



BISHOPSTEIGNTON PARISH COUNCIL

DRAFT MINUTES
PLANNING COMMITTEE MEETING
HELD 7.00PM 20 FEBRUARY 2023
AT COMMUNITY CENTRE, SHUTE HILL

28xx MEETING GOVERNANCE

ATTENDANCE: Committee Cllrs. Merritt (Chair), East, Gateshill, Gill, Grimble, Head, Lambert & Smith (8/8). Cllrs. Benham, Shaw & Watson (3/3), District Cllr. MacGregor & Clerk: Mrs. K. Ford, plus 117 members of the public.

APOLOGIES: None

DOI: Cllr. Grimble declared a pecuniary interest in agenda item PL.2302.03.03: Appeal against the refusal of 21/02823/FUL: Erection of a new detached dwelling at 2 Great Furlong.

ORDER OF BUSINESS: No change to the agenda.

RATIFICATION OF MINUTES: It was proposed, seconded and unanimously agreed to resolve the draft minutes as a true and correct record of the proceeding of the Planning Committee meeting held 19.12.22. **RESOLVED.**

29xx LPA DECISION NOTIFICATIONS

Recent notifications received from the Local Planning Authority had been reported to members prior to the meeting, these were noted with nothing further added. Full list to be uploaded to the BPC website for public information.

29xx NEW APPLICATIONS

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

.01 **APP REF:** 22/02153/HOU - 62 Fore Street TQ14 9QZ

PROPOSAL: Glazed covered area to rear

It was proposed by Cllr. Gateshill, seconded by Cllr. Head, that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**

BPC COMMENT: No objection.

.02 **APP REF:** 22/02156/FUL - Cockhaven Arms 12 Cockhaven Road TQ14 9RF

PROPOSAL: Stationing of three shepherd huts and the erection of a linen and cycle store – Revised plans.

Although new plans have been submitted to the LPA by the applicant's agent these have not yet been validated. Until they are there is nothing further to consider. It was unanimously agreed for the matter to be deferred to a future meeting; **RESOLVED.**

Cllr. Grimble left the room.

.03 **APPEAL REF:** 22/00073/REF - 2 Great Furlong TQ14 9TU (APP/P1133/W/22/3312963)

PROPOSAL: Appeal against the refusal of 21/02823/FUL: Erection of a new detached dwelling

Cllr. Gill questioned the use of mismatched materials at the adjacent development despite a condition imposed, however, although the same applicant this point was not relevant to the current appeal. Members unanimously agreed that there was no need to submit a comment to the planning inspectorate as 'no objection' was submitted previously and the queries raised previously had been addressed in the appellant's statement. **RESOLVED.**

Cllr Grimble returned.

29xx TEIGNBRIDGE LOCAL PLAN REVIEW

Members considered Appendix B showing all comments raised and submitted to the clerk, from both councillors and parishioners. The Chair explained in detail the history of the plan's formation and previous opportunities for comment. Before inviting members of the public to ask questions or

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raise any further issues he thanked everyone who had expressed their concerns to the council, via the clerk, and that the Parish Council shared many of these opinions and guaranteed these will be reflected and strengthened in its response. These points and any clarification given are summarised below:

