

App B 2302 Payment Authorisation	2
App C 230131 Financial Statement PUBLIC	3
App D BPS Grant App Ford FY 2022-23	5
App E BVF Grant App Form FY 2022-23	9
App E.1 BVF 2023 Application for BPC Land use rcvd 230202	12
App F Clerks Report - Final Local Plan Review 2023	18
App F guidance-note-for-representation-form	34
App G - Clerks Report - Kings Coronation WP	38
App H - Clerks Report - EV Charging with specs	39
App I Clerks Report - General Update at 03.02.23	55
App J Clerks Report Teigbridge Parishes Planning Forum with minutes and letters	59

PAYMENTS AUTHORISATION

Appendix B for the full council meeting to be held 06.02.23

VN	Payment Date	Description	Supplier/Payee	Net	VAT	Total	Notes
295	07.02.2023	Lawns/village green expenses	BGS Ltd	£480.00	£96.00	£576.00	Safety line marking at Lawns car park, from S106
298	07.02.2023	Tax & NI	HMRC	£496.25	£0.00	£496.25	
299	07.02.2023	Clerk's salary	Mrs. K Ford	£1,613.08	£0.00	£1,613.08	
300	07.02.2023	Stationery	Amazon	£31.62	£6.33	£37.95	
301	07.02.2023	Village Green Enhancements	BGS Ltd	£795.00	£159.00	£954.00	VG Post install, from S106.
302	07.02.2023	Book Swap	Amazon	£28.32	£5.66	£33.98	Boxes for swap shed, from Climate Action Fund
303	07.02.2023	General Maintenance	John Parkes	£165.00	£0.00	£165.00	Various including bench repairs, tree guards, etc.
304	07.02.2023	Stationery	Shaw & Sons Ltd	£81.00	£16.20	£97.20	Lockable minute book
305	07.02.2023	Pension Contributions	DCC Pension Fund	£543.76	£0.00	£543.76	
				4234.03	283.19	4517.22	

On behalf of Bishopsteignton Parish Council, I agree that the debts detailed above shall be paid from Bishopsteignton Parish Council funds and that these transactions shall be carried out by the Clerk & RFO of Bishopsteignton Parish Council within the 24 hours following this meeting of Bishopsteignton Parish Council.

Signed: _____

Position: Chairman

Dated: 06.02.23





FINANCIAL STATEMENT At 31.01.23

1. BALANCES

Bank Balance	174031.35	as bank reconciliation on page 2
of which Restricted/Earmarked Funds (detailed below)	162667.34	93.5% of Bank balance
CONTINGENCY BALANCE AVAILABLE /UNRESTRICTED FUNDS (Advised to hold 3 months' worth of regular expenditure, approximately £13,000)	11364.01	6.5% of Bank balance

2. RESERVES - Restricted/Earmarked Funds

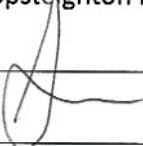
Burial Account	90245.97	Bishopsteignton Cemetery use only
Staff costs	3424.57	Staff salary, NI & Pension contributions
Administration costs	10425.38	Includes office cost, elections, audit, training, insurance, etc
Asset Management	13977.52	Includes toilets, Carpark, St. Johns, Open spaces, play areas, MUGA
Agency Grants	-129.72	Includes P3 grant
BERT/Emergency Resilience	1417.12	
Queens Platinum Jubilee	-25.50	
Scout/Community Hub	-250.00	at The Lawns
Grant Awarding Funds	1020.00	Under GPC of Localism Act 2011
Monies held in Trust	876.34	Cricket Club, Bench donation, Playdays
CIL	39011.26	Spend must meet criteria, deadlines for spend
S106 Balance	-2354.67	Balance of monies claimed & spend to be claimed
Balance of other funding sources	2000.70	Includes various earmarked grants.
Climate Action Fund	3963.28	Grant awarded Nov '21
VAT	-934.91	Balance of VAT payments & receipts
TOTAL	162667.34	

3. BANK RECONCILIATION (next page)

BISHOPSTEIGNTON PARISH COUNCIL
GRANT APPLICATION FORM 2021/22

1 ORGANISATION DETAILS	
Name:	BISHOPSTEIGNTON PANTOMIME SOCIETY
Registered Charity:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
If YES please provide charity number:	N/A
What does your organisation do? <small>Please give aims and objectives. If you have a constitution, please attach this, together with any other publicity information you consider appropriate. Membership numbers, area served, etc.</small>	PROVIDE PANTOMIME SHOWS FOR THE COMMUNITY WITH A % OF PROFIT GOING BACK TO THE COMMUNITY 28 MEMBERS INC CHILDREN.
2 CONTACT DETAILS	
Primary contact name:	JAMES DAY
Position in organisation:	CHAIR
Contact telephone:	07491 149234
Contact email:	clay-james@sky.com / bishopsteigntonpantomimesociety@gmail.com
3 DETAILS OF GRANT REQUEST	
What is the intended use of the grant?	TO PURCHASE EQUIPMENT FOR THE SOCIETY SUCH AS LIGHTING, STAGE, SOUND EQUIPMENT TO BE USED EACH YEAR
How would this benefit the Parish?	TO ENHANCE THE PERFORMANCE FOR THE COMMUNITY
What is the total cost of the project?	£1000 (Please supply/attach quotes/estimate details)
How much are you applying for from BPC?	ANY DONATION! £
What other fundraising will your organisation be carry out?	WE DO EVENTS THROUGH THE YEAR SUCH AS FETES/FUNDAYS & QUIZES
Have you applied for funds from other sources? <small>If Yes please give details</small>	NOT YET

BISHOPSTEIGNTON PARISH COUNCIL
GRANT APPLICATION FORM 2021/22

4	PAYMENT DETAILS
Bank Details:	Bank: <i>NATWEST BANK</i> Account name: <i>BISHOPSTEIGNTON PANTOMIME SOCIETY</i> Eight digit Account Number: <u>72133503</u> Six digit Sort Code: <u>516118</u>
5	CERTIFICATION
<p>I certify that the above information and the contents of the attached documents are correct at the time of applying. I understand that if any of the information is subsequently found to be incorrect this may lead to the organisation being disqualified from consideration and/or the withdrawal of any grant awarded. I agree to my organisation being bound by the eligibility criteria and any conditions set by Bishopsteignton Parish Council.</p>	
Signed: 	Date: <i>23/1/23</i>
<p>If your application is successful the Parish Council may wish to be included in any publicity and its contribution noted. There will also be conditions attached to any grant awarded covering how to repay the grant should it not be used as per the application form, or if the event is cancelled. Acceptance of any funds will be deemed to be agreement of the conditions set out in BPC Grant Awarding Policy.</p>	



Constitution

BPS Aim and Objectives

The aim of the BPS is to promote amateur theatre/ Productions in the local community through a Programme of plays and other performances together with other ancillary activities. **Amended 05/07/2022** it was agreed the intention of the society to gift 10% of all ticket revenue to charitable causes.

Members

Anyone in the local community may join BPS by participating in or assisting with, in any capacity, a production or the Programme generally. There is no annual membership or joining fee.

Committee

The BPS is managed by a committee of members. The committee may have any number of members but as a minimum there shall be 3, including a Chairman, Secretary and Treasurer. The committee may co-opt other members to join for particular purposes.

The committee shall meet as frequently as necessary but at least three times during the year. Seven day's notice is to be given of each meeting by the Secretary, and the quorum is 3 members.

The objectives of the committee include a) to agree a programme of productions for the year with an outline programme for the following year, ensuring that the necessary bookings are made, b) agree the budgets for individual productions, c) be advised on the state of the finances and d) put forward a fund raising programme as necessary

General Meetings

BPS will hold an Annual General Meeting in April or May of each year. Fourteen days notice must be given by the Secretary and the quorum is 10 members. The agenda of the AGM is to include as a minimum:

- a) Election of officers for the following year. Any member may stand for election and must be proposed by another member
- b) Approval of the annual accounts
- c) Review of the activities of the previous 12 months and proposals for future activities

and productions

Should a member wish to raise an item for discussion on the agenda, they should inform the Secretary at least seven days before the meeting

An Extraordinary General Meeting can be called by the Committee, or by 10 members, to consider a particular issue. Fourteen days notice must be given by the Secretary to all members together with an agenda

Finances

All profits made from productions or through fund raising activities will be retained by the group for future activities, for the general running of the group or to sponsor a charity should that have been agreed by the committee.

BPS will have a bank account, requiring two signatures for the withdrawal of money and the payment of bills. The signatories will normally be the Treasurer and Secretary but the Treasurer may authorize alternative or additional signatories as considered necessary.

The Treasurer will prepare a set of accounts for each year for audit and subsequent presentation at the AGM. An auditor will be appointed for each year. The Treasurer will also ensure the BPS hold adequate insurance, particularly public liability insurance, to cover the group's activities.

The Treasurer will ensure that a budget is agreed for each production and that expenses are paid on presentation of receipts by the Producer or those who the Producer has agreed can spend money.

Productions

When a production has been agreed, a Director and Producer must be appointed who will then agree all activities relating to that production including a budget which must be agreed by the Treasurer

BISHOPSTEIGNTON PARISH COUNCIL
GRANT APPLICATION FORM FY 2022/23

1	ORGANISATION DETAILS			
	Name:	Bishopsteignton Village Festival Committee		
	Registered Charity:	YES	NO	X
	If YES please provide charity number:			
	<p style="text-align: center;">What does your organisation do?</p> <p style="text-align: center;"><i>Please give aims and objectives. If you have a constitution, please attach this, together with any other publicity information you consider appropriate. Membership numbers, area served, etc.</i></p>	<p>The BVFC runs the biannual festival that is free to attend for all the residents of the village. The festival consists of a week of activities that include workshops for children and adults, entertainment for the elderly at a tea party, a dog show, music, arts and drama. The purpose is to strengthen social bonds within our community and to showcase activities available within the village throughout the year that can help to improve mental well being. A copy of our constitution is attached with this application.</p>		
2	CONTACT DETAILS			
	Primary contact name:	James Lockhart		
	Position in	Chair		
	Contact telephone:	01626 686 044		
	Contact email:	jim@clanlockhart.com		
3	DETAILS OF GRANT REQUEST			

BISHOPSTEIGNTON PARISH COUNCIL
GRANT APPLICATION FORM FY 2022/23

<p>What is the intended use of the grant?</p>	<p>To provide materials and tutors for two types of workshops that will benefit the children of the village primary school. The workshop subject matter will be Sun Printing and Circus skills. Each workshop type is costing £250 for two days of teaching, so we would like to bid for £500 to cover the cost of these activities. Over the 2 days of the workshops there are 70 sessions. Some sessions are repeated, but it equates to approx 22 different activities. Most of the sessions are run with half a class, 15ish pupils, but there are usually about 6 activities that involve whole class groups</p>
<p>How would this benefit the Parish?</p>	<p>The circus skills activities are designed to improve children’s self confidence and motor skills which will hopefully enhance their ability to gain the most from the opportunities provided during the teaching of their core curricular activities. The Sun Printing is a very primitive form of photography that will greatly enhance the arts teaching available to the children and support the teaching provided during core curricular arts lessons.</p>
<p>What is the total cost of the project?</p>	<p>£500 (Please supply/attach quotes/estimate details)</p>
<p>How much are you applying for from BPC?</p>	<p>£500</p>
<p>What other fundraising will your organisation be carry out?</p>	<p>The festival has carried out extensive fundraising to provide funds for other areas of the programme and has to date raised circa £15k that will be used to hire tentage, lighting, PA systems, generators and other materials needed for adult workshops and so forth.</p>

BISHOPSTEIGNTON PARISH COUNCIL
GRANT APPLICATION FORM FY 2022/23

<p>Have you applied for funds from other sources? <i>If Yes please give details</i></p>	<p>Yes: National Lottery Grant - £7k awarded.</p>
4 PAYMENT DETAILS	
Bank Details:	<p>Bank:</p> <p>Account name: Bishopsteignton Festival Committee</p> <p>Eight digit Account Number: 37823360</p> <p>Six digit Sort Code: 30/90/89</p>
5 CERTIFICATION	
<p>I certify that the above information and the contents of the attached documents are correct at the time of applying. I understand that if any of the information is subsequently found to be incorrect this may lead to the organisation being disqualified from consideration and/or the withdrawal of any grant awarded. I agree to my organisation being bound by the eligibility criteria and any conditions set by Bishopsteignton Parish Council.</p>	
Signed: J K Lockhart (by email)	Date: 1 February 2023
<p>If your application is successful the Parish Council may wish to be included in any publicity and its contribution noted. There will also be conditions attached to any grant awarded covering how to repay the grant should it not be used as per the application form, or if the event is cancelled. Acceptance of any funds will be deemed to be agreement of the conditions set out in BPC Grant Awarding Policy.</p>	



BISHOPSTEIGNTON PARISH COUNCIL

APPLICATION & TERMS OF USE AGREEMENT for one-off events held on BPC Land

Thank you for your interest in holding an event on Bishopsteignton Parish Council land.

Part 1: Must be submitted **at least three months in advance of the proposed event** to check if the venue is available, and the event is suitable for our land. Please complete & submit to the council as detailed below.

Part 2: Before completing, please await confirmation/acknowledgement that your event may proceed. If you receive confirmation that the site is available and the event you are planning is feasible, you can proceed with a full application (Part 2). This must be submitted at least **six weeks before the date of the event** if the site is not available, alternatives dates for your consideration will be offered.

For further details please contact the clerk. clerk@bishopsteignton-pc.gov.uk / 07483 149812

Application may be submitted by email or post;

FAO The Clerk, Bishopsteignton Parish Council, Community Centre, Shute Hill, Bishopsteignton, TQ14 9QL.

TERMS OF USE AGREEMENT

1. Other than supervised for the transportation of equipment or essential for display purposes, no vehicles of any kind will be allowed onto the land.
2. Litter picking after the event; making every effort to reduce the amount of waste produced by using sustainable options such as reusable/refillable cups. The use of glass will not be permitted on any of our sites. To compost/recycle waste responsibly where possible.
3. To make arrangements with the council to jointly inspect the site immediately before and after the event.
4. The event organiser must supervise the movement of vehicles. Any damage shall be remedied by the event organiser to the reasonable satisfaction of the council. This shall include any damage to the ground caused by adverse weather conditions.
5. No amplified music/equipment is permitted to be used before 10am or after 10pm, other than by special arrangement with the landowner ie. extension may be granted subject to location).
6. For the sale of food & drink, to ensure the event, mobile traders and stalls are compliant with relevant food, drink, and entertainment regulations
7. It is the responsibility of all traders to comply with any legislation regarding the sale of goods, with particular regard to the selling of goods to anybody under the age of 18, or appearing to be under the age of 18, unless acceptable proof of age is provided.
8. Satisfactory Public Liability insurance being arranged. Copies, including Risk Assessments, to be provided to the Council at least 6 weeks prior to the event. All third parties involved in your event will also require their own Risk Assessments, Public Liability Insurance and supporting documents if necessary. **Permission will be revoked if insurance is not provided in line with this timescale.**
9. Appropriate parking to be arranged to prevent any inconvenience to direct residents including the introduction of residents parking scheme and no access permitted to non-residents.
10. Due care and attention is always given to residents in neighbouring properties. Including prior notice of the event and where possible, consultation in the planning stages including a site map.
11. To adhere to a 1m clearance between neighbouring boundaries and the event equipment/set-up.
12. To only use the site for the purpose for which permission has been granted by the council.
13. To inform the council if the event is postponed. The council will endeavour to provide an alternative date (this cannot be guaranteed). A maximum of one reschedule per site will be permitted.
14. To prohibits balloon and sky lantern releases due to the environmental damage they cause, and the danger posed to livestock and wildlife.

15. To consider the direct environmental impacts of this event, such as pollution from generators, chemicals used, noise produced etc making every effort to put measures in place to avoid or minimise them.
16. That all operatives are aware of and conduct all working practices and communications in accordance with The Equality Act 2010. <https://www.gov.uk/guidance/equality-act-2010-guidance>
17. The event will manage a complaints log to be made available to residents and attendees. A contact number for any complaints/concerns to be provided publicly.

PAGE 1 & 2 - TO BE RETAINED BY THE APPLICANT

TO: BISHOPSTEIGNTON PARISH COUNCIL

APPLICATION: PART 1

Please complete & submit to the council at least 3 months before your proposed event.

Re: Cockhaven Common for the village festival **on** 16 to 18 June 2023
Name of BPC Land requested *Date of event*

Name & role in organisation	James Lockhart (Chair)	Of main contact
Organisation/Event Organiser	Bishopsteignton Village Festival Committee	Name
Contact Address	14a Radway Hill, Bishopsteignton. TQ14 9QN	Full address of applicant/organisation, including postcode
Contact Telephone	01626 686 044; 07811 170 708	Please provide a mobile number and a landline if available
Contact Email	jim@clanlockhart.com	A current, valid email address for the main contact named above

Please Note: A name and contact number is required for a person responsible on the day of the event if different from above. Please include in PART 2.

Event Type A community event might cover fundraising/charity events, country fairs, carnivals and regattas. Commercial events would include things like beer festivals, food markets, music festivals and business promotional events.		Community <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>
Event Name	Bishopsteignton Village Festival	
Event Features Such as stalls, show, dog/animal show, donkey rides, amusement rides, fireworks, catering, alcohol, etc	Cafe, bar, dog show, historical reenactment, workshops, drama, music, art, catering, stalls	
Event Date/s & Times For public attendance	15 June - 1700 to 2230 16 June - 1000 to 2300 17 June - 1000 to 2300	
Additional time for Event Organisers Please detail any time required for organisers before & after the event ie. set up, dismantle & clear site	14 June - 1000 to 1700 18 June - 1000 to 1700	
Purpose of event & target audience Why are you holding this event? Who is this event aimed at? Where are they based?	To provide free to access activities and entertainment that will strengthen the social bonds within the village and raise awareness of the activities and organisations available to participate in as a resident of the village.	
Anticipated number of attendees	Circa 500 over the three days.	
How will attendees likely arrive at the site On foot, bicycle, public transport, car, etc. Please note if car, you will need to arrange for a suitable parking provision and give details in PART 2.	Principally on foot, but some may arrive via bicycle. Motor vehicles are actively discouraged, but some may still use this means.	

<p>What equipment will be used for event</p> <p>For example, marquee/tent/gazebo, stalls/ tables, staging, seating, cordons, portable toilets, amusement and mechanical rides, electrical power generation, music, gas, catering equipment including bbq, fireworks, etc.</p>	<p>Marquees, stalls, chairs, tables, cordons, portable toilets, electrical, power generation, music, LPG, catering equipment, BBQ, bar, cafe</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------

As organiser of the above event,

- **I agree to the conditions of the Terms of Use Agreement (set out on page 1)**
- **I confirm the details above are to the best of my knowledge at the time of application**

J K Lockhart

Signed

01 / FEB / 2023

Date

LOCKHART

Name (please print)

Your privacy is important to Bishopsteignton Parish Council which is subject to the General Data Protection Regulation 2018. To view a copy of the Council's Privacy Policy and related information please visit <https://www.bishopsteignton-pc.gov.uk/privacy-policy/>

Application may be submitted by email or post;
 FAO The Clerk, Bishopsteignton Parish Council, Community Centre, Shute Hill, Bishopsteignton, TQ14 9QL.

Please await confirmation before proceeding to PART 2

TO: BISHOPSTEIGNTON PARISH COUNCIL

APPLICATION: PART 2

Once confirmation is received, please complete & submit to the council at least 6 weeks before the event.

Re: _____ on _____
Name of BPC Land requested *Date of event*

Please only complete if different from the contact details provided on PART 1:

Name & role in organisation		Of main contact
Preferred pronouns		Example: She/her/hers, He/him/his, They, them, their.
Organisation/Event Organiser		Name
Contact Address		Full address of applicant/organisation, including postcode
Contact Telephone		Please provide a mobile number and a landline if available
Contact Email		A current, valid email address for the main contact named above

If the on-the-day contact is different please provide their details below:

Name & role in organisation		Of main contact
Preferred pronouns		Example: She/her/hers, He/him/his, They, them, their.
Contact Telephone (Including mobile)		Please provide a mobile number and a landline if available
Contact Email		A current, valid email address for the main contact named above

Public Liability Insurance:

Please provide a copy of your valid public liability insurance as detailed below...

A Public Liability Insurance (PLI) Certificate for a minimum sum of **£5 million** to cover the entire event must be submitted. The council will advise you if an alternative limit is required, depending on the nature of the event and the potential risk exposure. Public Liability Insurance for your event should illustrate policy number, policy start date and end date, insured business / activities, limits of indemnity, business name, and any endorsements / exclusions.

Tick to confirm this is attached

Event Risk Assessment:

Please provide a copy of all relevant risk assessments.

Tick to confirm this is attached

Third Party Information and their PLI Certificates:

The event organiser must submit a list of each third party attending and provide a copy of their valid PLI Certificate. This must be for a minimum sum of £5 million.

Third Party Public Liability Insurance for attending your event should illustrate policy number, policy start date and end date, insured business / activities, limits of indemnity, business name, and any endorsements / exclusions.

Tick to confirm this is attached

A Site Plan:

This must include third party attendees e.g. catering, bouncy castle, other charities etc, and must correspond to the Third Party Information form and their PLI Certificates.

Tick to confirm this is attached

PLEASE NOTE: Permission will be revoked if insurance details, and risk assessments are not provided

Further considerations:

Have you organised parking provision for attendees & organisers? Please give details.	
Medical Provision Have you made provision for first aid? Guideline - if your event has approximately 1000 people attending then you will need two first aiders. Please give details.	
Please confirm what equipment will be used for event (For example, marquee/tent/gazebo, stalls/tables, staging, seating, cordons, portable toilets, amusement and mechanical rides, electrical power generation, music, gas, catering equipment including bbq, fireworks, etc.)	
How will it be transported onto site Details of how equipment for event will be brought to site	
Will amplification equipment be used? (PA, music, DJ, etc) If so, what will it be used for?	
Litter collection proposals Please provide details of how you propose to clear up when you have finished using the site? Include details of how this plan will ensure responsible recycling wherever possible.	

As organiser of the above event,

- I agree to the conditions of the Terms of Use Agreement (set out on page 1)
- I confirm the details above are to the best of my knowledge at the time of application

Signed

_____/_____/_____
Date

Name (please print)

Your privacy is important to Bishopsteignton Parish Council which is subject to the General Data Protection Regulation 2018. To view a copy of the Council's Privacy Policy and related information please visit <https://www.bishopsteignton-pc.gov.uk/privacy-policy/>

For further details please contact the clerk. clerk@bishopsteignton-pc.gov.uk / 07483149812



Appendix F for 06.02.23

**CLERKS REPORT: FINAL CONSULTATION OF THE LOCAL PLAN 2020-2040
PARISH COUNCIL REVIEW**

The Proposed Submission Local Plan 2020-2040 sets out policies for how development will be managed in the district, and includes site allocations for new housing, employment premises, gypsy and traveller pitches, and wind turbines.

This current consultation is of the Regulation 19 version of the Plan (i.e. the final draft). It is the version of the Plan which will be submitted to the Planning Inspectorate for public examination. Following consultation, TDC will consider all comments received during this consultation and recommend any modifications to the Inspector examining the Plan if appropriate. This report provides the links to all the relevant documents, a list of relevant policies and chapters, and the responses submitted by BPC previously.

CURRENT CONSULTATION DOCUMENTS:

Comments must be submitted by 12 noon on Monday 13th March 2023. Comments which have been submitted after this deadline will not be accepted.

Local Plan 2020-2040 Proposed Submission:	https://www.teignbridge.gov.uk/media/tfcjco5d/proposed-submission-regulation-19-local-plan-2020-2040.pdf
Policy Maps:	https://www.teignbridge.gov.uk/lpmap
Guidance Notes for response form:	https://www.teignbridge.gov.uk/media/douczesw/guidance-note-for-representation-form.pdf
Community Infrastructure Levy: Draft Charging Schedule and proposed rates	See further details and links on page 16 of this report

Comments must be made specifically to each **Part** (Policy Chapter, Site Allocation Chapter, Supporting Document or Additional Evidence). Followed by each **Document** (The Policy number or named document) as listed below.

When completing a response form online it is a requirement that for each section/policy for which a comment is being submitted the council should state if it agrees the following:

That the document/policy is:

- **Legally compliant:** Does the plan meet the legal requirements made under various statutes?
- **Sound:** Has the plan been positively prepared, justified, effective, and consistent with national policy?
- **Complies with the duty to cooperate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

All comments submitted will be read, considered and, where appropriate, inform a list of proposed modifications that will be sent to the Independent Local Plan Examiner.

The Parish Council should provide any evidence and supporting information necessary to support its representation and suggested modification(s). It should not be assumed that there will be further

opportunity to make submissions before the Local Plan Examination. Any further representations attempted after the plan is submitted for examination may only be made if invited by the Inspector.

DOCUMENTS/POLICIES FOR REVIEW:

I have highlighted which policies are essential to review and submit comment on for the future village. This selection is in no way limited and will depend on any matters within the plan, indicated by the specific policy number, which the council feel is relevant and important to the parish. Ideally members should review as much as possible within the next few weeks before the planning meeting (20.02.23). Perhaps sharing out the chapters as has been done previously.

PART/ POLICY/ DOCUMENT		COUNCILLOR/S TO REVIEW	ESSENTIAL REVIEW
GENERAL POLICIES https://arcg.is/0inuSi			
GP1:	Sustainable Development		
GP2:	Development in Teignbridge		
GP3:	Settlement Limits and the Countryside		
GP5:	Neighbourhood Plans		
GP6:	Loss of local facilities and services		
GP7:	Infrastructure and support		
GP8:	Viability		

CLIMATE CHANGE POLICIES https://storymaps.arcgis.com/stories/886263da07bb42ee830c2d06041b67d6			
CC1:	Resilience		
CC2:	Carbon Statements		
CC3:	Electric Vehicle Infrastructure		
CC4:	Sustainable Transport		
CC5:	Renewable and Low Carbon Energy Generation		
CC6:	Wind turbine development		
CC7:	Energy Storage		

DESIGN & WELLBEING POLICIES https://storymaps.arcgis.com/stories/3ad01085b3e84d18868708ddb0a84743			
DW1:	Quality Development		
DW2:	Development Principles		
DW3:	Design Standards		

ECONOMY POLICIES https://storymaps.arcgis.com/stories/ab8a834ad77848b5954035f6330713cf			
EC1:	Business Development		
EC2:	Local Supporting Services for Employment Sites		
EC3:	Loss of Employment Sites		
EC4:	Inclusive Employment and Skills		
EC5:	Working from Home		
EC6:	New Tourist Accommodation and Attractions		
EC7:	Static and Touring Caravan Sites		
EC8:	High speed digital networks		
EC12:	Local Shops		

HOMES POLICIES https://storymaps.arcgis.com/stories/c92000d64fdc4547b76d0fd384ae8f09			
H1:	Land for New Homes		
H2:	Affordable Housing Targets		
H3:	Affordable Housing Controls		
H4:	Inclusive Mix, Design and Layout		
H5:	Homes Suitable for All		
H6:	Custom Build		
H7:	Rural Exception Sites		
H8:	Other Exception Sites		
H9:	Local Connection Test and Cascade		
H10:	Homes for the Travelling Community		
H11:	Householder Development		
H12:	Residential Amenity		
H13:	Replacement Dwellings		
H14:	Re-use and Conversion of Disused Buildings in the Countryside		
H15:	Subdivision of Existing Dwellings		
H16:	Rural Workers' Dwellings		
H17:	Removal of Conditions Imposed on Rural Workers' Dwellings		

