDANCE

- .01 PRESENT: Cllrs. Gateshill, Grimble, Lambert & Merritt (4/5)
District Councillor A. MacGregor. Clerk: Mrs. K. Ford. 5 members of the public.
- .02 APOLOGIES: Cllr. Benham (1/5)
- .03 DOI: None

2578 PLANNING COMMITTEE CHAIRMAN

Following the resignation of the previous chairman of the planning committee Cllr. Merritt, as vice-chair, offered to chair this meeting and suggested nominations for a future chair take place at either the next full council or planning committee meeting depending on the length/content of the meeting agenda. This was proposed by Cllr. Gateshill, seconded by Cllr. Grimble and agreed unanimously, therefore **RESOLVED**.

2579 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:** 20/02223/FUL – Applegarth, Littlefield.
PROPOSAL: Proposed subdivision of plot and new dwelling
- An extent of concerns raised by this proposal were discussed in full, the chairman allowed members of the public a chance to indicate their objections. It was noted that District Councillor MacGregor has requested for this application to be heard and decided by the full planning committee at TDC, if the delegated officer is minded to grant permission; a date for this was unknown at this time.
- It was proposed by Cllr. Merritt, seconded by Cllr. Gateshill, that the following objection be submitted. Agreed unanimously therefore **RESOLVED**.
- BPC COMMENTS:**
Bishopsteignton Parish Council object to the proposal in this application.
The elevated site at the narrow junction of Littlefield and Forder Lane is considered unsuitable for development, particularly of such a dominant building.
The following are serious concerns:
- Contravenes the environmental, social and economic requirements of sustainable developments by way of road safety and congestion, health and safety effects of noise, smell, dust, light, vibration, fumes and other forms of pollution and nuisance arising from associated traffic both during construction and once occupied.
 - The impact on the residential amenity of existing dwellings, particularly privacy, outlook and natural light; there would be a significant loss of privacy to existing properties due to the height of the proposed windows and balcony looking into the second floor of neighbouring properties.
 - Impact on the character, appearance and street scene; the proposed development is not in keeping with character on neighbouring properties.
 - Impact on the biodiversity and geodiversity.
 - Inadequate provision of parking for a 3 bed property and no provision for the manoeuvring of vehicles within the curtilage of the development.
 - The proposed building by reason of its design, scale and materials would be dominant in its elevated position and adversely affect the character and appearance of original properties.
 - The proposed site by reason of its restricted size is incapable of accommodating the proposed dwelling without adversely affecting the amenities of the occupants of adjoining properties.
 - The use of the access onto the public highway (Littlefield) resulting from the development would, by reason of limited visibility from and of vehicles using the access, be likely to result in additional danger to all users of the road including pedestrians using limited footpaths.

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- Similarly, access into Littlefield from Forder Lane, and vice versa, would be made even more difficult than it already is, particularly for emergency and commercial vehicles.
- Due to the confined nature of the highway serving the site a safe means of access cannot be provided. It would lead to reversing movements on the highway close to the junction with Forder Lane. Ultimately the proposed development would have a severe residual and cumulative impact on highway and pedestrian safety.
- During the construction phase of the proposed development excavation at this site, close boundaries where longstanding trees and hedges have now been felled and the proximity to the boundary wall of Forder Lane and existing garages, could be detrimental due to the topography surrounding the site. This may be detrimental to the structure of the highway requiring closure and reconfiguration causing much disturbance to residents on Littlefield and Forder Lane and through traffic on Forder Lane.
- For the reasoning above it is strongly suggested a topographical survey be requested.
- Additionally, it is strongly suggested that a more in-depth response from Devon County Council Highways be sought; that follows a site visit from officers to assess the significance of the potential impact and reduced visibility to road users, pedestrians and cyclists.
- The existence of certain covenants on the land should be brought to your attention.
- The Parish Council are particularly mindful that the importance and aims of the TDC planning criteria such as design guidelines and local plan policy are not being considered full by the applicant.

2580 PUBLIC PARTICIPATION – No comments or queries raised.

THE CHAIRMAN CLOSED THE MEETING AT 7.58 PM