

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES

PLANNING COMMITTEE MEETING

HELD 7PM MONDAY 15TH MARCH 2021 VIA ZOOM

2622 ATTENDANCE

- .01 PRESENT: Cllrs. Benham (Chairman), Gateshill, Grimble, Head, Lambert & Merritt & Moore (7/7)
District Councillor A. MacGregor.
BPC Clerk: Mrs. K. Ford. 1 member of the public.
- .02 APOLOGIES: None
- .03 DOI: None

2623 LPA DECISION NOTIFICATIONS:

The following Local Planning Authority decisions were noted:

REFERENCE	LOCATION	PROPOSAL	PLANNING AUTHORITY DECISION
20/02365/VAR	Withy Cottage, Coombe Way	Variation of condition 3 on planning permission: 20/01456/HOU (Conversion of curtilage building, erection of lean-to and raised decking to form ancillary accommodation) to change wording of occupancy condition.	VARIATION OF CONDITION FOLLOWING GRANT OF CONDITIONAL PLANNING CONSENT
20/02409/HOU	21 Teign View Road	Removal of Section of Existing Decking Area and Siting of New Summerhouse.	GRANT OF CONDITIONAL PLANNING PERMISSION
20/02223/FUL	Applegarth, Littlefield	Proposed Subdivision of Plot and New Dwelling.	GRANT OF CONDITIONAL PLANNING PERMISSION

2624 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:** 21/00322/HOU - Nampara, Church Road
PROPOSAL: Single storey rear extension
It was proposed by Cllr. Gateshill, seconded by Cllr. Head, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: Bishopsteignton Parish Council have no objection to the proposed development however would suggest a Design & Heritage Officer is consulted with reference to the boundary wall which is believed to be listed.

- .02 APPLICATION REF:** 21/00355/HOU - Highview House, Forder Lane
PROPOSAL: Garage
It was proposed by Cllr. Lambert, seconded by Cllr. Merritt, that the following comments be submitted, as submitted on the previous identical application. Agreed unanimously therefore **RESOLVED**.
BPC COMMENTS: Bishopsteignton Parish Council object to this proposal for the following reasons:
- This is the second application for similarly sized garaging at this property, and many other ongoing applications at this site, seeming excessive; the council would question the need for such development.
 - This property lies outside of the village settlement limit as shown in map M1, page 45 of the Bishopsteignton Neighbourhood Development Plan. The proposed development of any land outside of the settlement limit, known as countryside, should be assessed strictly by the criteria set out in the

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Teignbridge Local Plan policy SC22 (current adopted plan 2013-2033) to be superseded by SC2 (Draft Plan 2020-2040).

- This property lies with the Undeveloped Coast in accordance with the Teignbridge Local Plan policy EN2.
- There are concerns for the drainage from this land, situated above a floodplain.
- In the interests of residential and local amenity BPC would expect that a condition such as the following is adhered to any permission, should it be granted:

This building shall not be occupied at any time other than for purposes ancillary to the residential use of Highview House, Forder Lane, Bishopsteignton and shall not be used, let, leased or otherwise disposed of for any other purpose or as a separate unit of accommodation.

.03 APPLICATION REF: 21/00434/CAN - St John The Baptists Church, Church Road

PROPOSAL: Coppice one holly

It was proposed by Cllr. Lambert, seconded by Cllr. Gateshill, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.

BPC COMMENTS: No objection.

.04 APPLICATION REF: 21/00345/HOU - 58 Teign View Road

PROPOSAL: Removal of main roof, first floor extension, rear extension, alter garage door and roof and alter access steps

It was proposed by Cllr. Merritt, seconded by Cllr. Head, that the following comment be submitted. FOR: 6, ABSTAIN: 1, therefore **RESOLVED**.

BPC COMMENTS: Bishopsteignton have no objection in principle however ask that the applicants and their contractors are mindful and adhere to the comments and recommendation set out in the ecological report. It is believed there may be the presence of asbestos with the existing structure and if so, please ensure the regulations regarding proper removal and disposal are adhered to.

.05 APPLICATION REF: 21/00445/CAN - 4 Canons Close

PROPOSAL: Remove two stems from multi-stemmed Holm oak and crown lift to approx 6m above ground level where overhanging

It was proposed by Cllr. Benham, seconded by Cllr. Lambert, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.

BPC COMMENTS: No objection. The work will overall, be a positive management of the garden.

.06 APPLICATION REF: 21/00531/CAN - Greenlea, Huntly, Forder Lane

PROPOSAL: Pollard one tulip tree

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 have considerable concerns over this proposal. No detail is given as to what is intended or how severe this "pollarding" might be. From the photographs that were submitted, it is supposed the applicants were disturbed by the branch that was torn off in a recent gale. However, this does not necessarily indicate that the tree is in ill health. This is a relatively young tree and Tulip trees are considered to be very strong stable trees.

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It is suggested that the case officer visit the site and make a detailed recommendation as to exactly what is done. Our Parish Tree Warden has advised the tree looks to be of a very good balanced shape and would not normally require any shaping.

2 PUBLIC PARTICIPATION

Cllr. Grimble advised that an application for a new Health Hub in Teignmouth has been validated by Teignbridge and is now open for public consultation; reference 21/00299/MAJ.

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00299/MAJ>

This could potentially affect many parishioners, as Channel View patients, so it was proposed and unanimously agreed for this to be considered by the Parish Council at their next meeting and for the clerk to request and extension for comments of the closing date falls before the meeting which is to be held Tuesday 5th April 2021.

THE CHAIRMAN CLOSED THE MEETING AT 7.45PM