



BISHOPSTEIGNTON PARISH COUNCIL

DRAFT MINUTES
PLANNING COMMITTEE MEETING
HELD 7.00PM 18 DECEMBER 2023
AT COMMUNITY CENTRE, SHUTE HILL

3007 MEETING GOVERNANCE

ATTENDANCE: Committee Cllrs. Merritt (Chair), Gateshill, Gill, Grimble, Hanafin, & Head (6/7).
Clerk: Mrs. K. Ford, plus 2 members of the public.

APOLOGIES: Cllr. Vooght (1/7)

DOI: None

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 18.09.23. **RESOLVED.**

3008 LPA DECISION NOTICES

A list of application and the decisions which have been determined by Teignbridge District Council as the Local Planning Authority was noted.

3009 NEW APPLICATIONS

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

.01 APP REF: 23/02028/FUL - Applegarth, Littlefield

PROPOSAL: Dwelling in garden

Following members discussions, and comments from neighbouring residents, it was proposed and seconded that the following comment be submitted.

Agreed unanimously therefore **RESOLVED.**

BPC COMMENT:

Bishopsteignton Parish Council strongly object to the proposals in this application.

The elevated site at the narrow junction of Littlefield and Forder Lane is considered unsuitable for development, particularly of such a dominant building.

The following are serious concerns:

- Contravenes the environmental, social and economic requirements of sustainable developments by way of road safety and congestion, health and safety effects of noise, smell, dust, light, vibration, fumes and other forms of pollution and nuisance arising from associated traffic both during construction and once occupied.
- The impact on the residential amenity of existing dwellings, particularly privacy, outlook and natural light; there would be a significant loss of privacy to existing properties due to the height of the proposed windows and balcony looking into the second floor of neighbouring properties.
- A negative impact on the character, appearance and general street scene; the proposed development is not in keeping with the character of neighbouring properties.
- Impact on the biodiversity and geodiversity.
- The provision of green space within the property's curtilage is somewhat lacking.
- Inadequate provision of parking for a 3-bed property and insufficient space for manoeuvring vehicles within the curtilage of the development. This forces vehicles to either reverse into the driveway, or out from the driveway. Extremely dangerous for other road users and pedestrians due to limited visibility.
- The use of the access onto the public highway (Littlefield) resulting from the development would, by reason of limited visibility from and of vehicles using the access, be likely to result in additional danger to all users of the road including pedestrians using limited footpaths.
- Similarly, access into Littlefield from Forder Lane, and vice versa, would be made even more difficult than it already is, particularly for emergency and commercial vehicles.

CHAIR:

DATE:

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- The proposed building by reason of its design, scale and materials would be dominant in its elevated position and adversely affects the character and appearance of original properties.
- The proposed site by reason of its restricted size is incapable of accommodating the proposed dwelling without adversely affecting the amenities of the occupants of adjoining properties.
- Due to the confined nature of the highway serving the site a safe means of access cannot be provided. It would lead to reversing movements on the highway close to the junction with Forder Lane. Ultimately the proposed development would have a severe residual and cumulative impact on highway and pedestrian safety.
- During the construction phase of the proposed development excavation at this site, close boundaries where longstanding trees and hedges have now been felled and the proximity to the boundary wall of Forder Lane and existing garages, could be detrimental due to the topography surrounding the site. This may be detrimental to the structure of the highway requiring closure and reconfiguration causing much disturbance to residents on Littlefield and Forder Lane and through traffic on Forder Lane.
- For the reasoning above it is strongly suggested a topographical survey be requested.
- Additionally, it is strongly suggested that a more in-depth response from Devon County Council Highways be sought; that follows a site visit from officers to assess the significance of the potential impact and reduced visibility to road users, pedestrians and cyclists.
- The existence of certain covenants on the land should be brought to your attention.
- The Parish Council are particularly mindful that the importance and aims of the TDC planning criteria such as design guidelines and local plan policy, and the Bishopsteignton Neighbourhood Development Plan, are not being considered full by the applicant.

It is strongly suggested and considered essential that officers from both the TDC planning department and/or the TDC planning committee attend the site to assess all the issues raised above. Furthermore, a physical site visit from a Devon Highways officer should be carried out and in-depth analysis of the potential problems from additional traffic and the manoeuvres which will be necessary to enter/exit the property.

Bishopsteignton Parish Council are formally requesting the application be decided by the full planning committee, should the delegate officer be minded to grant planning permission. Request form attached.

.02 APP REF: 23/01991/LBC - The Old Commercial Inn Clange Street TQ14 9QS

PROPOSAL: Replacement pergola

Following the consideration of members, it was proposed and seconded that the following comment be submitted.

Agreed unanimously therefore **RESOLVED.**

BPC COMMENT: No objection.

3010 COMMUNITY INFRASTRUCTURE LEVY CONSULTATION

Members considered the relevant documents relating to this current consultation. Members acknowledged the changes made by TDC since the last review and it was unanimously agreed to reiterate the comments previously made. It was suggested a request be made to the District Council that all future amendments be written in red, as was done with the Local Plan Review.

MEETING CLOSED BY THE CHAIR AT 19.40PM

CHAIR:

DATE: