

2022 Record of LPA Decision

REFERENCE	LOCATION	PROPOSAL	BPC COMMENT TO TDC	LPA DECISION	DATED
21/00911/HOU	24 Newton Road	Raising of roof to form an additional storey	<p>Bishopsteignton Parish Council feel a raised roofline would be out of character in this location; this would be the only full height two storey property. Similar observations have been made from neighbouring property owners.</p> <p>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.</p> <p>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.</p> <p>BPC would recommend the plans be amended 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.</p> <p>In its present form the Parish Council cannot support this application.</p>	REFUSAL OF PLANNING PERMISSION	
21/01455/VAR	2 Rydon Gardens, Newton Road	Variation of condition 2 on planning permission 20/01624/HOU to lower the ground floor to allow room for a mezzanine floor and to remove two windows from proposed west elevation	No objection.	GRANT OF VARIATION	
21/00937/HOU	Humbercroft, Humber	Erection of Detached Garage	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	
21/00993/HOU	Oak Tree Cottage, Luton	Two Storey Annexe Extension	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	
21/01254/HOU	Leat Lodge, 2 Cockhaven Mead	Proposed Front and Rear Extensions	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	
21/01382/HOU	The Gnoll, Smith Hill	Replacement of Existing Conservatory	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	
20/02096/FUL	First Floor Flat, 35 Fore Street	Raising of Roof	<p>Whilst members of Bishopsteignton Parish Council are fully supportive of aiding the viability of, and retaining commercial enterprise and opportunity within the village, in accordance with the Bishopsteignton Neighbourhood Development Plan policy BSF1, it has several concerns about the proposed development:</p> <p>The size of the window at the south-facing elevation; the proposal requires amendment to minimise the potential impact of light pollution and overlooking of neighbouring properties.</p> <p>Inappropriate scale in this location; the proposals need to be altered to provide a development that is more sympathetic with the community in terms of scale and materials used.</p> <p>There are grave concerns over the new balcony as proposed in the plans and the potential overlooking issue this creates.</p> <p>Overall, the Parish Council feel it must object to the current plans; that these require revisions to take account of the concerns detailed above. It would be supportive of development of this site in principle once the concerns raised have been addressed.</p>	REFUSAL OF PLANNING PERMISSION	

21/00517/FUL	31 Cockhaven Road	Dwelling To Rear	Bishopsteignton Parish Council object to this proposal for the following reasons: The proposal fails to satisfy several policies within the NPPF, the Teignbridge Local Plan and the Bishopsteignton Neighbourhood Development Plan. Overdevelopment, overbearing and out of character. Potential overlooking, particularly into the garden of neighbouring properties. Proximity to the boundary potentially resulting in a loss of light. No consideration has been made to match or compliment the building materials and finishes on existing properties. The proposal provided limited parking. Concerns relating to safe access to and egress from the site.	REFUSAL OF PLANNING PERMISSION	
21/01281/HOU	3 Canons Close	First Floor Extension Over Garage	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	
21/01651/TPO	3 Murley Grange	Crown reduce two Holm oaks by approx 2m overall and crown lift up to 6m above ground	Consultation by the LPA not undertaken.	GRANT OF CONSENT	
21/01315/OUT	Rivendell, Teignmouth Road	Outline For Single Storey Dwelling (Approval Sought For Access, Layout And Scale)	No objection.	REFUSAL OF PLANNING PERMISSION	
21/01487/NPA	Site At Teign View Farm, Higher Exeter Road	Application For A Prior Approval Under Part 3 Class Q (A) And (B) And Paragraph W Of The Gdpo Change Of Use Of Three Agricultural Buildings To Four Dwellings	No objection.	REFUSAL OF REQUEST FOR PRIOR APPROVAL	
21/01348/HOU	Farleigh House, Shute Hill	Replacement Single Storey And First Floor Extensions	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	
21/01639/TPO	1 Mitre Close	Crown reduce one Monterey cypress in Group G1 by 4m	No objection.	REFUSAL OF CONSENT	
21/01873/HOU	Kenwood, Teignmouth Road	First Floor Side Extension	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	
21/01930/HOU	19 Stockmeadow Gardens	Replace Roof Covering And Windows To Garden Room	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	
21/01250/LBC	Friston House, Forder Lane	Replace Garage Doors, And A New Electric Gate At Entrance	No consultation notification received.	GRANT OF CONDITIONAL CONSENT	
21/01701/HOU	4 Stockmeadow Gardens	Rear Extension To Replace Existing Conservatory	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.	GRANT OF CONDITIONAL PLANNING PERMISSION	

21/01944/HOU	20 Great Park Close	Single Storey Rear Extension And Associated Landscaping	Bishopsteignton Parish Council have no objection in principle. It was noted that TDC as the principal planning authority have not received any comments/objections from neighbouring properties. Parish Council members question why no Ecological Assessment Report has been provided or requested with the application documentation; the councils support for this application is subject to the ecologist's findings being supportive of the application, or at least if any recommendations for mitigation of detrimental effects on wildlife can be actioned and enforced.	GRANT OF CONDITIONAL PLANNING PERMISSION	
21/01472/FUL	Land Adjacent To 59 Cockhaven Road	Erection Of A Detached Dwelling And Garage	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. *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.	GRANT OF CONDITIONAL PLANNING PERMISSION	
21/02097/FUL	Friston House, Forder Lane	New gate to access driveway	No objection	GRANT OF CONDITIONAL PLANNING PERMISSION	
21/01965/HOU	Kettlesbrook, 4 Coombe Way	Alterations And Extensions To Dwelling Including Increase In Height Of Roof And Provision Of Turning Area	Whilst the Parish Council have no objection in principle, they wish to highlight the following concerns which have been raised in external reports which have accompanied the application • On the ecological assessment the potential for domestic light pollution from the external lighting. Please ensure this matter is resolved; that those recommendations are followed, and the actions are enforceable. • In a report from Southwest Water there is mention of a public water mains supply through the curtilage and that no building work should occur within 3 metres of this pipeline.	GRANT OF CONDITIONAL PLANNING PERMISSION	01.12.21
21/01748/FUL	8 Radway Gardens	Dwelling To Replace Existing Garage/Workshop	Bishopsteignton Parish Council acknowledge and appreciate the applicant's amendments which address the concerns raised previously, such as parking and the proposed dormer window. The Parish Council can support the application in principle however it objects to the proposed balcony due to the loss of privacy for neighbours who will be impacted by the overlooking this will create. The street scene does not include balconies on any other properties in the vicinity therefore it is suggested the proposal is altered to a window, or Juliet style, to eliminate both these issues.	REFUSAL OF PLANNING PERMISSION	07.12.21
21/02056/TPO	1 Mitre Close	Crown reduce one Monterey cypress in Group G1 as indicated in submitted photo, by a maximum of 3m	No objection. Bishopsteignton Parish Council fully support the findings of the Parish Tree Warden, Mr. Peter Hepworth.	GRANT OF CONSENT	07.12.21
21/02360/TPO	1 Deans Close	Crown reduce one beech by maximum 1.5m, crown lift to 0.5m above roof of garden building.	No objection.	GRANT OF CONSENT	09.12.21
21/02551/HOU	15 Orchard View, Wear Farm	Proposed Conservatory	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	21.12.21

21/02520/NPA	Site At Teign View Farm, Higher Exeter Road	Application For A Prior Approval Under Part 3 Class Q (A) And (B) And Paragraph W Of The Gdpo Change Of Use Of Three Agricultural Buildings To Four Dwellings	No objection.	GRANT OF REQUEST FOR PRIOR APPROVAL	22.12.21
21/02461/HOU	32 Teign View Road	Single Storey Side Extension To Dwelling	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	22.12.21
21/02350/CAN	Flat 1, Cross House	Prune three silver birch and one cherry tree as indicated in the submitted photos	No objection.	GRANT OF CONDITIONAL CONSENT	22.12.21
21/01654/HOU	Hillview, 6 Coombe Way	Rear Extension and Raising of Roof to Form Additional Accommodation and Replacement Garage	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	07.01.22
21/01138/FUL	Land South East Of Lea House Ngr 290173 74001, Bishopsteignton	Erection Of Three Horse Field Shelters	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	01.03.22
21/01247/LBC	22 Fore Street, Bishopsteignton	General Repair And Redecoration Of The Building Including Reline The Walls In The Bathroom, Kitchen And Rear Corridor In Flat 2, Rebuild The Bay Window In Flat 3 And Replace The Staircase In Flat 6	No objection.	GRANT OF CONDITIONAL CONSENT	03.03.22
20/00641/FUL	Higher Radway Farm	Erection Of A Replacement Dwelling, New Access Driveway And Associated Works Including Landscaping (Revised Plans Received 15 July 2021)	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?	GRANT OF CONDITIONAL PLANNING PERMISSION	03.03.22
21/02440/HOU	4 The Drive, Newton Road	New Front Porch, Rear Extension And Altered Roof To Garage	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	08.03.22
20/02007/LBC	6 Cockhaven Road	Single Storey Extension And External Landscape Alterations	Bishopsteignton Parish Council have no objection although wish that any observations and recommendations of the Design & Heritage Officer are implemented.	REFUSAL OF CONSENT	29.03.22
22/00420/TPO	Cemetery, Lindridge Road	Fell four diseased ash trees - Group G1	Did not comment on own application	REFUSAL OF CONSENT	04.04.22

