

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES

FOR THE MEETING HELD ON MONDAY 6TH AUGUST 2018

OLD SCHOOL ROOM, LUTON, NR. IDEFORD

PRESENT: Cllrs. H. Merritt (Chairman), K. Benham, P. Cahill, E. Cawthraw, J.O. Grimble, K. Lambert, & S. Nicholson (7/11).
District Cllr T. Golder, County Cllr. R. Peart & 5 members of the public.

APOLOGIES: Cllrs. R. Bailey, T. Davey, I. McDougall & C. Morgan (4/11). PSCO. S. Bunce & PC. R. Harvey.

DOI: Cllr. Grimble declared an appendix B (non-pecuniary) interest for item 2182.01d.

2177 RATIFICATION OF MINUTES

- .01 Minutes of the Parish Council meeting held 02.07.18 it was proposed by Cllr. Grimble, seconded by Cllr. Benham, that these be approved and signed as a true and correct record. Agreed unanimously by all who attended therefore **RESOLVED**.
- .02 Minutes of the Planning Committee meeting held 16.07.18. It was proposed by Cllr. Cawthraw, seconded by Cllr. Nicholson, that these be approved and signed as a true and correct record. Agreed unanimously by all who attended therefore **RESOLVED**.
- .03 Minutes of the Countryside & Recreation Committee meeting held .18. It was proposed by Cllr. Cahill, seconded by Cllr. Cawthraw, that these be approved and signed as a true and correct record. Agreed unanimously by all who attended therefore **RESOLVED**.

2178 RECOMMENDATIONS

BPC C&R Committee recommend BPC adopt the latest draft Terms of Reference for this committee, BPC.TR.CR.1807.02 (Appendix A) which includes the addition of new committee members Cllrs. Merritt and Benham. It was proposed by Cllr. Cawthraw, seconded by Cllr. Cahill for this recommendation to be adopted. Agreed unanimously therefore **RESOLVED**.

2179 POLICE REPORT

The following crimes were reported; these occurred within the period 02.07.18 to 04.08.18.

- Theft – Allegation of items of jewellery taken by a family member following a death in the family. