

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES

FULL COUNCIL MEETING HELD AT BISHOPSTEIGNTON COMMUNITY CENTRE, SHUTE HILL

AT 7.45PM MONDAY 9 MAY 2022

2804 MEETING GOVERNANCE

.01 Attendance:

Present: Members: Cllrs. Merritt (Chair), Gateshill, Gill, Grimble, Head, Lambert, & Shaw (7/10).
County Cllr. R. Peart, PC. Orchard & up to 6 members of the public at various times.
Clerk: Mrs. K. Ford.

Apologies: Cllr. Benham, Tucker, & Watson (3/10), District Cllr. A. MacGregor & PCSO. Bunce.

.02 Declaration Of Interests: None

.03 Order Of Business: No change requested

.04 Ratification Of Minutes:

Minutes of the Full Parish Council meeting held at Bishopsteignton Community Centre on 25.04.22 were considered. It was proposed and seconded that these be approved as a true and correct record with a slight amendment to the wording of minute 2798.03 as requested by Cllr. Grimble. Agreed unanimously therefore **resolved to approve** and to be signed by the chair.

2805 OFFICIAL REPORTS

.01 Police Report

PC. Orchard had provided the following report, prior to the meeting, of crimes occurring during the period 01.04.22 to 30.04.22:

Offence	Recorded Crime 01/04/2022 to 30/04/2022	Recorded Crime 01/04/2021 to 30/04/2021	Recorded Crime % Difference
Violence with Injury	1	0	-
Violence without Injury	2	1	100.0%
Stalking and Harassment	3	0	-
Other Sexual Offences	1	0	-
Burglary Non-Dwelling	0	1	-100.0%
Shoplifting	1	0	-
All Other Theft Offences	0	2	-100.0%
Criminal Damage	1	0	-
Total	9	4	125.0%

Incident Closing Category	Incidents - 01/04/2022 to 30/04/2022	Incidents - 01/04/2021 to 30/04/2021	Incidents % Difference
Anti Social Behaviour	1	3	-66.7%
Crime Recorded	3	2	50.0%
Public Safety	11	3	266.7%
Transport	4	5	-20.0%
Total	19	13	46.2%

The monthly gazette from PC. Orchard is available to download from the BPC website.

The provisional loan of the mobile speed detection unit from the local policing team was discussed, it was suggested by PC. Orchard that a push for volunteers is made via posters and social media, they can make enquiries/application by contacting him directly. The clerk to create a message and publish accordingly.

.02 District Councillor Report

Cllr. MacGregor was not present, and no report had been provided in advance.

DATED:

CHAIRMAN:

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.03 County Councillor Report

Cllr. Peart reported briefly on the Teign Estuary Trail and the perceived lack of progress. He illustrated there was much work going on behind the scenes including landowner agreement negotiations and the finalisation of revised estimate to prepare for funding bids.

2806 PLANNING

.01 **New Applications:** The following planning applications were considered. It was proposed and seconded that the following comments be sent to Teignbridge District Council as the Local Planning Authority:

- i. **APP REF:** 19/00800/MAJ - Bakers Yard, Forder Lane, Bishopsteignton, TQ14 9RZ
PROPOSAL: Outline - mixed use of site to include provision for Class E(g) uses and six residential flats/live-work units and nine dwellings (approval sought for access and layout)

PUBLIC EXP DATE: N/A. To be considered by TDC Planning Committee 17.05.22.

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

BPC COMMENTS: Bishopsteignton Parish Council object to the proposals at this prominent gateway to the village of Bishopsteignton for the following reasons some reiterated from previous correspondence:

- There is still no provision for safe pedestrian access to and from the site; in turn this leads to compromised road safety for vehicles using this stretch of road as well as pedestrians and cyclists. In its original consultation response, Devon Highways were against the proposals indicating the dangerous mix of pedestrians and vehicles including HGVs due to Forder Lane serving as a district distributor road for Bishopsteignton village. However, there seems to be a change of opinion or perspective from Devon Highways who are now in negotiations with the developer under a section 278 agreement despite there being no clearly defined proposals of how these issues will be solved. When will drawings/plans of this improvement be available, and will there be an opportunity to comment on them? Will this provide a much-needed footway to toward the village centre?
- Whilst the effort to improve pedestrian access to bus stops is noted and appreciated the Parish Council still feel the proposed layout of the junction of Forder Lane and the Newton Road (A381), now shown in drawing 6406.001 Rev A dated Dec 21, is inadequate to cope with the potential increase in both vehicular and pedestrian traffic, and that safety is still compromised.
- Bishopsteignton Parish Council acknowledge that the BNDP is silent on the possible inclusion of affordable housing at this site specifically however the development does not address the generally expressed desire of parishioners for more affordable housing in the parish; as demonstrated in public consultation and indicated in BNDP paragraph 2.5, page 10.
- Despite BNDP policy BSE1, Bishopsteignton Parish Council now wish to question the usefulness and potential marketability / interest in live-work units in the current economic climate and can this provision be justified over an affordable housing provision.
- There are concerns over the significant increase of the development zone, beyond the originally outline shown in appendix A9 of BNDP. This is apparent when comparing this appendix with the revised Block Plan, 2128.05 Rev G, submitted 19.01.22 and almost three of the larger properties, including the garden curtilage for each is outside of the original development zone. Further reduction of the primary landscape zone could be detrimental on many levels such as the visual impact of the loss of natural environment, reduced support for biodiversity due to the loss of natural habitat, and the increased the risk of flooding due to surface run-off.
- The decontamination of this land and how this will be handled still does not appear to be resolved. It is hoped that recommendations made by the Principal Environmental Health Officer of Teignbridge District Council, in their consultation response dated 21.05.19; mentioned again in the case officer report to TDC Planning Committee for its meeting to be held 17.05.22.
- Flooding – There is a comment from a DCC Flood and Coastal Risk Officer regarding the original surface water drainage management system. They make a relevant suggestion to resolve this to some extent however this has not been addressed by the applicant and in their report to TDC