ENVIRONMENT POLICIES https://storymaps.arcgis.com/stories/f49cb7c92ac4412fb5c25e7fd38758ea			
EN1:	Setting of Settlements		
EN2:	Undeveloped Coast		
EN3:	Coastal Change Management Areas		
EN4:	Landscape Protection and Enhancement		
EN5:	Equine Development		
EN6:	Flood Risk and Water Quality		
EN7:	Air Quality		
EN8:	Light Pollution		
EN9:	Contaminated Land/ Land Instability		
EN10:	Biodiversity and Geodiversity		
EN11:	Important Habitats and Features		
EN12:	Legally Protected and Priority Species		
EN13:	European Wildlife Sites		
EN16:	Trees, Hedges and Woodlands		
EN17:	Heritage Assets		

SITE ALLOCATION OVERVIEW https://storymaps.arcgis.com/stories/4480621c434b46d28cb55b592de3c350			
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Chapter 12: Villages https://storymaps.arcgis.com/stories/f71f26cf33254bfeaeb46651a2f6fc88			
V2:	Forder Lane, Bishopsteignton		✓
V3:	Bakers Yard, Bishopsteignton		✓
Landscape Sensitivity Analysis (2023)	Landscape Sensitivity Analysis (2023) for Bakers Yard https://www.teignbridge.gov.uk/media/32pc53uf/landscape-sensitivity-report-bakers-yard.pdf	For information only but can be referred to in response.	
Appendix 5:	Draft Concept Plans https://www.teignbridge.gov.uk/media/bqrjnre/appendix-5-draft-concept-plans.pdf	✓ Pages 2 & 5	

	OTHER DOCUMENTS – It should not be considered essential to comment on these
Appendix 1: Superseded and Extant Policies	https://www.teignbridge.gov.uk/media/z1djrs3o/appendix-1-superseded-and-extant-policies.pdf
Appendix 3: Housing Trajectory	https://www.teignbridge.gov.uk/media/afmclcne/appendix-3-housing-trajectory.pdf
Appendix 4: Teignbridge District Wide Design Code	https://www.teignbridge.gov.uk/media/2nahsbbv/appendix-4-district-design-code.pdf
Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment	https://www.teignbridge.gov.uk/planning/local-plans-and-policy/live-consultation-teignbridge-local-plan/sustainability-appraisal-sa-and-habitats-regulations-assessment-hra/

BPC PREVIOUS CONSULTATION RESPONSES:

The following few pages give the responses submitted by BPC to previous consultations on this plan (2020-2040).

1. Responding in July 2020

Teignbridge Draft Local Plan 2020-2040 (Part 1) Consultation Questionnaire Response

Bishopsteignton Parish Council would wish to compliment Teignbridge District Council on what it is felt is a comprehensive review of policy that will position Teignbridge District Council well in respect of both the social and environmental challenges that must be met. In its detailed response to the consultation Bishopsteignton Parish Council would like to point to comments regarding ambiguity, lack of clarity and conflict between elements of the text to assist Teignbridge Parish Council in achieving a new set of Policies that are fit for purpose in the current and future environment that we live and work in.

Chapter 2: Sustainable Communities Bishopsteignton Parish Council comments on specific policies within the Sustainable Communities Chapter.	
SC1: Sustainable Development	All good criteria but it will need to be demonstrated how this will be delivered if the Plan is to have credibility. (d) in particular, is a point to note– most of the document speaks to an individual site’s development and the requirements around that. There is little evidence that the issue of congestion in general is being addressed by Teignbridge – developments are given approval with no change to the roads in the adjacent area – as exemplified by the roads from the A380 down into Kingsteignton and Newton Abbot which are inadequate for the volume of traffic that uses them throughout the day. For subclause (K) what is expected to control impact on biodiversity & geodiversity
SC2: Settlement Limits and the Countryside	It is difficult to comment on the proposed settlement limit until part 2 is published particularly with (c) and relevance to the strategic Open Break between Bishopsteignton and Kingsteignton.
SC4: Neighbourhood Plans	Underlines the importance of our Neighbourhood Development Plan, made October 2017, and how it should be protected.
SC5: Infrastructure	Here the issue is at what point in the surrounding infrastructure is the proposal being linked – notably in recognising the statement of intent around (c) There has not been enough importance attached to Infrastructure in light of the vast residential developments currently underway and proposed in Newton Abbot turning it into the Cranbrook of South Devon.
SC6: Viability	This policy is ambiguous in defining scale/size of the proposed developments.

Additional comments on the Sustainable Communities Chapter:

Concerned at the general lack of definition in the wording and would have expected to see more robustly worded policies in order to support and underpin TDCs Climate Emergency declaration.

Chapter 3: Climate Change

Bishopsteignton Parish Council comments on specific policies within the Climate Change Chapter.

CC1: Resilience	'Fossil fuel scarcity' should be replaced with 'elimination of fossil fuel use' to make this policy effective.
CC2: Carbon Statements	Given that this is the only concrete policy to address the councils Climate Emergency declaration we would expect the policy would have sufficient supporting legal powers to ensure delivery. "Carbon Neutral" and its use throughout, that its definition within the policy is placed in the list of terms used in the document. The last para defines the meaning of "Carbon Neutral" developments, that is to eliminate or offset all regulated emissions. The second para of this policy states that the policy seeks to "achieve Carbon reductions", this may be misleading as it does not state the level of reduction expected as shown in table 6 on page 37. a. Transport - The wording "...depending on its location." should be removed. b. Energy Demand – The wording "... and avoid temperature discomfort" should be removed as unnecessary. c. Renewables – Whilst supporting the principles of these points, emphasis should be placed on the impact of building sufficient affordable homes.
CC3: Electric Vehicle Infrastructure	It is disappointing that the authors have not carried out a high degree of viability analysis already, before writing the statements. Noting the point about Hydrogen fuel, why not make that mandatory? All the points are valid but really fall short – the requirement should be a full Type 2 charging point for example, not an option for a 13amp socket. On point (e) – This does not clarify the applicable number of dwellings in a development. Unclear what point (f) means. Does Teignbridge propose financial support?
CC4: Sustainable Transport	This set of principles is fine but there is too much wriggle room in its delivery. The key issue is the question of the crunch point between the development site and the existing infrastructure. There is ample evidence in the Newton Abbot area to show that the existing infrastructure is already overloaded and there is very limited evidence of an appetite on the part of bus operators to expand services.
CC5: Renewable and Low Carbon Energy	This policy needs to be more strongly worded to be an effective requirement to TDCs climate emergency declaration. Some of the paragraphs supporting this policy seem vague and the reasoning is ambiguous and lacks consistency.
CC6: Energy Storage	This whole section has good intentions, but it is essential that in Part 2 at least there are quantifiable targets set for the period to the end of the Plan in 2040. These targets should also be achievable rather than aspirational.

Additional comments on the Climate Change Chapter:

The principles embodied in these policies are excellent however the phrasing of some policies would benefit from more emphatic language to give them greater effect.

Chapter 4: Design and Wellbeing

Bishopsteignton Parish Council comments on specific policies within the Design and Wellbeing Chapter.

DW1: Quality Development	This policy is unclear in its intention particularly for development companies of under 10 homes as to what 'will be required'. The sentence 'Development should accord...' should begin with 'All' to cover development producing any number of dwellings. Point (l) is already covered by (h).
DW2: Easy to Navigate Places	The first sentence of DW2 should be replace with the first sentence of paragraph 4.7; we would suggest the policy should be worded as follows

	‘New development will create places which have an easy to navigate layout by paying attention to the structure, composition, layout and combination of features, both built and natural. This will be achieved by:’ Subclauses (a) to (f) to follow.
DW3: Street Character and Form	The critical factor, we believe, in making new developments work well is often how they connect with existing infrastructure and this needs to be encompassed within policy DW3.
DW4: Good Building Design	Sub clause (i) should be expanded to include and encourage any other ecologically efficient opportunities to come forward from the design stage, rather than only solar gain.
DW5: Design of Employment, Retail and Civic Buildings	The requirement for retail units will reduce as shopping patterns continue to change to online. Pressure to maintain use of premises by change to an alternative uses (eg residential) should be catered for.
DW6: Shop Fronts and Advertisements	Here could be an opportunity to control unnecessary lighting and the wording of 1(e) could be “...where absolutely or proven to be necessary.” 5. Outdoor advertisements - there is no stipulation regarding lighting.
DW11: Natural Green Space	This policy needs to qualify the type of management body in subclause (e) to be responsible for maintaining in perpetuity the green space created.
DW12: Natural Corridors	This policy needs to qualify the type of management body in subclause (c) to be responsible for maintaining in perpetuity the natural corridor created.
DW14: Allotments	Principles of this policy are satisfactory however the council ask is the ratio in (a) sufficient? This policy, under Subclause (f) does not state who will manage the allotments provided by the developer? For smaller developments BPC would expect a contribution towards the provision of allotments.
DW15: Sustainable Drainage Systems	Difficult to comment on this policy as no scale is provided.
DW16: Urban Greening	Throughout this policy the terms ‘Major/Minor development’ requires definition as to scale and size therefore it should refer to the legislation of The Town and Country Planning (Development Procedure) (England) Order 2015.
DW17: Long-Term Stewardship	What is meant by ‘major residential development’? This requires definition. The Long-term stewardship should be carried out by appropriately qualified bodies.
DW18: Parking	The importance of climate change needs to be reflected in a policy dealing with parking eg. adequate provision of equipped charging spaces should be included. BPC feel this policy should include a clause which covers change of use applications which result in more dwellings per building.
DW19: Residential Density	The word dwelling requires definition. Wording should be changed to ‘Some variation <i>may</i> be permitted <i>if</i> it can be demonstrated...’
DW20: Waste and Recycling Storage Provision	For clarity, the first sentence requires an additional word ‘... <i>must</i> continue to be achieved...’ and should end ‘... <i>must</i> meet the following criteria.’ Point (a) not easily understood and need rewording. Does point (b) indicate a change in policy so that waste is now collected from private property?
DW22: Loss of Local Facilities and Services	Rewording to include ‘...at least one of the following’.
DW23: Protection of Recreational Land and Buildings	In the opening sentence should continue ‘...unless robust evidence demonstrates:’ Under subclause (a) removed the option of equivalent provision. In point (c) does European Protection continue to apply?

Additional comments on the Design and Wellbeing Chapter:

On the whole BPC found this chapter well thought through and rooted in common sense and should encourage plans to come forward for designs which promote wellbeing for all, however, it has been particularly difficult to comment on these policies as no scale of development is provided.

Chapter 5: Economy

Bishopsteignton Parish Council comments on specific policies within the Economy Chapter.

EC1: Business Development	Must not be too remote from towns and larger villages. Access to local facilities important to reduce vehicle movements.
EC2: Local Supporting Services for Employment Sites	Must not be too remote from towns and larger villages. Access to local facilities important to reduce travel.
EC3: Loss of Employment Sites	Important to give priority to maintain and develop existing employment sites and to facilitate agreements to deliver related infrastructure.
EC4: Inclusive Employment and Skills	Important to give priority to maintain and develop existing employment sites and to facilitate agreements to deliver related infrastructure. We understand and agree with the principle of this policy however feel it is impracticable to enforce.
EC5: Working from Home	Facilitating home working vital although it is unclear what is meant by "support". Percentage will increase significantly over time, particularly for part of working week, with an office base being used less frequently.
EC6: New Tourist Accommodation and Attractions	Strategy to increase and expand existing tourism opportunities increasingly important but in a focused way and provided there are linking plans to improve the associated access roads.
EC7: Static and Touring Caravan Sites	A sensible policy.
EC8: High Speed Digital Networks	In the first sentence "... to have access to..." should be reworded as "will have installed the best available...". High Speed Digital Networks vital. Need to facilitate ongoing upgrading of facilities, being mindful of any health issues. Key element to increased working from home.
EC9: Development in and Around Town Centres	Essential to redevelop Town Centres. Key to facilitate change of use from retail to residential, entertainment and other new opportunities. Increased footfall is needed to make Town Centres viable.
EC10: Vital and Viable Town Centres	Essential to redevelop Town Centres. Key to facilitate change of use from retail to residential, entertainment and other new opportunities.
EC11: Large Scale Retail Development	Strong support to limiting size of new retail parks/sites rather than only individual shops outside of town centres.
EC12: Local Shops	Support & develop local shops needs to include retention of existing shops - vital to local communities, evidenced by the need to reduce vehicular travel in difficult times.

Chapter 6: Homes

Bishopsteignton Parish Council comments on specific policies within the Homes Chapter.

H1: Affordable Housing Targets	It is noted that the affordable housing target for Newton Abbot & Kingsteignton is 17%. BPC feel this percentage is insufficient to meet increasing demand. In subclause (c) what is criterion c) of this policy? Affordable housing needs to be situated where there is the opportunity of employment and that people to travel by public transport, on foot or bicycle.
H4: Homes Suitable for All	A welcome inclusive policy but there is a lack of clarity how this is applied across the district, in other parishes.

H5: Custom and Self Build	<p>BPC question the demand for self-build. 5% on sites over 20 dwellings is bound to have a significant impact on the overall cost of housing as a developer has to recover their costs and profits on a smaller number of dwellings.</p> <p>Rural exception sites have plot values capped at £10k but it would seem more sensible in our unpredictable economic times to fix plot prices at a percentage of open market value rather than a specific monetary figure., and we would suggest that alteration to this should be considered.</p> <p>Maybe better to allow local authorities to build homes to rent.</p>
H6: Rural Exception Sites	<p>As our comment for H5.</p> <p>It is not clear what this policy is seeking to achieve. Much more clarity is required and it is proposed that, in the context as presented, Clause (a) should be extended to require that the provision be met by any existing or future management agency for the affordable housing units in perpetuity.</p>
H8: Local Needs Housing in Rural Areas	<p>There is no mention of permitted development rights being removed which we consider essential where dwellings are to be built outside of a defined settlement limit.</p> <p>Also, in the case of live/work units the employment and residential elements cannot be separated to be sold off, let, or disposed of in any form, individually. It is essential that Change of Use should be discouraged.</p> <p>Additionally, it needs to be clearly stated which land use categories would be permitted for the work use part so that nuisance is not created for neighbouring properties.</p> <p>In subclause (k) what is 'significant' additional traffic movement?</p>
H9: Homes for the Travelling Community	<p>This policy should make it clear where these Travelling Community sites are or are planned to be.</p>
H10: Householder Development	<p>For clarity it is assumed that H10 applies where an existing property is developed and not an attempt to demolish and rebuild.</p> <p>BPC strongly believe it is essential to retain established garden space for biodiversity however this is not referred to in this policy.</p> <p>For clarity we would like to see the same stipulation as contained in clauses 4.64 & 4.65 to be applied to clause (i) of policy H10.</p> <p>In clause (j) reword to 'Substantially reduce energy demand...' instead of 'Minimises.'</p>
H11: Residential Amenity	<p>A subjective policy which has not been applied robustly enough in the past. People's lives have been blighted by planners' bad decision making. Despite the definitions within table 29, how do Teignbridge intend to enforce this policy?</p>
H13: Re-use and Conversion of Existing Buildings in the Countryside	<p>There would seem to be no time specified before an existing building can be claimed to be redundant or disused and unless this is specified in a saved policy, we would suggest that the building should have been in existence prior to the application for conversion for a minimum period of years and this should be added in as a proviso to Policy H13.</p>
H15: Rural Workers' Dwellings	<p>Not sure that sub-clause C is understood. What does "...within sight and sound..." mean? Would it be better to say "... which could meet the need within a stipulated distance (eg. Half a mile) of the holding"?</p>
H16: Removal of Conditions Imposed on Rural Workers' Dwellings	<p>Does this policy reduce the term from before removal of conditions from 7 to 3 years?</p>

Chapter 7: Environment

Bishopsteignton Parish Council comments on specific policies within the Environment Chapter.

EN1: Strategic Open Breaks	<p>Pleased to see and strongly support the proposal to maintain the physical separation between Teignmouth and Bishopsteignton however concerns raised that this policy is inconsistent with the area of Major Planning</p>
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	<p>Permission to the West of Teignmouth as shown in the Key Diagram of the District on Page 8 of the draft plan.</p> <p>It is vital that a strategic break between Bishopsteignton – Kingsteignton MUST be included in this policy.</p> <p>The land from the A380 slip road along the bends is the gateway to the Teign Estuary and Teignmouth and the rural character must be maintained.</p> <p>Policy wording must be strengthened as follows: “Development within these open breaks will not be permitted.</p> <p>Consider the addition of another point (c) The integrity of European Protected Sites or SSSI’s must not be compromised.</p>
EN3: Coastal Change Management Areas	<p>An increasingly important policy in the coming years due to increased flooding predictions along the Teign.</p> <p>Under *Essential Infrastructure could other possible sources of renewable energy be included.</p>
EN4: Landscape Protection and Enhancement	<p>A welcome protection. The District Landscape Character Assessment does not appear to cover the whole of Teignbridge and only gives definition to a few areas. Does the same apply to other Landscape Value Areas e.g. around Bishopsteignton?</p> <p>Please add a 2nd sentence – “We also welcome the special regard which will be given to the setting of Dartmoor National Park, Haldon Hills and Exeter Urban Fringe. This special regard should also be given to the Teign Estuary, from Teignmouth up to Hackney Marshes”</p>
EN6: Flood Risk	<p>Important to be mindful of the potential impact of additional caravan/chalet parks (Point 2) moved from lower ground due to risk of flooding onto available higher ground.</p> <p>However, surface water flooding is not mentioned e.g. if a green area is converted to hardstanding it could make surface run off worse and contribute to local surface water flooding during rainfall events. However, Bishopsteignton neighbourhood development plan does cover this. <i>BSA6 New development within the Parish should ensure that it does not exacerbate existing storm drainage problems and where appropriate contribute to its solution.</i></p> <p>7.21 – BPC question why building would be considered in location of flood risk.</p>
EN7: Air Quality	<p>Point 2 – Harmful impact on air quality should be avoided not just mitigated. It is essential that any financial contributions are committed to improving air quality initiatives and are ring-fenced and backed up with a unilateral undertaking.</p>
EN8: Light Pollution	<p>Policy EN8 is acceptable in principle, however, supporting paragraphs lead to ambiguity and a lack of clarity results in misinterpretation.</p> <p>BPC believe the first sentence should be amended to read “External lighting will not be permitted unless:”</p>
EN9: Contaminated Land/Land Instability	<p>An important policy for villages such as Bishopsteignton given landslips in recent times the land stability point should be emphasised in request for relevant information.</p> <p>For example, prior to development a comprehensive geological survey is conducted to assess land stability and establish varying water tables to see the impact of excavation both on-site and downstream(hill).</p> <p>Any runoff from the higher ground above such developments could also be an issue if the land is not properly managed in perpetuity.</p>
EN10: Biodiversity	<p>Gardens are an important characteristic of the village and add to the biodiversity, forming an extensive network of habitats and wildlife corridors. Gardens provide good sources of food, shelter and breeding sites for insects, amphibians, birds and small mammals. In the longer term gardens will be essential to help society adapt to the effects of climate change and allow for the growing of local food. A protective policy is required to secure this resource now and for the future, to protect the landscape, character and biodiversity of an area from inappropriate development on residential gardens.</p> <p>Point 1 – What is the definition of ecosystem services?</p>

	<p>Point 2 - The two strategies quoted are not easily located on the website. All developments result in fragmentation of habitat therefore 'minimise loss and fragmentation of habitat etc' is unachievable.</p> <p>Point 3 - According to the local plan, net gain excludes any development exempted by the Environment Act - it would be useful for the plan to clarify what developments are exempt, a link or list would be useful. It would also be useful to know what scale of development is exempt, such as domestic properties, if any.</p> <p>Pleased to see development will demonstrate a 10% or greater net gain in biodiversity compared with the predevelopment. This is in line with national policy.</p> <p>Point 4 – Off-site compensation is never a good option. Local communities will be deprived of native habitat.</p> <p>Point 5 – remove the words '...in principle.'</p> <p>Point 6 – suggest reducing this to read '... Development that involves the loss of irreplaceable habitats will not be supported.'</p>
EN11: Important Habitats and Features	<p>d) should include designated Local Green Spaces.</p> <p>f) reword to strengthen 'the public interest benefits of the development demonstrably outweigh the harm'</p> <p>g) Worrying and open to developers' interpretation. Will the decision maker be independent of the developer or landowner?</p> <p>h) reword – any harm or losses are fully mitigated.</p>
EN12: Legally Protected and Priority Species	<p>A welcome policy, however</p> <p>2b) Reword 'Appropriate mitigation must be scientifically proven, and the possibility of alternative financial contribution is not acceptable.</p> <p>2c) strengthen – The public benefit must demonstrably outweigh the harm.</p> <p>3. What is meant by 'Where appropriate...'? Remove this and change to 'Proposal must include...'. After hedgehog holes add' ... in fences and hedging.'</p>
EN15: Trees, Hedges and Woodlands	<p>Any planting must show net gain in the area and properly managed until fully established and maintained in perpetuity.</p> <p>We suggest para 7.66 be reflected within the policy as an additional point which strengthens hedge translocation.</p>
EN16: Heritage Assets	<p>Suggest including an additional point which encourages changes to be permitted to include the energy efficiency of existing buildings.</p>

Bishopsteignton Parish Council has undertaken a comprehensive review drawing on both Council and specialist expertise to enable a detailed commentary to be submitted. It should be noted that, whilst Bishopsteignton Parish Council supports the intentions of the policies being proposed, it is felt that in a number of points in both the Policy Statements and the supporting text there are both issues of ambiguity and a lack of clarity in the statements. There are also instances where the intention of the policy is in fact degraded either by a lack of definitive statement of requirement or indeed a conflict with other parts of the text which could lead to the setting aside of what Bishopsteignton Parish Council believes are important statements of requirements.

2. Responding in August 2021

Teignbridge Draft Local Plan 2020-2040 (Part 2): Creating Quality Places – Site Options

Consultation Response

Chapter 2: Development Strategy - Pages 12 to 21 inclusive
<p>Bishopsteignton Parish Council wish to raise the following comments and queries in response to the content of Chapter 2:</p> <ul style="list-style-type: none"> Please provide evidence which indicates more homes make for more affordable options in the future.

- It is suggested throughout that a provision of more suitable infrastructure will be subject to new housing but improvements to existing infrastructure is already required before further development; existing is inadequate for the current housing stock even before more is created – always playing catch-up.
- The current national statutory ratio for the provision of affordable housing is considered too low. Can this be increased and how will delivery of the correct number be ensured?
- A Commitment to Infrastructure: What will be the strategy and consultation process for the implementation of any infrastructure provision or improvements, which BPC consider critical to provide in advance of further development. What is proposed for the following:
 - Ensure sufficient local school capacity & sustainable transport to secondary schools.
 - Ensure sufficient capacity at the local doctor surgery and health & social care provision locally.
 - Improvements to the road network within the village and through the parish.
 - The provision of additional parking, not just at the new properties. For all types of vehicles, including EV charging points.
 - The infrastructure to support sustainable energy generation and usage.
 - The provision of a safe and well-connected network for pedestrians and cyclists; to, from, and within the village.
 - Broadband: the provision of reliable digital connectivity at an acceptable speed.
 - Improvements to existing drainage systems particularly regarding sewage disposal.

- Perhaps an infrastructure statement and commitment to contribute to the supply of sufficient

infrastructure in the area being developed should be a requirement of all future planning applications. As an extension of the current CIL regulations and could be administrated by TDC which should have an overview budget of what infrastructure is required in the district.

- If infrastructure can be improved, which is considered essential already, regardless of future development, how will this be control without a detrimental impact on the character of the village?
- Will any consideration be given to the number of properties which are vacant? How do these impact in the housing requirement figures?

Furthermore, it is expected that any development in the district throughout the 20 year lifespan of this plan will be conducted in accordance with the latest, most relevant version of the Devon Carbon Plan and the Teignbridge District Council declaration of Climate & Ecological Emergency. This pledge was signed to show a commitment to supporting a raft of measures and initiatives to prioritise decarbonisation and to provide the resources and funding necessary to speed up the transition to a low-carbon and resilient economy and society.

Chapter 8.1: Housing Site Options for Villages - Bishopsteignton - Pages 118 to 124

The plan states that sites have been chosen following rigorous assessment however the list provided which explains what makes a site 'physically capable' does not include movement of traffic or highway safety. The Parish Council wish to hear further detail and evidence of such rigorous assessment as unfortunately it is understood that nothing more than desktop exercises has been conducted.

It is unclear how the number of new homes in Bishopsteignton, being 150, was reached; a list of criteria has been provided but these are not measurable, given value or weighting. There is concern and disappointment that this amount has been steered by the status of 'Main Village' which was used to categorise Bishopsteignton in the draft Local Plan Review 2020-2040 Part 1. A categorisation which BPC objected to as part of its response to the consultation in July 2020 and nothing has changed to alter than opinion.

Further evidence is needed to show how the proposed number of new homes could be supported without hugely significant changes to infrastructure; much of which is already required and long overdue. These changes are needed to support the existing level of housing, without a further 150 being added to the village, with the consequent additional services that those would require. Although, changes to infrastructure will not always be improvement; how can such dramatic changes be implemented without a detrimental impact on the character of the village.

With a lack of employment in the parish the inhabitants of these 150 homes will have no other option but to travel to places of work. This will increase the requirement for parking provision, the weight of traffic in and around the village causing congestion, and a significant increase of carbon emissions from the additional burning of fossil fuels which is more likely than electric vehicles. The TDC Climate & Ecological Emergency declaration pledges for the district to be carbon neutral by 2025, so how will this be possible?

The quality of any design related to any additional village housing, although yet to be proposed, should reflect the character of our village. Although diluted by some inappropriate designs permitted historically by Teignbridge planners, the character of our village, in massing terms as well as dwelling design (including materials) should be maintained and reinforced. Any new development should include a focus on the juxtaposition of dwellings to reflect the organic arrangements within the original settlement, developed as it evolved (without planners), and relevant to buildings and roads: it should avoid the rigid straight line and conventional right-angle which is the hallmark of so much dull and unimaginative estate housing.

In the unfortunate allocation of new housing to this village, examples of good practice from the development in Shaldon, known as Shoreside, and HRH Poundsbury, should be considered in terms of layout and materials.

The introduction heavily focusses on school capacity which is stated can 'accommodate the level of development proposed'. However, consultation with executive officers at the school indicate that whilst there is currently a very small number of vacancies, it is certainly not enough to make the proposals viable. It seems futile to predict so far into the future, for when the additional spaces will be required to meet the needs of families living in the proposed developments. 150 families with an average of even 1 child per family would require completely new schooling facilities.

Why is it considered that 'Allotments not required' at all four sites? The current allotment provision is an active part of the Bishopsteignton community with a constant waiting list. It should be considered essential to provide more space to encourage similar community engagement work, promoting sustainability and health & wellbeing.

As mentioned, Bishopsteignton has a Neighbourhood Development Plan which took several years to complete and was approved by a referendum with a majority of 87.3%. Whilst the target to review this plan is imminent and from the review some minor amendments might be necessary the parish council would see no reason to depart from the plan and its principles and policies.

The road structure through the village is completely alien to increased traffic, has little parking already causing problems to residents and the junctions with the A381 is overloaded. Particularly the junction with Forder Lane which 3 of the 4 proposed developments would be using, if permitted. Any future development should trigger off a roundabout or lights neither of which would be beneficial to that main road that already carries severe traffic, particularly in summer months, with back-ups from Teignmouth to Bishopsteignton on a regular basis. Highway design also has a regrettable 'one size fits all' approach in terms of road width, visibility splays, and suchlike which should be challenged for its relevance to a historic village such as ours.

Three of the four proposed sites lie within the Undeveloped Coast, a current local plan policy built to preserve the integrity of the estuary for the benefit of residence and visitors. Nothing has changed to suggest that policy should now be breached.

Each site comes with a risk of flooding despite the statement of 'No flooding issues' in the plan's assessment. As a result of the village's topography and underground waterways, any development (regardless of size) or the removal of natural features such as hedges and trees, could result in increased incidents of flash flooding. The impact of climate change is certain to exacerbate the problem.

1. Land South of Forder Lane –

Bishopsteignton Parish Council and residents strongly object to any development at this site...

...the result of which, at this greenfield site, would be visually detrimental within the rural landscape, particularly on approach to the village from the west, completely altering the character and charm of the village. For a similar deterioration of an approach to a town/village please look no further than the development of Penn's Mount; from grassy knoll to high-density residential housing. The proposed mitigation of this is especially discouraging; a 3m high wall would project entirely the wrong impression of the village.

There appears to have been no attempt made to address the need for suitably safe pedestrian access to the village centre. The Local Plan says there will be spaces available at the school, but families will need to reach it safely on foot; currently no safe access exists. Residents are more likely to avoid using the village facilities and head toward Kingsteignton /Newton Abbot in vehicles, creating a greater carbon footprint and resulting in a lack of community inclusiveness and participation. BNDP policy BSF1 supports the retention of existing facilities such as the shop, post office and pubs.

The indicative number of homes is unrealistic. Even at the lower number proposed, the current infrastructure would be completely inadequate and there is no definitive proposal for providing such infrastructure. Developers will need to maximise profits from each site, affecting the ratio for the provision of affordable homes. It is believed expensive design and mitigation will be required to create suitably safe vehicular and pedestrian access, if indeed it can be achieved at all, as well as to accomplish the correct management of the important ecological constraints of the biodiverse wildlife habitats in the established hedgerows and trees including the continued protection of the species mentioned under Sensitivities: Ecology (top of page 119). This level of commitment would be counter-productive for any developer looking to maximise its profits.

It is believed savings would be made at the expense of the provision of affordable housing and green space, or the proposed thick belt of woodland used to screen the development. Altogether rendering this site as unviable for developers as it is unwelcomed for the residents of Bishopsteignton.

2. Bishops Coombe –

This site is considered unacceptable for development being greenfield and designated undeveloped coast.

Its direct proximity to the existing settlement limit is why Bishops Coombe has previously been considered as an exception site for the parish however it is now believed development here would be detrimental due to the biodiverse ecology of the site, the opinion of parishioners and potential impact to existing dwellings.

Despite the strong objection from the Parish Council and many residents, this proposed development, if considered further, it is essential that any housing is affordable, 100% with no incorporated market value housing, and at the level of 19, the lower level proposed, not more than this.

3. Bakers Yard –

A site which features in the BNDP 2013-2033 and is ready for development if carried out in a sympathetic way; being partially visible on approach into the village.

The development of this site for homes only would be contrary to BNDP policy BSE1, as is mentioned under Sensitivities: Other (page 122).

However, it is strongly felt by the current Parish Council that this policy, which stipulates any 'redevelopment of Bakers Yard to provide for employment use', should be retracted as it has been proven that live/work units are not desirable therefore making development of this the site financially unviable for potential developers. A fact demonstrated by the attempts made by landowners and their agents to secure planning permission and a sale. With an amendment to the BNDP policy, which could be created and incorporated during a future review of the plan, and with appropriate and necessary improvements to infrastructure, the right design of low-density

residential properties, and a safe pedestrian access to the centre of the village, it is the opinion of Bishopsteignton Parish Council that this would be the only suitable site for development within the parish.

4. High Elms –

The undeveloped part of this site lies outside of the village settlement limit therefore Bishopsteignton Parish Council consider development here as unacceptable. In addition, due to its location at the foot of an extremely steep hill, this site is inappropriate for development.

One of the main issues at this site is the inevitable increase of traffic on Radway Street and on approach to Radway Street from either direction. Additional regular vehicles using this route, including ingress/egress between the road and any development/property should be discouraged. The location already suffers with narrow and single-track sections, exacerbated in periods of heavy traffic, or if traffic incidents occur, on the A380, A381 and B3192; when all road users are looking for an alternative route, the village can be brought to a standstill.

Climate Change is causing unpredictable and extreme weather conditions and any development of this site could seriously exacerbate the problem of flooding. Serious concerns have been raised about the viability of building here due to its gradient. The existing drainage problems and run-off from the natural reservoir above Radway Farm would potentially both be worsened by the introduction of buildings, hard surfacing and tarmac driveways preventing natural land drainage which allows water run off to occur at a controlled, reduced pace.

Chapter 9: Employment Site Options - Pages 190 to 208

Bishopsteignton Parish Council understands the need to provide site suitable to encourage business development and provide employment. It strongly believes these should be situated on existing brownfield sites; that greenfield should not be used for this purpose considering the inevitable detrimental effect to wildlife.

Having reviewed this chapter and with this in mind, the preferred sites would be:

- East of Liverton Business Park
- Kingskerswell Road, Decoy
- West Exe Business Park, Peamore
- Langdon Business Park, Dawlish.

Support will not be given to any other suggested site options due to unsuitability and the negative impact development would bring.

When sites are secured, it is hoped a great deal of thought will be given to sustainable travel solutions including safe pedestrian and cycle routes.

Chapter 11: Low Carbon - Pages 212 to 216

Having reviewed this chapter, Bishopsteignton Parish Council wish to make the following observations:

- Good to be looking at the future but heavily reliant on more people switching to EV
- There is no tangible goal being set so it is hard to see what is being aimed for. Policies, not deliverable/measurable.
- No talk of biomass, ground generation or requirements for charging points at new buildings.
- No collaboration with suppliers to consider substations.
- The plan suggests that space required for solar farms will be found but no plan for transferring that responsibly sourced energy to the villages for use by residents.
- There is nothing to suggest that TDC are considering the necessary lifestyle changes that are required by residents to aid in carbon reductions. i.e household car reduction. How will this be encouraged?
- Need to address the physical blockage/barriers for people to be convinced by EV
- It is not acceptable to assume and rely on a natural transition to EV. Or that this alone is the sole contributing factor for reduction in carbon emissions.
- TDC need to become more descriptive and prescriptive with new build homes.

- Need to look for external funding, larger corporations willing to collaborate with communities to support necessary infrastructure for EV and distribution of energy. Should this concept be driven from below, by the community itself?
- More detail on how charging points will be introduced and supported.
- Retrofitting energy-efficiency measures into our existing and older buildings. BPC feel it is extremely important that the carbon reduction in the running of older houses will be and should be key to the overall county reduction given the number of old currently more inefficient properties there are in this county.
- Clarity on new builds needed as no detail on how they will support EV and other methods to reduce carbon emissions
- Policies need to be enforceable and enforced by TDC. Ensure that developers are held accountable if suitable solutions are not included in new developments.
- 'Lack of How' - local ambition & determination needed, not just to wait for a top-down approach, but communities will need guidance and support.
- Changes to planning policies to allow retrofit within the Conservation Area; enabling efforts such as solar panels, charging points, etc.
- More emphasis on reducing number of vehicles, not just replace fossil fuel with same number of EV. Support for the community to enable changing lifestyles. Improve networks for pedestrian & cycle, public transport & shared transport schemes.
- No consideration for tidal/coastal power generation (whilst mindful of Undeveloped Coast policy).
- Nothing ground-breaking, innovative, inventive. Be bolder and more determined.

Chapter 12: Secondary School Options for Newton Abbot - Pages 217 to 221

Having reviewed the options, Bishopsteignton Parish Council feel the only suitable and therefore preferable sites are:

- West of Kingskerswell Road
- East of Kingkerswell Road
- Newton Abbot Leisure Centre

These sites are preferred due to their location meaning easy access, thereby reducing the need for transport for attendees, however it is noted there will be impact to some wildlife habitats and disruption due to relocation of existing employment sites and leisure facilities.

The Parish Council will always favour sites which are near to the centre of population and offer minimal impact of wildlife.

When sites are secured, it is hoped a great deal of thought will be given to sustainable travel solutions including safe pedestrian and cycle routes.

COMMENTS FROM DISTRICT COUNCILLOR ANDREW MACGREGOR: made prior to the full district council meeting where the plan was approved for final consultation phase (regulation 19).

I will not be voting for the draft plan in its current form. I have requested that officers investigate alternative safe routes from the Forder Lane suggested site, with details of safe access to the school, bus stops town centre etc. as yet no information has been forthcoming.

For Bakers Yard, I am unwilling to vote for a site that has no safe access to the village, does not have safe access for non-vehicular users to the school, or bus stops for NA bound commuters. The site would be okay for employment, but residential presents amenity and safety issues for any resident.

One of the justifications that is used often to ram through Outline Planning is that no concerns are raised and it is in the Local Plan. I want to try and break that cycle too so that I or whoever is the District Councillor in future will be aware of concerns.

Once the consultation is approved there is a 6-week window in which residents and the Parish Council can add comments or objections. This would also apply generally to policy points as well as allocated sites.

COMMUNITY INFRASTRUCTURE LEVY

Comments on the CIL Draft Charging Schedule and proposed rates are being collected separately.

The Community Infrastructure Levy (CIL) is a levy that local authorities charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want. The Planning Act 2008 provides that district councils are charging authorities for the purposes of the Community Infrastructure Regulations 2010 (as amended). If intending to apply the levy, charging authorities must produce a document called a charging schedule which sets out the rate for their levy.

If the Parish Council wish to comment on the preliminary draft charging schedule (link below), it must include in its response references to any specific sections or paragraphs.

<https://www.teignbridge.gov.uk/media/tgsfdmpg/cil-teignbridge-draft-charging-schedule.pdf>

Comments on Proposed CIL Rates

Our viability evidence indicates that the proposed CIL rates could be increased further in order to help fund important infrastructure upgrades. With reference to the Council's evidence as shown on www.teignbridge.gov.uk/cilconsultation and any other relevant evidence, do you agree with the proposed charges as shown in the table below?

Charging Zone	Current 2023 charge (£ per square metre)	Proposed charge (£ per square metre)
Newton Abbot and Kingsteignton	£103.97	£120
Dawlish	£126.26	£120
Chudleigh	£185.67	£150
Teignmouth and Bovey Tracey	£185.67	£210
Edge of Exeter	£222.80	£210
All other Rural villages and areas	£297.07	£250
Affordable Housing in any location	£0	£0

NB. It appears TDC refer to increasing the rates, 'to help fund important infrastructure upgrades' although this only seems to apply to the rate for Teignmouth and Bovey Tracey, and Newton Abbot and Kingsteignton. The rate applied to Bishopsteignton (All other Rural villages and area) has been decreased by nearly 1/6.

If the Parish Council respond to say it does not agree with the proposed rates, it must provide a recommendation.



Guidance Note

Completing the Local Plan 2020-2040 Proposed Submission Representation Form

This guidance note, adapted from the note produced by the Planning Inspectorate, is intended to assist you in completing the representation form. Please read the note thoroughly before completing your form.

1. Introduction

- 1.1. The Teignbridge Local Plan (Proposed Submission) 2020-2040 ('the plan') has been published by Teignbridge District Council (the Local Planning Authority (LPA)) to enable representations to be made on it before it is submitted for examination by a Planning Inspector. The Planning and Compulsory Purchase Act 2004, as amended, (PCPA) states that the purpose of the examination is to consider whether the plan complies with the relevant legal requirements, including the duty to co-operate, and is sound. The Inspector will consider all representations on the plan that are made by **12pm on Monday, 13 March 2023**.
- 1.2. To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. The LPA will therefore ensure that the names of those making representations can be made available (including publication on the LPA's website) and taken into account by the Inspector.

2. Legal Compliance and Duty to Co-operate

2.1. You should consider the following before making a representation on legal compliance:

- The plan should be included in the LPA's current Local Development Scheme (LDS) and the key stages set out in the LDS should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the plans it proposes to produce. It will set out the key stages in the production of any plans which the LPA proposes to bring forward for examination. If the plan is not in the current LDS it should not have been published for representations. The LDS is available on the LPA's [website](#) and available at Teignbridge District Council Offices, Forde House, Brunel Road, Newton Abbot.
- The process of community involvement for the plan in question should be in general accordance with the LPA's Statement of Community Involvement [SCI]. The SCI sets out the LPA's strategy for involving the community in the preparation and revision of plans and the consideration of planning applications.
-

- The LPA is required to provide a Sustainability Appraisal (SA) report when it publishes a plan. This should identify the process by which SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- The plan should comply with all other relevant requirements of the PCPA and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended ('the Regulations').

2.2. You should consider the following before making a representation on compliance with the duty to co-operate:

- Section 33A of the PCPA requires the LPA to engage constructively, actively and on an ongoing basis with neighbouring authorities and certain other bodies over strategic matters during the preparation of the plan. The LPA will be expected to provide evidence of how they have complied with the duty.
- Non-compliance with the duty to co-operate cannot be rectified after the submission of the plan. Therefore, the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector cannot recommend adoption of the plan.

3. Soundness

3.1. The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

3.2. If you think the content of the plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy?
- Is the issue with which you are concerned already covered by another policy in this plan?
- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?
- If the plan is unsound without the policy, what should the policy say?

4. General advice

- 4.1. If you wish to make a representation seeking a modification to a plan or part of a plan, you should set out clearly in what way you consider the plan or part of the plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria in paragraph 3.1 above. Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified.
- 4.2. You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues they identify.
- 4.3. Where groups or individuals share a common view on the plan, it would be very helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.
- 4.4. Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the plan have a right to be heard at the hearing session(s) if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.

5. Examination Hearing Sessions

- 5.1. The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm if you wish to participate when the Inspector has identified the matters and issues for examination.