22/00095/HOU	West Lodge, Lindridge	Replacement Glazing To Existing Orangery	<p>Bishopsteignton Parish Council object to the proposal. This greatly changes the aesthetics of the building, and the proposal is bland, out of character and has a detrimental effect on the listed building and is considered of keeping with the original design and concept of this building.</p> <p>The original has very delicate detail to the head of the windows with the proposed replacement being very much a utilitarian approach with no thought to retaining existing features.</p> <p>The Design and Access Statement includes:</p> <p>1.2 the design is sympathetic – The council disagree with this statement.</p> <p>2.3 analysis of impact of the proposal on the listed building. 'The works are sympathetic and very low impact' and 'The impact on the listed building will be neutral' – The council disagree with these statements.</p> <p>4.0 Detailed Proposals - 'Steel framed glazing in Black powder coating...' It is believed this style will not compliment the lodge at all. In addition, comments under 4.4 and 4.5 are equally illogical as the council believed the proposal will totally change the character and appearance of the listed building.</p> <p>It is understood that determination of this will mostly be in accordance with the report of the design & heritage/conservation officer however Bishopsteignton Parish Council recommend refusal on the basis of:</p> <p>A bland approach to an otherwise original well-presented addition to the existing listed building.</p> <p>The proposal lacks any complimentary approach to the aesthetics of a listed building and is considered detrimental.</p> <p>Out of character/out of keeping with existing building.</p> <p>However, despite objections to this proposal, the council are eager to support climate change initiatives associated with planning applications, particularly in listed buildings and older properties, and fully recognise the challenge involved.</p>	REFUSAL OF PLANNING PERMISSION	07.04.22
22/00500/HOU	15 Great Furlong	Enlarged Window Openings On South Elevation, Addition Of Balcony With Glass Balustrade And Addition Of PV Solar Panels	No comment submitted as invitation to consult was not received.	GRANT OF CONDITIONAL PLANNING PERMISSION	29.04.22
22/00350/HOU	Chao Nan , Forder Lane	Single storey extension to front	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	03.05.22

22/00295/HOU	10 Meadow View, Wear Farm, Newton Road	Porch	No objection	APPLICATION WITHDRAWN	30.05.22
22/00715/NPA	Wolfsgrrove Farm	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	No objection	REFUSAL OF REQUEST FOR PRIOR APPROVAL	27.05.22
21/02085/HOU	20 Teign View Road	Formation of room in the roof including rear dormer	No objection in principle. It is hoped and encouraged that building control enforce the provision of sufficient insulation and sound proofing due to the property being in a terrace.	GRANT OF CONDITIONAL PLANNING PERMISSION	31.05.22
22/00739/HOU	Rio Vista	Single storey side extension	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	31.05.22