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Planning Committee the case officer is recommending the matter be dealt with under reserved matters (ref. 2.2.13). This is unsatisfactory due to the potential detrimental impact on neighbouring properties and that the adjacent highway is known to flood in times of excessive rainfall; often rendering it impassable.

- The calculated greenfield runoff rate (as given on drawing titled Drainage Strategy, no. 6406.004 dated Oct 21) is unlikely to be accurate anymore, as the proposed extension to the development zone has been introduced since (revised Block Plan 2128.05).

Although not a planning matter it has been brought to the Parish Councils attention there is a lack of consistency, communication and transparency regarding all documentation relevant to this application and the publication of the documents.

- .ii **APP REF: 22/00715/NPA - Wolfsgrove Farm, Bishopsteignton, TQ14 9TL**
PROPOSAL: Application for Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO for change of use of agricultural building to a dwelling

PUBLIC EXP DATE: 24.05.22

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

BPC COMMENTS: No objection.

2807 FINANCE

.01 Payments:

It was proposed and seconded, that the payments listed below, in accordance with '220509 payment schedule' be approved; then processed by the clerk. Agreed unanimously therefore **RESOLVED** to approve and clerk to process accordingly. Shown in Appendix A.

.02 Monthly Finance Statements:

A statement for the period ending 30.04.22 had been forwarded to members. No questions were raised therefore this was **NOTED** by members and signed by the chair. Clerk to publish this on the BPC website.

.03 Insurance Renewal:

Members reviewed the quotations received and it was proposed by Cllr. Gateshill, seconded by Cllr. Lambert to proceed with the 5-year Long Term Agreement with Zurich Municipal Insurance at £1,997.18 per annum. Agreed unanimously therefore **RESOLVED**.

.04 2021-22 BPC Annual Accounts Statement:

This was **NOTED** and no questions were raised. The clerk advised the Annual Governance & Accountability Return was currently with the Internal Auditor expected back in time for full council acknowledgement at the June full council meeting.

2808 BCAP: THERMAL IMAGING CAMERA

Members reviewed the report provided by Cllr. Watson. It was proposed by Cllr. Gateshill, seconded by Cllr. Shaw to proceed with the purchase as recommended. Agreed unanimously therefore **RESOLVED**. Clerk to arrange procurement, BCAP Committee to organise terms of use.

2809 WORKING PARTY UPDATE REPORTS:

.01 **Teign Estuary Trail:** Cllr. Merritt provided minutes of the previous joint steering group meeting. There were no questions raised.

.02 **Scouts Community Building:** Cllr. Gateshill, as committee chair, had no further updated. Mrs. Cawthraw, as Chair of 1st Bishopsteignton Scouts advised there were complications with trees at the proposed siting and the slow sale of the original plot.

DATED:

CHAIRMAN:

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2810 CLERKS REPORTS: The clerk provided a report, available to download from the website. The following points were raised:

- .01 Cllr. Grimble reported fly tipping. The clerk gave details of how this should be reported to the responsible authority, TDC.
- .02 Cllr. Grimble reported the poor condition of the bench on the junction of Grandison Avenue and Radway Hill. Clerk to action immediate repair.

2811 PUBLIC PARTICIPATION

- .01 Mrs. Cawthraw, as a member of the Bishopsteignton Healthy Living Group, reported that Mr. Stephenson, who has always been a strong advocated for the supply of defibrillators around the parish and provided fund-raising, procurement support as well as conducted all condition assessments of existing units is looking to handover some of these responsibilities, hopefully to a member or contractor of the parish council, or another volunteer in the community. Clerk to liaise with Mr. Stephenson and Mrs. Cawthraw to establish exact duties and find a substitute.

THE CHAIRMAN CLOSED THE MEETING AT 9.15PM