- Drainage/Sewerage – Concerns that the current provision is already insufficient, and that additional housing will cause problems as improvements to infrastructure was unlikely. Cllr. MacGregor endorsed this worry by adding that the Environment Agency responded in August 2021 indicating...*'data on water quality and resources should be used to underpin your development strategy and site selection'*... and that *'site selection process should be informed by a Strategic Flood Risk Assessment (SFRA)'* therefore *'further work will be necessary to ensure that environmental considerations are fully considered in the development strategy and site selection process'*. There is no evidence that these suggested investigations have taken place since. Cllr. Lambert understood no drainage improvements have been made since Lawns End housing was built, over 25 years ago.
- The Vision Statement within the BNDP, as adopted October 2017, was praised and the strength of feeling in this, along with the currently settlement limit and strategic breaks between the village and Teignmouth to the East and Kingsteignton to the west should be maintained and this reflected in response submission to TDC.
- Clarity was given that sites V2 & V3 are proposed allocations in the draft local plan of 20 years, which if approved by the planning inspectorate and included in the final plan any development of these site is possible; to support resolution of the national housing crisis. However, this would not automatically grant planning permission to a potential developer; they would still be required to apply through the proper channels giving the parish council and parishioner opportunity to comment or object to the proposals at that time.
- Any comments/objection are to be submitted directly to Teignbridge Local Council via the online form by noon on 13 March 2023. These along with the final draft plan will be submitted to the Secretary of State for independent examination. Anything submitted will be read by an inspector and should be calm, considered and relevant to material planning considerations.
- Cllr. MacGregor reiterated the housing targets for the district and how this is allocated by central government. It is important to realise some level of housing is likely to be allocated to each town and village, so it is essential to strongly object if the site is incorrect, such as V2: Forder Lane, but lessen the strength of objection for a site which is possibly more acceptable, such as V3: Bakers Yard which already is featured in the BNDP as an acceptable allocation site; only with the right planning application which will suitably address concerns over access, safety, etc. It was added there is always a need for housing and affordable housing within the parish, however small this need.
- A member of the public suggested the Parish Council should be proactive by offering alternative sites for development, if known. It was concluded this was not the opportunity for such an approach. The call for sites and evaluation of these site was a task for Teignbridge as the LPA, and was conducted at a much earlier stage.
- A member of the public questioned the effectiveness of certain covenants and various restrictive status applied to land, such as The Lawns, to rule-out possible development. The chair commented that it is not at all possible to 'rule-out' any future development on any land but if adhered to relevant policies could protect such land. Cllr. MacGregor stressed that covenants were difficult to uphold, easily varied and did not necessarily offer the required protection, depending on the bodies involved and the age of the deed of land transfer.

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- A member of the public queried the need for development in the village of Bishopsteignton where the growth rate of the village population has decrease as opposed to the figures for the district as quoted in the plan. It was concluded the assessment for population growth rate would only be looked at as district rather than the more detailed rate of individual villages and towns.
- A member of the public suggested that a professional planning consultant be contracted to prepare the final response from BPC to ensure its relevance, accuracy and effectiveness. This shall be considered, as will local voluntary guidance, consultation with CPRE Devon and other such advisory bodies.
- A member of the public expressed concerns regarding the submission process, having little confidence with email/web forms. It was suggested the clerk, and other members of the council can offer a basic level of support where required.

In conclusion, it was again stressed by the Chair that all comments were appreciated and would be included where possible in the formation of a draft response from Bishopsteignton Parish Council. This draft will be published shortly, allowing members of the public to refer to it should they need guidance for their own submission, but it was important for individuals to respond directly to Teignbridge District Council.

Members unanimously agreed for the clerk to prepare a submission based on this evening discussions and their comments tendered to the clerk, collated and shared for review, by chapter and policy. **RESOLVED.**

Most of the public audience left. 4 members of the public remained.

29xx LETTER TO LPA VIA TEIGNBRIDGE PARISHES PLANNING FORUM

Members considered the draft letter, and it was proposed by Cllr. Shaw, seconded by Cllr. Grimble and agreed unanimously that more examples need to be presented. **RESOLVED.** Before submitting the clerk shall enhance the letter to include the following:

- **Inconsistency:**
 - Where on some applications the Parish Council are not consulted such as 22/01383/CLDP - Field at Happy Valley, Forder Lane - Certificate of Lawfulness for proposed siting of mobile field shelter/stable; and
 - 20/02223/FUL – Applegarth, Littlefield - to which the Parish Council have strongly objected with material planning consideration, upheld by many parishioners submitting similar objections, but the proposals were approved, and conditional permission granted.
- **Enforcement:** The land tidy notice issued to owners/developers for Baker Yard. Issued with six months to tidy the contaminated land, the six-month deadline passed, and nothing was monitored, or any action enforced.
- **Communication:** 22/01338/CLDE - Green Oaks, Forder Lane - Certificate of lawfulness for existing occupancy of the property as an independent dwelling in breach of agricultural occupancy condition – BPC sent TDC a letter expressing concern at the handling of this matter over the years, that the application is too late for appropriate action to be enforced.
- **TALC** - Remove reference to reforming TALC, replace with the idea of a strategic liaison committee of Town & Parish Council representatives to communicate effectively with Teignbridge, a newly set up structure to replace TALC.

MEETING CLOSED BY THE CHAIR AT 20.52PM

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