22/00671/HOU	14 Bishops Avenue	Single storey rear extension	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	08.06.22
22/00122/HOU	Wear Farm, 26 Orchard View	Proposed conservatory/sunroom and porch	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	13.06.22
21/00082/REF	8 Radway Gardens	Appeal against the refusal of 21/01748/FUL: Dwelling to replace existing garage/workshop	No further comment	APPEAL DISMISSED	16.06.22
22/01180/PETEL	Telecommunications Station, Lea Park Nurseries	Install electronic communications	BPC were not consulted.	PERMISSION NOT REQUIRED. PDR APPLY	17.06.22
APP/P1133/W/22/3 292625	Rivendell, Teignmouth Road	Appeal against refusal of 21/01315/OUT Outline for single storey dwelling (approval sought for access, layout and scale)	No further comments	APPEAL DISMISSED	20.06.22
22/01252/EXMPTC	St John The Baptists Church, Church Road	Remedial pruning to one failed lime tree	No consultation, 5-day emergency works application.	NO OBJECTION	28.06.22
22/00718/LBC	6 Cockhaven Road	Replacement dining room window and removal of small section of wall and new steps	No objection.	GRANT OF CONDITIONAL CONSENT	01.07.22
22/01052/CAN	Farleigh House , Shute Hill	Fell one cedar	The Parish Council can understand the reasons for felling however would wish for the applicant to attempt crown lift to resolve the issues before resorting to felling this tree. Should permission to fell be granted, it is hoped the applicant will replace the tree with another tree in a more suitable location within the property curtilage.	NO OBJECTION	11.07.22
21/02823/FUL	2 Great Furlong	Erection of a new detached dwelling	Bishopsteignton Parish Council have no objections to the proposed development provided the following concerns are addressed: Proximity and possible encroachment of the northern retaining wall on the adjacent service strip; the effect of necessary excavation in this position may affect any services within the strip and could potentially undermine footing of the adjacent highway. Part of the parking provision of No. 2, Great Furlong would be compromised by the proposed development (2 off-street parking spaces). How will this be resolved/managed?	REFUSAL OF PLANNING PERMISSION	15.07.22
22/00394/HOU	24 Newton Road	Attic conversion and extension, single storey front extension and render whole building	The Parish Council have no objection in principle providing the glass of the dormer window in the bathroom is opaque and remains fixed/closed as stated.	GRANT OF CONDITIONAL CONSENT	26.08.22
22/00973/HOU	The Walled Garden, Lindridge Park	Installation of ground mounted Solar PV array	Bishopsteignton Parish Council have no objection however would like to see the development include a storage solution/battery storage.	GRANT OF CONDITIONAL CONSENT	31.08.22
22/01605/CLDP	3 Canons Close	Certificate of Lawfulness for proposed conversion of existing garage into additional accommodation	Not consulted.	CERTIFICATE OF LAWFUL USE OR DEVELOPMENT GRANTED	23.08.22

22/00247/VAR	Sunyani, Newton Road	Variation of condition 2 and 4 on application 14/01530/FUL (Ground floor front extension and new garage) to amend balcony	BPC object to the variation of conditions 2 and 4 on the original planning permission 14/01530/FUL which was granted 13 August 2014. Condition 4 clearly states valid reasoning for the fixed louvered screen which have not changed. In addition, this condition states the screening is to 'be retained in perpetuity' and the council cannot see any valid reason for this to change.	REFUSAL OF VARIATION OF CONDITION FOLLOWING GRANT OF CONDITIONAL PLANNING PERMISSION	14.09.22
22/01792/TPOE	Lindridge Park Humber	Felling of one Ash Tree subject to TPO E2/27/06	Not consulted.	TPO Exemption works granted	20.09.22
22/01338/CLDE	Green Oaks, Forder Lane	Certificate of lawfulness for existing occupancy of the property as an independent dwelling in breach of agricultural occupancy condition	When considered it was resolved that no comment be made to the application but a letter expressing concern at the handling of this matter over the years, that the application is too late for appropriate action to be enforced. This is to be set to the relevant TDC planning officer, copied to Cllr. MacGregor	CERTIFICATE OF LAWFUL USE OR DEVELOPMENT GRANTED	28.09.22
2/01352/TPO	12 Murley Grange	Fell one diseased Turkey oak	Further to consultation with the Parish Tree Warden the Parish Council have no objection to the felling of this Turkey Oak however would encourage the applicant to plant another tree of similar species and stature.	SPLIT DECISION Part Approval and Part Refusal	03.10.22
22/00070/LBC	Green, Shute Hill	Roof repairs and replacement roof including repair and replacement of lead valleys	No objection.	CONSENT GRANTED	06.10.22
22/01041/HOU	Tynninghame, Teignmouth Road	Front extension with balcony	No objection.	GRANT OF CONDITIONAL PLANNING PERMISSION	17.10.22
22/01735/NPA	Land West Of Wolfsgrrove Farm	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 residential use	No objection.	REFUSAL OF REQUEST FOR PRIOR APPROVAL	27.10.22
20/02223/FUL	Applegarth, Littlefield	Non material amendment (reduce roof pitch, increase upper ground floor level, alterations to windows, thickness of walls, relocation of rooflight, updated screen porch facade & new landscape design) to planning permission 20/02223/FUL for proposed subdivision of plot and new dwelling	Not consulted.	REFUSAL OF NON-MATERIAL AMENDMENT	01.11.22
22/02036/EXMPTC	Riverview Fore Street	Removal of three dead trees (Mimosa, Eucalyptus and Pear tree).	Not consulted.	Exemption works to tree/s in a Conservation Area granted. (replace with one pear tree).	16.11.22