

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES

PLANNING COMMITTEE MEETING

HELD 7.30PM MONDAY 16TH AUGUST 2021 AT BISHOPSTEIGNTON COMMUNITY CENTRE

2702 MEETING GOVERNANCE:

- .01 ATTENDANCE: Cllrs. Benham (Chairman), Grimble, Head, Lambert & Merritt & (5/7)
BPC Clerk: Mrs. K. Ford and 4 members of the public.
- .02 APOLOGIES: Cllrs. Gateshill & Moore (2/7)
- .03 DOI: None
- .04 ORDER OF BUSINESS: To enable members of the public to hear and engage on this matter it was agreed to bring forward agenda item 2108.03.02 (minute ref. 2704.02*).

2703 LPA DECISION NOTIFICATIONS:

The following Local Planning Authority decisions were noted. See Appendix A for details.

2704 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:** 20/00641/FUL - Higher Radway Farm, TQ14 9TB
PROPOSAL: Erection of a replacement dwelling, new access driveway and associated works including landscaping (revised plans received 15 July 2021)
It was proposed and seconded, that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**
BPC COMMENTS: The Parish Council has the same concerns despite recent revisions. Following the review of the latest revised drawings Bishopsteignton Parish Council do not approve of these proposals, in particular the third attempt at layout of the driveway. The Parish Councils concerns that there will be problems caused by an increase in surface water run off because of this development have not been addressed and it is still believed consultation with a flooding officer and provision of a drainage plan are necessary. In addition, further consultation with officers representing DCC Highways should be carried out, preferably including a site visit to the proposed point of entry/exit. In terms of the Climate & Ecological Emergency, which has been declared by the relevant Parish, District and County Councils, there is nothing apparent in the building methods, materials or resulting building which attempts to mitigate carbon emissions. Unless misinterpreted it is unclear from the drawings and lighting report provided whether it is intended to use lighting along the length of the driveway; if this has been included has the biodiversity officer been made aware since their last consultation response?

- *.02 APPLICATION REF:** 21/01472/FUL - Land Adjacent To 59 Cockhaven Road, TQ14 9RQ
PROPOSAL: Erection of a detached dwelling and garage
Following a detailed list of objections from the owners of two neighbouring properties it was proposed and seconded, that the following comments be submitted. Agreed unanimously therefore **RESOLVED.**
BPC COMMENTS: The Parish Council do not approve of the proposals for development at this site for the following material planning reasons:
- Concerns of potential flooding of the site due to the natural watercourse in the vicinity.
 - The application does not detail a suitable connection to water supply and foul water drainage.

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES - continued

PLANNING COMMITTEE MEETING - held 16.08.21

- Concerns over access, in particular visibility, to and from the site. Would recommend a physical site visit for assessment of a DCC Highways engineer.
- It is probable there will be overlooking issues for neighbouring properties, on all boundaries of the site.

In addition, the council would recommend should the officer be minded to approve that conditions for a revision to the plans to insist the building is given a more central position between the east and west boundary, as opposed to siting closer to one side.

.03

APPLICATION REF: 21/01654/HOU - Hillview, 6 Coombe Way, TQ14 9QB

PROPOSAL: Rear extension and raising of roof to form additional accommodation and replacement garage

It was proposed and seconded, that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**

BPC COMMENTS: No objection.

.04

APPLICATION REF: 21/01700/HOU - 24 Newton Road, TQ14 9PN

PROPOSAL: Raising of roof to form an additional storey

It was proposed and seconded, that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**

BPC COMMENTS: Bishopsteignton Parish Council appreciate the plans have undergone revision however despite this still feel a raised roofline would be out of character in this location; this would be the one of the only full height two storey property and not in keeping with the street-scene.

There will be a loss of natural light and privacy to neighbours, particularly to the north of 24 Newton Road, as they will be in the shadow of the proposed extension.

Similar adjacent properties on this road have introduced second floor accommodation but maintained the existing roof ridge level by introducing dormer or similar type of windows in the existing roof.

BPC would recommend the plans be amended again to fit with the surrounding aesthetic and be reworked to keep the roof ridge height at the existing level to maintain a uniform street scene perhaps as a chalet style property as other examples in the vicinity mentioned above.

In its present revised form, the Parish Council cannot support this application.

THE CHAIRMAN CLOSED THE MEETING AT 8.21PM