



# BISHOPSTEIGNTON PARISH COUNCIL

**DRAFT v2 MINUTES**  
PLANNING COMMITTEE MEETING  
HELD 7.00PM 10 OCTOBER 2025  
AT COMMUNITY CENTRE, SHUTE HILL

## PL2510.01 COMMITTEE GOVERNANCE

**ELECTION OF COMMITTEE CHAIR** It was proposed and seconded for Cllr. Merritt to continue as Chair for the planning committee. This was unanimously agreed and therefore **RESOLVED**.

**ELECTION OF COMMITTEE VICE:** It was proposed and seconded for Cllr. Gateshill to continue as Vice Chair for the planning committee. This was unanimously agreed and therefore **RESOLVED**.

**COMMITTEE TERMS OF REFERENCE:** A draft TOR which had been circulated to members prior to the meeting was considered. It was proposed and seconded that this be adopted for reference with immediate effect. Unanimously agreed, therefore **RESOLVED**.

## PL.2510.02: MEETING GOVERNANCE

**ATTENDANCE:** Committee Cllrs. Merritt (Chair), Gateshill, Gill, & Grimble (4/6).  
Clerk: Mrs. K. Ford. 10 members of the public.

**APOLOGIES:** Cllr. Dixon & Vooght (2/6)

**DOI:** Cllr. Merritt declared a non-pecuniary interest in item PL.2510.03.03 application 25/01398/LBC for Bishopsteignton Community Centre & Museum. He proposed to discuss but not vote, this was accepted by all members and therefore resolved.

**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 14.04.25. **RESOLVED**.

## PL.2510.03 NEW APPLICATIONS

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

- .01**      **APP REF:** 25/01482/HOU – Holm View, Teign Close, TQ14 9SB  
**PROPOSAL:** Single storey rear extension, raising main roof to provide attic conversion with front and rear dormers, enlarged garage and new driveway.  
Following committee consideration it was proposed and seconded to submit the following comment.  
**BPC COMMENT:** BPC Object to the proposed development feeling it is out of scale with the existing property and surrounding street scene. The design is considered out of character with elements of potential overlooking. It is noted that reason for refusal of the original application for this development, 25/00622 has since been addressed with obscure glass (indicated in drawing 2538-1 C. Although bat surveys have been carried out, it is noted that these consider roosting patterns and do not take into account the flight patterns or foraging activity of the bats from Bishopsteignton House, adjacent. BPC feel this should be addressed, particularly due to the potential increase of light pollution from the dormer windows.
- .02**      **APP REF:** 25/01540/FUL – 14 Horns Park. TQ14 9RP  
**PROPOSAL:** Alterations, including partial demolition of existing dwelling, to create a new shared surface access road and construction of five new dwellings.

**CHAIR:**

**DATE:**

This was considered at length following representation from both objecting neighbouring residents and the architect for the development. The following comment was proposed, seconded and unanimously agreed.

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

- Contradictory to Bishopsteignton Neighbourhood Plan policy BSC1.
- Over development of the site; members feel 4 units would be more appropriate than 5.
- Excess water, already an issue, and concerns over insufficiency of drainage.
- Site access limitations, increased traffic causing concern particularly around the school.
- Loss of wildlife habitat.

**The public audience of 10 left at this stage in the meeting.**

- .03**            **APP REF:** 25/01398/LBC - Community Centre and Museum Shute Hill Bishopsteignton Devon TQ14 9QL  
**PROPOSAL:** Internal and external repairs (including structural repairs), internal sub-division, removal of asbestos, replacement of windows/ installation of secondary glazing, upgrading of electrical services and replacement of accessible ramps  
It was proposed, seconded and unanimously agreed to send the following.  
**BPC COMMENT:** No objection.

- .04**            **APP REF:** 25/01665/CAN - The Gnoll Smith Hill Bishopsteignton Devon TQ14 9QT  
**PROPOSAL:** T1 - Crown Reduction by approx.. 3m - Common Oak multistem  
It was proposed, seconded and unanimously agreed to send the following.  
**BPC COMMENT:** No objection.

**PL.2510.04**    **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 and no queries raised. This list is available on the BPC website. No comments of actions.

**PL.2510.05**    **PUBLIC PARTICIPATION:** None

**MEETING CLOSED BY THE CHAIR AT 19:56**