



**2858 MEETING GOVERNANCE**

- ATTENDANCE:** Cllrs. Merritt (Chair), East, Gateshill, Gill, Grimble, Head & Smith (7/8)  
Clerk: Mrs. K. Ford. 16 members of the public.
- APOLOGIES:** Cllr. Lambert (1/8)
- DOI:** None
- ORDER OF BUSINESS:** No change to the agenda.
- RATIFICATION OF MINUTES:** It was proposed, seconded and unanimously agreed to resolve the draft minute as a true and correct record of the proceeding of the Planning Committee meeting held 24.08.22. **RESOLVED.**

**2859 LPA DECISION NOTIFICATIONS**

A summary list of notifications was circulated prior to the meeting. This was **NOTED** by members with no queries of comments being raised. List publicly available on the BPC website.

**2860 NEW APPLICATIONS**

The following applications were considered and it was **RESOLVED** for the comments below to be sent to Teignbridge District Council as the Local Planning Authority:

01. **APP REF:** 21/02699/MAJ - Old Walls Vineyard Ash Hill Bishopsteignton Devon TQ14 9PQ

**PROPOSAL:** Siting of twelve holiday lodges

Following discussion which included comments from parishioners and the applicant, it was proposed by Cllr. Head, seconded by Cllr. Smith, that the following comment be submitted. FOR: 5, AGAINST: 1, ABSTAIN: 1. therefore **RESOLVED.**

Further to this it was proposed by Cllr Merritt to add several further reasons in the consultation response. This was seconded by Cllr. Head. FOR: 5, AGAINST: 1, ABSTAIN: 1. Therefore **RESOLVED.**

Cllr. Gateshill proposed that a suggestion be added to the consultation response that if a new planning application, for only the 5 lodges to the south of the site, was submitted this may be acceptable to the parish council, however there was no seconder for this proposal.

Cllr. Merritt reminded members that when the original, incorrect application, was considered by the BPC Planning committee in January 2022 the consultation response resolved and submitted was 'no objection'. It was proposed by Cllr. Merritt, seconded by Cllr. Gateshill that this a request be sent to TDC planning officers that this original submission, dated 24.01.22, be rescinded. Agreed unanimously therefore **RESOLVED.**

Furthermore, it was proposed and seconded that a request be sent to the delegated planning officer for the application to be heard and determined by the TDC Planning Committee on category B. Agreed unanimously therefore **RESOLVED.**

**BPC COMMENT:** Bishopsteignton Parish Council object to this proposal for the following reasons:

- The proposal site is outside of the village settlement limit.
- The proposal site is within the Teignbridge Local Plan policy boundary EN2 Undeveloped Coast.
- Considered over development of the site.
- Not in keeping with the small rural vineyard business originally established.
- Negative impact on neighbouring properties, not in keeping visually with the rural setting, out of character within the immediate area and potentially ruining the natural landscape views from all around.

- Concerns over the likely significant increase in traffic on unsuitable rural lanes and roads.
- Increased light and noise pollution
- Concerns that the removal of vines and other vegetation, along with new building will lead to insufficient surface drainage of the site, potentially causing flooding further down.
- When considering **Bishopsteignton Neighbourhood Development Plan** this proposal is contrary to policies:
  - BSC5** – Development shall respect the landscape character of the area and comply with Local Plan policies EN2 Undeveloped Coast and EN2A Landscape Protection & Enhancement.
  - BSB3** – Any new development should not result in an unacceptable impact on the environmental value of the application site.
  - BSB4** – Proposal that result in harm of loss of existing agricultural or horticultural land and practice, allotments & food production will not normally be supported.

02.           **APP REF:** 22/01735/NPA - Land West of Wolfsgrove Farm, Bishopsteignton  
**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  
 It was proposed by Cllr. Gateshill, seconded by Cllr. Gill, that the following comment be submitted.  
 FOR: 6, ABSTAIN: 1, therefore **RESOLVED**.  
**BPC COMMENT:** No objection.

03.           **APP REF:** 22/01728/HOU - 8 Stockmeadow Gardens Bishopsteignton Devon TQ14 9QJ  
**PROPOSAL:** First floor extension to garage to form office  
 Following discussion which included comments from parishioners and the applicant, it was proposed by Cllr. Gateshill, seconded by Cllr. Smith, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.  
 Furthermore, it was proposed and seconded that a request be sent to the delegated planning officer for the application to be heard and determined by the TDC Planning Committee on category B. Agreed unanimously therefore **RESOLVED**.

**BPC COMMENT:** Bishopsteignton Parish Council object to this proposal for the following reasons:

- Overdevelopment of the site.
- Out of character and not in-keeping with the street scene, which is only bungalows, none with conversion providing first floor accommodation. Fear it will set a precedent for this type of development.
- Overbearing and intrusive. A loss of privacy for neighbouring properties due to overlooking.
- Creates what is effectively a secondary residence/accommodation unrelated to the primary residence, potential to lead to alternative use.
- The design of the proposed development is not tastefully sympathetic to the current intended street scene.

**MEETING CLOSED BY THE CHAIR AT 8.26PM**

**CHAIR:**

**DATE:**