

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES

PLANNING COMMITTEE MEETING

HELD 7.30PM MONDAY 24 JANUARY 2022 AT BISHOPSTEIGNTON COMMUNITY CENTRE

2772 MEETING GOVERNANCE:

.01 **ATTENDANCE:** Cllrs. Merritt (Chair), Gateshill, Gill, Head & (4/6).

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

APOLOGIES: Cllrs. Grimble & Lambert (2/6)

.02 **DOI:** None

.03 **ELECTION OF A COMMITTEE CHAIR:** The nomination of Cllr. Merritt to continue as Chair (currently in position as Acting Chair/Vice Chair) was proposed by Cllr. Gateshill, this was seconded by Cllr. Gill and agreed unanimously therefore **RESOLVED**.

.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 20.12.21 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**.

2773 LPA DECISION NOTIFICATIONS:

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

2774 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:** 21/02699/MAJ - Old Walls Vineyard, Ash Hill, TQ14 9PQ

PROPOSAL: Siting of twelve holiday lodges

A details discussion was held, and hearing from both the applicant and neighbouring residents. The clerk reminded members the site was protected by the BNDP policy BSC5 and Local Plan policy EN2 – Undeveloped coast. However, it was proposed and seconded, that the following comment, be submitted concerns, be submitted.

FOR: 3, AGAINST: 1. Therefore carried and **RESOLVED**.

BPC COMMENTS:

No objection.

.02 **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 comments from a neighbouring resident and members consideration the following revised comment was proposed, seconded, and unanimously agreed, therefore **RESOLVED** for submission.

BPC COMMENTS:

Further to the applicant's agents letter dated 19.01.22, BPC cannot support this application due to its overbearing and dominant nature which will cause overlooking of neighbouring properties. The call-in request still stands, unless the officer is minded to refuse this application.

They feel it worth noting the refusals for similar applications made at this site previously which states...

'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.'

This statement is relevant to the current application due to its prominence in the immediate environment.

The proposed development contradicts policies within the made & adopted Bishopsteignton Neighbourhood Development Plan:

DATED:

CHAIRMAN:

BISHOPSTEIGNTON PARISH COUNCIL

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- BSC5 – ‘... ensures development is not intrusive and relates sympathetically to natural and built features in the landscape.’
- More evidence of complying with BSB5 is still 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 including no room for additional vehicles.
- Despite the lowered ridge height, the development would be dominant and imposing on the skyline.
- We understand that some of the land to be developed is not owned by the applicant, potentially a civil dispute.
- There is local concern about the potential erosion of 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, it should be further from the building. This needs to be show on a plan which should be approved by the TDC arboriculture officer.
- BPC, and parishioners wish to see an up-to-date report/response from the TDC Biodiversity Officer.
- 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.

THE CHAIRMAN CLOSED THE MEETING AT 8.29PM