

# BISHOPSTEIGNTON PARISH COUNCIL

## MINUTES

### PLANNING COMMITTEE MEETING

HELD 7.00PM MONDAY 20TH DECEMBER 2021 AT BISHOPSTEIGNTON COMMUNITY CENTRE

#### 2763 MEETING GOVERNANCE:

**01. ATTENDANCE:** Cllrs. Merritt (Chairman), Gateshill, Gill, Grimble, Head & Lambert (6/6).

BPC Clerk: Mrs. K. Ford, & 3 members of the public.

**02. APOLOGIES:** None

**03. DOI:** None

**04. ORDER OF BUSINESS:** No changes required or anticipated.

**05. RATIFICATION OF MINUTES:** Minutes of the planning committee meeting held at Bishopsteignton Community Centre on 22.11.21 were considered. It was proposed and seconded that these be approved as a true and correct record; to be signed by the Chairman. Agreed unanimously therefore **RESOLVED**.

#### 2764 LPA DECISION NOTIFICATIONS:

The following Local Planning Authority decisions were noted. To be made available on the BPC website.

**2765 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:** 21/02557/FUL - Land at NGR 291355 73948, Lea Mount
- PROPOSAL:** Demolition of existing outbuildings and construction of a dwelling with associated landscaping and vehicular access
- Following a details discussion, and hearing from neighbouring residents, it was proposed and seconded, that the following comment, an update of previously submitted concerns, be submitted. Agreed unanimously therefore **RESOLVED**.
- BPC COMMENTS:**
- BPC do not support this application and if the office is of a mind to approve granting permission they wish for this application to be called in to Teignbridge District Council Planning Committee (request form submitted 21.12.21).
- They feel it worth noting the refusals for similar applications made at this site previously which state 'The restricted size and shape of the site would not permit development of a standard compatible with that existing in the area and would lead to residential accommodation with an inadequate curtilage resulting in a cramped appearance which would be detrimental to the visual amenity of the area.' And 'The site is within an Area of Great Landscape Value and the proposed development would be detrimental to the appearance of that area by reason of its prominence in the immediate environment.'
- The proposed development contradicts policies within the made & adopted Bishopsteignton Neighbourhood Development Plan such as:
- BSC5 – Development shall respect the landscape character of the area and comply with local Plan policy 'EN2 Undeveloped Coast' and 'EN2A Landscape Protection and Enhancement'.
  - BSC5 – '... ensures development is not intrusive and relates sympathetically to natural and built features in the landscape.'
  - More evidence of complying with BSB5 would be required – 'All new development should seek to achieve high standards of sustainable development...'
- In addition BPC make the following observations:
- It is overdevelopment of the site
  - The off-street parking provision seems small/cramped for the size of the development

DATED:

CHAIRMAN:

# BISHOPSTEIGNTON PARISH COUNCIL

## MINUTES - continued

PLANNING COMMITTEE MEETING - held 20.12.21

- Despite the lowered ridge height, the development would be dominant and imposing on the skyline.
- Some of the land to be developed is not owned by the applicant. There has been no prior approval for the proposed use of this land and the owner objects the proposals.
- There is local concern about the potential erosion of the land at the rear of the site. The TDC Biodiversity Officer, Ms. M. Rush, sent a report on the last application for this site which highlights this matter and the potential detrimental effect to biodiversity of this site.
- There is a TPO on the site which will be compromised. It is noted the applicant has added a replacement tree at one corner of this site however this is given very little space to thrive, should be further from the building.
- Since the previous application both Teignbridge District and Bishopsteignton Parish Councils have declared Climate & Ecological Emergencies and pledged to consider the environment in all its decisions and minimise actions which will have a negative impact on the environment. There is little evidence that this has been considered by the applicant. It is hoped the local planning authority decision reflects the Councils declaration.

.02

**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.

**THE CHAIRMAN CLOSED THE MEETING AT 7.30PM**