General Data Protection Regulations

The personal information you provide will be processed in accordance with UK General Data Protection Regulations (UK GDPR) / Data Protection Act 2018. Information is classed as personal if it could identify you as an individual either directly or by adding information together. The information you provide will be used for the purposes of the preparation of the Local Plan as required by the Planning and Compulsory Purchase Act 2004 (as amended) and may also be used by the Council to contact you regarding your submission, if necessary.

In accordance with Regulation 19 of the Town and County Planning (Local Planning) (England) Regulations 2012, you are required to provide a number of pieces of personal data information at this stage of the Local Plan. All representations are made publicly available and must include the author's name.

We also require contact information should the independent examiner need to contact the author for additional information, or so that we can keep you updated on the progress of the Local Plan, the CIL Draft Charging Schedule and other planning policy consultations.

This consultation requires collection of the following necessary data:

- Personal contact details such as name, title, addresses, telephone numbers and email addresses.
- Information relating to expressed opinions or intentions in respect of consultations.
- Other personal information such as your gender, age, ethnic origin, and health.

Any data submitted through this consultation will be held securely by Teignbridge District Council and will only be shared with those Government Bodies and their appointed representatives directly involved in the Local Plan 2020-2040 examination process and the CIL Draft Charging Schedule examination process. It will not be shared with any other external organisations.

Data submitted will be securely retained for no more than 7 years following the adoption of the Local Plan or the CIL Draft Charging Schedule.

For more information please refer to the [Spatial Planning Data Protection Privacy Notice](#)



BISHOPSTEIGNTON PARISH COUNCIL

Appendix G for 06.02.23
Clerks Report

KINGS CORONATION CELEBRATIONS Working Party

In preparation for potential celebratory events to be held over the additional bank holiday weekend of Saturday 6th (day of the Coronation) to Monday 8th May 2023 it should be considered essential to set up a new working party with a defined remit.

Cllr. Head is happy to lead the working party with me, Cllr. Grimble has offer to join, more welcome. This working party will:

- Liaise with parishioners about ways they would like the community to celebrate.
- Liaise with other Community groups and businesses in the Parish who may be keen to be involved and discuss plans they already may have.
- Produce a programme of events, with other organisations, to ensure there is something for everyone and events do not clash.
- Research options and costs for possibly events
- Liaise with BPC Climate Action WP and Sustainable Bishop to ensure any planned events meet the Council's Climate & Ecological Emergency Declaration.
- With guidance from the Clerk to ensure the council have the power to act. Ensure any event is covered by insurance, risk assessment and any associated traffic management plans and road closure applications if required.
- Present proposals and ideas, with costings, to the full council for approval.

In addition, it is hoped the working party membership might include James Hooper and Dawn Rogers from Bishopsteignton Heritage or at least that the group may work alongside them.

Please note: At the request of The Master of Ceremonies from Buckingham Palace, as instructed by HRH King Charles, there shall not be beacon lighting for this event. The next opportunity to light beacons across the country will be for 80th anniversary of D-Day on June 6th, 2024.

Further information and plans for the nation can be found here:

- <https://www.royal.uk/coronation-weekend-plans-announced>
- <https://www.edenprojectcommunities.com/the-big-lunch>
- <https://www.devon.gov.uk/roadsandtransport/make-a-request/temporary-traffic-restrictions/special-events/>



BISHOPSTEIGNTON PARISH COUNCIL

Appendix H for 06.02.23
Clerks Report

ELECTRIC VEHICLE CHARGING IN BISHOPSTEIGNTON

Contact has been established with the following company who are offering the installation of EV charging points to publicly accessible spaces.

Char.gy: <https://char.gy/councils>

At char.gy we provide EV charge points with 100% funding. We are backed by the government's Charging Infrastructure Investment Fund (CIIF), so have access to significant cash reserves to fully-fund EV charging network deployments UK wide. We are building a network of EV charge points across the UK that are robust and reliable and easily retrofitted to your lamp post using existing infrastructure. Helping local authorities install at pace and scale.

With a lifetime guarantee as well as annual income, our charge points will charge up your community of drivers whilst also giving you 10% of the net revenue after power cost from the charge point at no cost to you.

We offer customer support through our partnership with the AA and have focused on making the driver facing experience of using our charge points as easy as possible.

Please review the promotional information and specification sheets from Char.gy and consider the following matters, to form relevant resolution at this meeting:

- Would the council wish to pursue the offer and liaise further with Charg.gy? (Initially a site assessment, with no obligation).
- Where in the parish do you consider it appropriate to install charging stations? And how many?
- They offer modular solutions for easier placement and maintenance at a choice of speeds: 5.3kW, 7kW and 22kW. Are the models on offer suitable? Which speed would be preferable?



easy everyday charging
where you need it

Become a partner.

You host the EV charge points,
we do everything else.

Zero cost to you.

Revenue share.

Reliable and easy to use.



A good partner.

We are a leading provider of public charging points.

We've proven our technology works with well over 1,000 installations in many different locations:

- ⊙ on-street
- ⊙ public car parks
- ⊙ housing developments.

We're well supported.

char.gy is backed by the Charging Infrastructure Investment Fund (CIIF).

The CIIF is 50:50 Government:Private fund that is investing £400m to help UK EV charging companies lead the way in developing the UK's public charging network.

**We'll make EV charging easy,
for you and your drivers.**



**+1,000 chargers installed
in many locations**

(that's 3% of all public chargers in the UK)



How we work together.

Let's help people charge where they park, at a fair price, and in a way that supports an increasingly renewable electricity grid.

We think that's the best way to build a better future, and this is how we'd like to work together to achieve it.



Our side:

- ✓ **Identify where**, when and how many charge points your community needs
- ✓ **Cover the investment** to install your charge points
- ✓ **Cover the costs** of maintaining and operating your charge points
- ✓ **Monitor when to grow** your network to keep up with demand
- ✓ **Provide you** with a share of the revenue from your charge points

Your side:

- ✓ **Lease us your space to install charge points**
- ✓ **No upfront investment or ongoing running costs**
- ✓ **A growing revenue as your charge points are used more**



It doesn't get any easier.

We manage all the technical detail and operational risks. You get the easiest path to offering your driver community the charging amenity they need for years to come.

Full control, better results.

Choosing char.gy means you're backed by a vertically integrated EV charging company that's in control of everything that matters in delivering a reliable, good value charging service for years to come.

These are the three most important factors.

1. Hardware.

We design and make the charge points we install. At our factory in Coventry, we build them to be durable, serviceable and upgradeable over their 15 year life. This helps control costs, ensure reliability, and keep up with changing regulations.

2. Software.

Our in-house developers create, maintain and update the OCPP-compliant software that operates our charge points. We have an exciting roadmap to keep improving the data-led insights our network provides for partners like you, and keep enhancing the experience for drivers as their expectations change.

3. Maintenance.

No one knows a product better than the people who built it. So, we employ our own technicians to maintain our charge points in the field. They carry out compliance checks and repairs if a component wears out. We feed these learnings from the field back into our product development.

We believe this model delivers the best outcome over the long term for partners and drivers.



Your charge points.

These are the charge points we'll install for you and how they work to provide a charging service that works for you and your drivers for years to come.

✓ **Plentiful.**

We'll fund as many charge points as feasible for your locations, because more charge points makes charging easier for drivers.

✓ **Convenient.**

Our backpack charger can be fitted to walls, poles and lampposts. Our bollard chargers can be fitted in the ground or on a hard floor. With chargers where your driver community already parks, plugging in is easy.

✓ **Versatile.**

Our chargers can connect to an existing electricity supply or a new supply. We can set them to operate from 3kW to 22kW to best deal with the local electricity supply constraints.

✓ **Future proof.**

We regularly update our charger's operating software to improve performance or offer new functionality. This happens remotely over the air, so you are unlikely to even notice most of the time.

✓ **Elegant and tough.**

Their sleek design and small physical footprint means our charge points fit in just about any location. There are no bright lights or noisy fans to annoy nearby residents. Their minimalist design also helps avoid vandalism.



The backpack



The bollard



The big one...

lifetime maintenance included.

Our charge points have proven their durability in the toughest environment: the street.

We're proud to back our commitment to a long-term partnership with you with 15 years all inclusive maintenance service. If something breaks, we'll fix it.

Your drivers won't be left with chargers that don't work. You won't be left with a bill to repair them.

**Ready to make everyday
charging easy for your
community of drivers?**

**Let's talk.
Visit char.gy
Call 0800 086 9606**

Join our growing EV charging network for a cleaner future.

Let's talk.

Visit char.gy

Call 0800 086 9606



easy everyday charging
where you need it



easy everyday charging
where you need it

Night Saver.

Charge from just 29p/kWh

Drive for less than 10p per mile

Available from December 2022



Introducing...

Night Saver.

from char.gy

Electricity isn't one price throughout the day. It's typically cheaper overnight and very expensive in the early evening.

So, to help with the cost of living crisis and high electricity prices, we've changed our tariff. Now drivers can take advantage of lower electricity prices late at night.

See how our **Night Saver** rates can help you control your charging costs and support a better energy future.



1 Our new rates*

Night - 29p/kWh

Applies from midnight to 7am

**Prices include 20% VAT*

Day - 65p/kWh

Applies from 7am to midnight

2 Drive for less than 10p per mile

This table shows how to manage your charging to keep your driving cost under 10p/mile.

Charge	kWh	Start	Total cost	Per mile	Average p/kWh	Mileage
Small	20	23:30	£6.75	8.4p	34p	80
Medium	35	22:30	£13.01	9.3p	37p	140
Large	50	21:30	£19.27	9.6p	39p	200

Assumes a standard 5.3kW lamppost charger and 4 miles / kWh vehicle efficiency

3 The bigger picture

Everyone benefits when drivers do more of their charging late at night:

- ✓ **Better energy security** because more EV energy demand happens at times of low national electricity demand
- ✓ **Greater carbon reductions** because our electricity system can make better use of renewable energy and need less gas and coal

Let's talk.
Visit char.gy
Call 0800 086 9606


easy everyday charging
where you need it

CP01 Datasheet

The char.gy CP01 is an electric vehicle charging point which is suitable for installation on street lampposts or to be wall mounted.

With its sleek compact design, the CP01 is perfect for discrete on-street infrastructure or for private car parks at residential developments or workplaces.

The CP01 allows for mode 3 charging via a type 2 connector compatible with all electric vehicles. Charging at 7.36kWh or 32A which charges your car on average 30 miles per every hour on charge.

You will be able to connect to your charge point via our app or website, or an approved OCPP compliant backend system. They are configured and managed remotely so can be set to appear on either our public map or a private network. Although originally designed for lampposts, the CP01 can be installed anywhere.

The CP01 adheres to current standard BS EN 61851-1 for electric vehicle charging points.



Key Features

- ✓ Designed to be mounted on a lamppost or wall
- ✓ Compact - 383mm x 197mm x 199mm
- ✓ Up to 7.36kWh or 32A charging
- ✓ Standard Type 2 socket
- ✓ Plug is locked in socket while in use
- ✓ Complemented by the Char.gy app or website, or an OCPP backend
- ✓ Remote management and configuration
- ✓ Market leading warranty of 5 years

Warranty

All char.gy hardware is covered by our 5 Year Warranty when installed correctly in line with the char.gy installation guide.

Any hardware failure should be promptly reported to us via e-mail to hello@char.gy quoting the serial number, location of the product, and giving a brief description of the failure.

Our support team will investigate and attempt to remotely resolve the issue. If the issue cannot be resolved remotely, and the product is in warranty, we will make arrangements for one of our team to visit the location and, if the issue is a result of any shortcoming in design or manufacture it will be made good free of charge or, at our option, exchanged for a replacement product.

If we attend site, and the fault is not a result of a shortcoming in design or manufacture of our product, we will make reasonable attempts to suggest what the issue is, and propose a resolution which may have a fee associated with it. A call out fee will be applicable where our product is not at fault.

Specification

Dimensions	383mm x 197mm x 199mm
Shipping weight	5kg
Standard colour	Black - other RAL K7 colours are available
Outlet socket	1x Type 2 EV socket (BS EN 61851-1)
Input voltage	230v
Input current	32A 50Hz
AC charging output	7.36kWh
Standby power consumption	4Wh
Over current and safety protection	1x 32A 30mA type B RCBO
Environmental protection	IP55
Control	'Mode 3' SELV DC & PWM control signalling, Conforming to ISO/IEC 61851-1 Annex B, validated by Nissan, Renault, Ford, BMW, PSA and Mitsubishi
Wireless communications	GPRS Cellular Data Network Radio Equipment Directive
Network communications protocol	TCP/IP 2 way communication on with secure central server, Full 'handshake' between charging post and server.
Network security	HTTPS, 128 bit encryption
Operating temperature	-30°C to +50°C
Operating humidity	5% to 95%
EMC compliance	BS EN 61000-6-1 and BS EN 61000-6-3 (Electromagnetic Compatibility Regulations 2006)
Safety compliance	Electrical Equipment Safety Regulations 1994
CE marking	In accordance with EC Directive 768/2008/EC
OCCP	version 1.6 compliant
Pay as you go service	Yes
Warranty	5 Years Minimum

Limitation of Liability

In no event will we accept any liability for any loss, costs or damage consequential on the use and/or misuse of our hardware products, vandalism, accidental or intentional damage, except and only to the extent that this is caused by our negligence.

Contact Us

Char.gy Limited
 60-62 Commercial Street
 London
 United Kingdom
 E1 6LT

Support: hello@char.gy
 Sales: sales@char.gy
 Website: <https://char.gy>
 LinkedIn: www.linkedin.com/company/char.gy
 Twitter: https://twitter.com/char_gy

CP02 Datasheet

The char.gy CP02 is an electric vehicle charging point suitable for installation on residential streets and parking lots.

With its robust design, the CP02 is perfect for car parks which require a free-standing solution or for developments which a high volume of usage.

The CP02 allows for mode 3 charging via a type 2 connector compatible with all electric vehicles.

Charging at 7.36kWh or 32A single phase which charges your car on average 30 miles per every hour on charge.

The char.gy app or website, or an OCPP compliant backend, is required to use these units. They are configured and managed remotely and can be set to appear on either our public map or a private network.

The CP02 adheres to current standard BS EN 61851-1 for electric vehicle charging points.

Key Features

- ✓ Designed to be mounted on in a NAL 115 Retention Socket
- ✓ Compact - 1298mm x 186mm
- ✓ Up to 7.36kWh or 32A charging
- ✓ Standard Type 2 socket
- ✓ Plug is locked in socket while in use
- ✓ Complemented by the Char.gy app or website, or an OCPP backend
- ✓ Remote management and configuration
- ✓ 5 Year market leading warranty

Warranty

All char.gy hardware is covered by our 5 Year Warranty when installed correctly in line with the char.gy installation guide.

Any hardware failure should be promptly reported to us via e-mail to hello@char.gy quoting the serial number, location of the product, and giving a brief description of the failure.

Our support team will investigate and attempt to remotely resolve the issue. If the issue cannot be resolved remotely, and the product is in warranty, we will make arrangements for one of our team to visit the location and, if the issue is a result of any shortcoming in design or manufacture it will be made good free of charge or, at our option, exchanged for a replacement product.

If we attend site, and the fault is not a result of a shortcoming in design or manufacture of our product, we will make reasonable attempts to suggest what the issue is, and propose a resolution which may have a fee associated with it. A call out fee will be applicable where our product is not at fault.



Specification

Dimensions	1467mm x 168.3mm x 186mm <i>(including root mount)</i>
Shipping weight	22.5kg
Standard colour	Black - other RAL K7 colours are available
Outlet socket	1x Type 2 EV socket (BS EN 61851-1)
Input voltage	230v single phase
Input current	32A 50Hz
AC charging output	7.36kWh
Standby power consumption	4Wh
Over current and safety protection	1x 32A 30mA type B RCBO
Environmental protection	IP55
Control	'Mode 3' SELV DC & PWM control signalling, Conforming to ISO/IEC 61851-1 Annex B, validated by Nissan, Renault, Ford, BMW, PSA and Mitsubishi
Wireless communications	GPRS Cellular Data Network Radio Equipment Directive
Network communications protocol	TCP/IP 2 way communication on with secure central server, Full 'handshake' between charging post and server.
Network security	HTTPS, 128 bit encryption
Operating temperature	-20°C to +40°C
Operating humidity	5% to 95%
EMC compliance	BS EN 61000-6-1 and BS EN 61000-6-3 (Electromagnetic Compatibility Regulations 2006)
Safety compliance	Electrical Equipment Safety Regulations 1994
CE marking	In accordance with EC Directive 768/2008/EC
OCPP	version 1.6 compliant
Pay as you go service	Yes
Warranty	5 Years Minimum

Limitation of Liability

In no event will we accept any liability for any loss, costs or damage consequential on the use and/or misuse of our hardware products, vandalism, accidental or intentional damage, except and only to the extent that this is caused by our negligence.

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 Website: <https://char.gy>
 LinkedIn: www.linkedin.com/company/char.gy
 Twitter: https://twitter.com/char_gy

CP03 Datasheet

The char.gy CP03 is an electric vehicle charging point suitable for installation on residential streets and parking lots.

With its robust design, the CP03 is perfect for car parks which require a free-standing solution or for developments which a high volume of usage.

The CP03 allows for mode 3 charging via a type 2 connector compatible with all electric vehicles.

Charging at 22kWh or 32A three phase which charges your car on average 30 miles per every hour on charge.

The char.gy app or website, or an OCPP compliant backend, is required to use these units. They are configured and managed remotely and can be set to appear on either our public map or a private network.

The CP03 adheres to current standard BS EN 61851-1 for electric vehicle charging points.

Key Features

- ✓ Designed to be mounted on in a NAL 115 Retention Socket
- ✓ Compact - 1298mm x 186mm
- ✓ Up to 22kWh or 32A three phase charging
- ✓ Standard Type 2 socket
- ✓ Plug is locked in socket while in use
- ✓ Complemented by the Char.gy app or website, or an OCPP backend
- ✓ Remote management and configuration
- ✓ 5 Year market leading warranty

Warranty

All char.gy hardware is covered by our 5 Year Warranty when installed correctly in line with the char.gy installation guide.

Any hardware failure should be promptly reported to us via e-mail to hello@char.gy quoting the serial number, location of the product, and giving a brief description of the failure.

Our support team will investigate and attempt to remotely resolve the issue. If the issue cannot be resolved remotely, and the product is in warranty, we will make arrangements for one of our team to visit the location and, if the issue is a result of any shortcoming in design or manufacture it will be made good free of charge or, at our option, exchanged for a replacement product.

If we attend site, and the fault is not a result of a shortcoming in design or manufacture of our product, we will make reasonable attempts to suggest what the issue is, and propose a resolution which may have a fee associated with it. A call out fee will be applicable where our product is not at fault.



Specification

Dimensions	1467mm x 168.3mm x 186mm <i>(including rootmount)</i>
Shipping weight	22.5kg
Standard colour	Black - other RAL K7 colours are available
Outlet socket	1x Type 2 EV socket (BS EN 61851-1)
Input voltage	230v three phase
Input current	32A 50Hz
AC charging output	22kWh
Standby power consumption	4Wh
Over current and safety protection	1x 32A 30mA three phase type B RCBO
Environmental protection	IP55
Control	'Mode 3' SELV DC & PWM control signalling, Conforming to ISO/IEC 61851-1 Annex B, validated by Nissan, Renault, Ford, BMW, PSA and Mitsubishi
Wireless communications	GPRS Cellular Data Network Radio Equipment Directive
Network communications protocol	TCP/IP 2 way communication on with secure central server, Full 'handshake' between charging post and server.
Network security	HTTPS, 128 bit encryption
Operating temperature	-20°C to +40°C
Operating humidity	5% to 95%
EMC compliance	BS EN 61000-6-1 and BS EN 61000-6-3 (Electromagnetic Compatibility Regulations 2006)
Safety compliance	Electrical Equipment Safety Regulations 1994
CE marking	In accordance with EC Directive 768/2008/EC
Ocpp	version 1.6 compliant
Pay as you go service	Yes
Warranty	5 Years Minimum

Limitation of Liability

In no event will we accept any liability for any loss, costs or damage consequential on the use and/or misuse of our hardware products, vandalism, accidental or intentional damage, except and only to the extent that this is caused by our negligence.

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 Twitter: https://twitter.com/char_gy



Appendix I - CLERKS REPORT OF GENERAL UPDATES 03.02.23

PLANNING MATTERS TO BE NOTED: Amendments to the following application:

REQUEST TO GO TO CATEGORY B: 22/02156/FUL - Cockhaven Arms 12 Cockhaven Road - Stationing of three shepherd huts and the erection of a linen and cycle store. If the delegated officer is recommending approval. As submitted by District Councillor. MacGregor.

The applicant has now supplied amended plans to the neighbours, due to be submitted to the local planning authority imminently. Once validated BPC will consider at a public meeting, both neighbours and applicant to be advised.

APPEAL AGAINST LPA DECISION: 22/00073/REF - 2 Great Furlong - Appeal against the refusal of 21/02823/FUL: Erection of a new detached dwelling. This has been brought to my attention, but not by TDC! Awaiting notification from them, however, will add to the agenda of the next planning committee (20.02.23).

TEIGNBRIDGE LOCAL PLAN: Public consultation of the emerging Teignbridge Local Plan 2020–2040, was approved by TDC full council. The consultation period is now live, commenced 23.01.23, due to end at midday on 13.03.23.

The Parish Council should make efforts, as usual, to produce a comprehensive response. See clerks report giving guidance for this response. All documents to be reviewed by members, to be discussed further at the planning committee meeting (20.02.23), draft comments to be approved at full council meeting 06.03.23.

PARISH MAINTENANCE/AMC COMMITTEE:

Benches – Maintenance ongoing, as and when required. No benches currently require urgent attention. Agreed for members of AMC to assess the current condition and recent works, walks to be arranged.

Playground Revamp: Revised quotes now received. Phase 1 funding application submitted to Viridor, awaiting response. Final quotes to be reviewed by AMC at its next meeting 08.02.23, to resolve final preferred contractor.

Further considerations:

- Removal of Wooden ship at Cockhaven Close playground: A tired piece of equipment which will require increase remedial work over the next few years therefore should be considered cost effective to remove at the same time as new equipment installation. This will give a better options to layout the new equipment. I have asked contractors to quote for this additional work.
- It may be prudent to separate the work, rather than have it all take place simultaneously. Will be inconvenient to parishioner to have both playgrounds out of action at the same time, especially in the spring/early summer.

Work likely to commence April 2023. Ongoing project work, with priority status.

BPC Car Parks: The three car parks owned and managed by BPC, being both sides at the top of Bishops Avenue and the one at the Lawns, require some suitable signage and a policy for use to be adopted. This is a task delegated to the Asset Management Committee & Clerk for further consideration/preparation. No further action has been taken yet.

MUGA – Line Markings: Secondary netball court marking complete. Looking to mark the primary court in FY 2023/24 and we can use S106. Work may take place in April, will seek quotes for AMC consideration.

PLEASE NOTE: Personally, I am not overly impressed by the quality of recent line-marking work. Will seek quotes and recommend alternative contractors for the next project.

CLERKS REPORT Cont'd - GENERAL UPDATE 03.02.23

Improvements at Fore Street Toilets: It has been reported some minor repairs and painting is required to keep this facility in good condition. Inspection to be arranged to create job spec before quotes to be sought.

Cockhaven Junction Enhancement: The scheme will still include relocation of the bench, gravel area with grid, steps to correct crossing point and a general tidy. Total budget of £7,500 to be met using £2,900 Tidy Teignbridge fund and CIL. Furthermore, it was suggested that the clerk to write to Otter Nurseries Jacks Patch to introduce the plan and invite the opportunity to sponsor or donate towards the enhancement. Awaiting response.

Trees: Cemetery - Ash Dieback: Inspection carried out by Devon Tree Services in Sept 22. Report advises no serious deterioration because of Ash Dieback, no immediate action required, recommends further inspection in August/Sept 2023 when in leaf. There is a second Ash which needs checking, this is along the path edge, and it appears to have damage, inspection to be organised.

Village Green Enhancements: Wooden posts along the eastern edge of the VG have now been replaced with recycled plastic bollards as used on the northern edge. New posts and installation can be funded using S106; claim submitted, awaiting response.

War Memorial: Requires professional steam clean and lettering repainted. One quote received, two are being prepared expected soon. Financial support from Bishopsteignton Heritage has been requested, they wish to see the 3 quotes before responding. Once all quotes are available a funding application shall be submitted to the War Memorials Trust. If not successful a budget heading will need to be established for the 2023-24 budget & precept. No further action, will prioritise when possible.

PUBLIC RIGHTS OF WAY: Surface of FP13 (adjacent to School): Devon highway neighbourhood officer confirmed a full resurface is not in any future programme as it is not considered a safety defect. She would be happy for the Parish Council to arrange resurfacing. AMC Committee resolved to appoint a preferred contractor. Devon Highways Community Enhancement Fund applied for but the maximum to be awarded is £1,000. Balance of approx. £1,600 can be covered using S106 or CIL. Awaiting response, expected end of January.

Crew Coffee: John was offered the opportunity of a more lucrative pitch at Labrador Bay, therefore has reduced his attendance at The Lawns to Fridays only, contract adjusted accordingly.

CIVILITY & RESPECT PROJECT & PLEDGE: <https://www.nalc.gov.uk/our-work/civility-and-respect-project>

Throughout the sector, there are growing concerns about the impact bullying, harassment, and intimidation are having on local (parish and town) councils, councillors, clerks and council staff and the resulting effectiveness of local councils. NALC, One Voice Wales, the SLCC and county associations have responded to this by setting up a Civility and Respect Working Group to oversee the Civility and Respect Project.

PLEDGE - NALC, SLCC, and OVW believe now is the time to put civility and respect at the top of the agenda and start a culture change for the local council sector. The Civility and Respect Pledge is being introduced because there is no place for bullying, harassment and intimidation within our sector. The pledge will enable councils to demonstrate that they are committed to standing up to poor behaviour across our sector and to driving through positive changes which support civil and respectful conduct. All councils are being invited to make the Civility and Respect Pledge. More detail can be provided for BPC to make the pledge at a future meeting.

CLERKS REPORT Cont'd - GENERAL UPDATE 03.02.23

INTERPRETATION BOARDS:

Bishopsteignton Heritage are leading on the production of several boards around the parish. So far, they have completed these at the four-parish boundary stone, St Johns Church front, and the Admirals graves in the Churchyard.

Two new boards ordered by BPC, for The Parish Cemetery and The Village Green, funded by BPC, from the Burial Account for the former, and S106 for the latter (application for fund submitted).

Further boards are anticipated at Bishops Palace Walls (replacement board depending on continued agreement of the landowners) and The Lawns recreation ground, Old School (Community Centre), and a full village map. In future, other than the board at the Lawns and insurance cover for each new installation the cost of these will be met by BH.

POLICY WORK:

I am currently working through a review of all BPC policies, existing and additional which may be required, to ensure we are compliant with statutory regulations before we consider an application for a quality council award (foundation level).

Currently working on the following policies, new & revisions: Training policy, Complaints Policy, and the BPC Financial Regulations. All new drafts can be reviewed by the BPC Strategy & Governance Committee or Full Council whichever meets soonest.

BOOKINGS @ THE MUGA:

Several regular bookings mean the court will be closed to the public at the same time, this is difficult to guarantee due to the fact it is never locked. Booking as follows For February onwards:

- Tuesdays 7.00 to 8.45 Chudleigh Canon Netball
- Various usage from Newton Abbot Rugby club and Teignmouth Youth AFC for training when their own pitches are water-logged.

DEFIBRILLATORS:

The two new unit installation at Teign View Road/top of Murley Crescent and Teign Close/Forder Lane junction, opposite Grange Park are now complete and units have been commissioned. I will update the village map and share appropriately.

Further defib awareness sessions are to be arranged by BERT in due course.

Agreement in principle to install a unit at Cockhaven Arms, to liaise with management company to confirm when funds for another unit are available.

Regular Inspections: Each defibrillator unit requires a monthly inspection to ensure it is fully operational and Eddy is wishing to step down. Kindly, a couple of volunteers have now come forward and we regularly touch base.

TIDY TEIGNBRIDGE FUND – FUNDING OPPORTUNITY

As agreed at the last BPC meeting, a quote was provided for weed clearance and possible repointing of the raised pavement on Shute Hill for this funding to be used. Application has been submitted Awaiting response from TDC, expected end of February.

FURTHER MEETINGS – FOR INFORMATION/TO BE ARRANGED:

- **Teignbridge Cycle Forum:** Tuesday 7 February 5pm – 7pm online, link on email sent 25.01.23
- **Asset Management Committee:** Wednesday 8 February 9am
- **BCC Regeneration Joint Committee:** Wednesday 8 February 10am
- **BPC Planning Committee:** Monday 20 February 7.00pm @ BCC.
- **Next Full Council:** Monday 6 March – 7.30pm @ BCC.
- **BPC Planning Committee:** Monday 20 March 7.00pm @ BCC.

CLERKS REPORT Cont'd - GENERAL UPDATE 03.02.23

FOR INFO:

For direct contact either phone: 07483 149812, 11am to 3pm, Monday to Thursday. or email: clerk@bishopsteignton-pc.gov.uk

Majority of my weekly hours will be worked from home, but I do intend to work from the Bishopsteignton Heritage Hub/visit the parish at least once per week, most likely Wednesday. I will always ensure Cllr. Head knows when I am there, and when I leave, in accordance with the BPC Lone Working Policy.



BISHOPSTEIGNTON PARISH COUNCIL

Appendix J for 06.02.23 CLERKS REPORT

TEIGNBRIDGE PARISHES PLANNING FORUM

Please find in the following pages:

- Draft minutes of the first forum meeting held 26.01.23, attended by Cllr. Shaw.
- Draft covering letter, written by Tedburn St Mary PC, to be sent to the Teignbridge Planning Team, copied to
 - Cllr Alan Connett – Leader of the Council
 - Cllr Gary Taylor – Portfolio Holder for Planning
 - Neil Blaney – Head of Place and Commercial Services

At the meeting attendees discussed the document Planning Enforcement in Teignbridge, which some had not seen; to resolve this it has been circulated and I have shared this in your google drive.

Member councils, of the forum, are being asked to write a one-page letter about their specific issues together with examples where possible. This should be forwarded to Doddiscombesleigh before 28th February to be included in the correspondence to Teignbridge detailed above.

Please could councillors provide any examples you wish to include in the letter from Bishopsteignton Parish Council by 9am Wednesday 15th February so a letter can be drafted for approval of the BPC Planning Committee at its next meeting (20.02.23).

**Minutes of the Joint Parish / Town Council Meeting on Planning
Issues**

**held on Thursday, 26 January 2023 at 7.30 pm
at the Teign Valley Community Hall, Christow**

Present:

Bishopsteignton	Cllr Nicholas Shaw
Bovey Tracey	Cllr Stuart Light (Chair of Planning & Environment Committee)
Chudleigh	Cllr Michael McCormick
Chudleigh	Cllr James Bushell
Coffinswell	Cllr Nick Orchard Chair
Denbury & Torbryan	Cllr Rob White Chair
Denbury & Torbryan	Cllr Tony Brownhill
Exminster	Cllr Lisa May
Exminster	Cllr Sheila Churchward
Hennock	Cllr Charlie Fisher Chair
Hennock	Cllr Janette Parker
Holcombe Burnell	Cllr Charles Eden
Ide	Cllr Nick Bradley Chair
Ideford	Cllr David Fox
Ideford	Cllr Angela Carter-Woodwark - Vice Chair
Ipplepen	Cllr Roger Carnell
Ipplepen	Cllr Steve Rattlidge
Shaldon	Cllr Tim Biddlestone Chair
Shaldon	Cllr Danielle Westlake Chair of Planning Committee
Shaldon	Clerk/RFO Nicola Hamblin
Shillingford St. George	Cllr Peter Barwell Chair
Tedburn St Mary	Cllr Josephine Herdman
Tedburn St Mary	Cllr Pat Moody
Tedburn St Mary	Clerk/RFO Jane Clark
Whitestone	Cllr Tanya Miles Chair
Woodland	Cllr Andy Luscombe Chair
Doddiscombsleigh	Cllr John Sawyer
Doddiscombsleigh	Cllr Rachel Crocker
Doddiscombsleigh	Cllr Michael Moorhouse
Doddiscombsleigh	Clerk/RFO Agnes Miller

The Minutes were taken by Agnes Miller, clerk for Doddiscombsleigh Parish Council.

The meeting was chaired by Cllr Rachel Crocker from Doddiscombsleigh Parish Council.

Cllr William Hole, Chairman of Doddiscombsleigh Parish Council sent his apologies, but he could not attend the meeting due to illness.

Cllr John Radford, Chair of Kingskerswell Parish Council and Cllr Janet Carter also from Kingskerswell sent their apologies.

1. To discuss and Identify the Common Interests and Objectives of the Participants

- Joint representation of parish and town councils in order that the voices of communities be heard and to represent the public interest. The public interest is a system that can be trusted.
- Achieve positive changes in the practice of Teignbridge Planning Authority, because the current system does not work for the communities.
- Help communities to live in a reliable environment, in which they can trust.

The following general problems were identified:

- There was a general frustration that Teignbridge does not listen to parish / town councils and their comments are ignored. If parish / town councils' comments are not listened to, what is the point to spend so much energy and time on consultation responses? The consultation process is meaningless in its current form.
- Local communities need joint representation and a united front to be heard.
- Communities have no trust in the current system.
- Teignbridge and Devon are below the national standard. There are huge fundamental problems in the system.
- The Planning Authority has had a chronic shortage of staff (long term leave, illnesses) for a long time and these issues are not dealt with.
- Teignbridge is terrified of legal actions and the cost involved – but they collect the communities' council tax and they should do their job.

Regarding planning applications:

- Lack of accountability – no real explanation why a decision was made and why material planning comments were ignored.
- Lack of transparency.
- After a planning permission is granted, there can be a minor amendment which is not consulted upon and gets permission. The minor amendment can change the nature of the whole development.
- In many cases there are no case officers.
- There is no project manager for big projects and nobody takes responsibility for them.

Regarding planning enforcement:

- There is a lack of planning enforcement even when the rules have been clearly broken – in spite of the efforts of parish/town councils.
- The lack of planning enforcement is causing irreversible damage to the heritage and natural environment of communities.
- If an enforcement case goes to Planning Committee, the parish / town council cannot send a representative – why? Parish / town councils would like to send a representative to the Planning Committee in enforcement cases just like when planning applications are discussed.

- Lack of publicly available information about enforcement cases – parish/town councils do not know what documents are issued regarding reported cases.
- There is a practice when the Planning Enforcement sends a letter to the developer that no enforcement action will be taken, in spite of the breach of condition/rules. This letter is as good as a planning permission – without any consultation with the community. This practice must be stopped.

2. To Discuss and Decide about the Strategy to Achieve the Common Objectives

Resolved The meeting agreed to the following: Tedburn St Mary Clerk to summarize the general points in an outline letter. Additionally, every parish / town to write one page of their specific problems. The specific documents will be sent together with the outline letter to Teignbridge.

Details:

- Every parish / town to send their specific one-page document to doddiscomsbleighpc@gmail.com by 28 February 2023.
Those parishes / towns who did not attend this meeting have the option to send their contributions as well.
- Then Tedburn St Mary to write the outline letter and send it together with the collected specific documents to the following people in Teignbridge District Council:
Cllr Alan Connett – Leader of the Council
Cllr Gary Taylor – Portfolio Holder for Planning
Neil Blaney – Head of Place and Commercial Services
- Any feedback will be discussed at the next planning meeting of the parish / town councils.

3. To Discuss and Decide about an Organizational Structure

There was a general agreement that parish / town councils need to have joint representation in order to put pressure on Teignbridge and achieve positive changes.

Several parishes were in favor of resurrecting TALC (Teignbridge Association of Local Councils), which stopped functioning during the pandemic and due to personal disagreements.

The meeting did not make a decision about the issue.

Resolved Bishopsteignton Parish Council offered and it was agreed by the participants to hold the next meeting on Thursday, 25 May 2023 at 7.30pm at Bishopsteignton Community Centre.

4. To Discuss the Possibility of Giving a Formal Feedback about the Planning Enforcement Review Report and Recommendations to Improve the Planning Enforcement Policy

Several councils indicated that they had not received the document. It is really difficult to find it on the District Council's website and it does not come up in the search results.

Doddiscombsleigh clerk to send out the document, which was received as a response to the Chairman's letter sent out in November 2022.

The meeting closed at 9.06 pm.

DRAFT

TEIGNBRIDGE PARISH COUNCILS PLANNING FORUM

'Parish Councils Sharing Planning Concerns'

C/o Parish Clerk
Mrs Jane Clark
Tillerton Barn
Tedburn St Mary
Exeter EX6 6ER.

Email parishclerktsm@yahoo.co.uk
Tel 07932 386023

Dear TDC Planning Team,

Recently the Chair of one of the parish councils in your area expressed deep concern with the Teignbridge District Council (TDC) planning process and the role of parish councils within it. Informally this council wrote to all 43 parish councils in your area asking if any shared a similar experience.

Many councils responded and agreed they too are experiencing planning problems. As a result, a group meeting of parish councils to discuss this was organised and held on 26th January 2023.

Sixteen Parish Councils were represented and 31 individual councillors attended.

The councils represented at the meeting discussed and agreed a list of main issues and these are listed below.

This initial letter seeks a response from the Teignbridge District Council to the issues raised, preferably by email or letter. This response or a nil response will be discussed further at the next meeting of the Teignbridge Parish Councils Planning Forum to be held in May 2023.

The group of 16 councils represented at the meeting cited the following as the issues they would like TDC to address.

GENERAL PROBLEMS PARISH COUNCILS FACE WITH THE CURRENT PLANNING PROCESS

1. Many councils see building work going on without an appropriate application.
2. Similar to above, retrospective applications seem to be passed while much of the original work flouts the system and is in place by the time an application is received and little action by TDC to enforce removal.
3. Unanimously the parish councils attending said they feel their comments are ignored and consequently question whether their time is well spent in researching and discussing the impact of planning applications in their area. This is enormously demotivating.
4. Unanimously there is a lack of trust in the TDC Planning Process.
5. Anecdotal evidence voiced by some of the group, says there are examples of members of different district planning teams (not only TDC) commenting to parish councillors or contacts of parish councillors that district councils pay little heed to the comments, questions or objections raised by parish councils.
6. A feeling shared by many in the group that the TDC planning process needs an overhaul and more financial support to source more staff, better communications, Enforcement, etc.
7. There was overt dissatisfaction at the meeting about amendments made to applications that change the nature of the original application.

TEIGNBRIDGE PARISH COUNCILS PLANNING FORUM

'Parish Councils Sharing Planning Concerns'

PROBLEMS PARISH COUNCILS FACE WITH TEIGNBRIDGE DISTRICT COUNCIL

Of the 16 parish councils represented at the meeting they agreed unanimously to have concerns about the following:-

- i. Lack of case officers at TDC – to their knowledge no-one has been appointed
- ii. Parish councillors attending District Planning meetings universally felt their comments are not taken into account, at worse, not even heard.
- iii. Parish councillors attending this meeting agreed there is no evidence of accountability in the planning process, by which they mean TDC do not give reasons to support their decision and this results in parish councils unable to follow a coherent process and thus understand the decision.
- iv. Many attending gave examples of when the parish council has written to TDC planning asking for advice, asking questions, asking for a meeting, and yet not received either any useful response or any answer at all.
- v. TDC shuns use of the legal process to enforce planning requirements and all those attending believed this to be because there is a lack of funds to pay for a legal fees or a Judicial Review.
- vi. Everyone attending the meeting believes TDC lack both managerial and admin staff to support a robust planning process.
- vii. Lack of a functioning Enforcement Team.
- viii. There is no formal interface between parish councils and Teignbridge District Council

The agreed action at the meeting is as follows:-

To write to TDC listing the main concerns of parish councils with the planning process and with TDC and request that TDC address these issues in a response by email/letter.

It was also agreed to set up a forum to push for a response from TDC to these concerns. As a result, this group will continue and the next meeting is planned for Thursday, 25th May 2023 at 70.30 pm at Bishopsteignton Community Centre.

In addition, every council attending the meeting has supplied a one-page letter listing examples of applications that give evidence to the concerns expressed above. These letters are attached to this email/letter as well as hard copy and sent to Cllr Alan Connett Leader of TDC and to Cllr G ray Taylor Executive Portfolio Holder for Planning.

It was agreed by the group not to contact other bodies about these concerns other than Teignbridge District Council at this stage but this would be discussed again at the next meeting.

The group members sincerely hope TDC Planning Team will be able to address these concerns and your response is eagerly awaited and will be shared with parish councils attending the forum and those that were unable to attend but showed an interest in the forum and its aims. Please send your response to the clerk at Tedburn St Mary Parish Council, contact details at the top of this letter. She is acting as a central desk for all correspondence and is happy to answer any questions should you wish to discuss anything.

Yours faithfully,

Jane Clark

TEIGNBRIDGE PARISH COUNCILS PLANNING FORUM

'Parish Councils Sharing Planning Concerns'

Clerk to Tedburn St Mary Parish Council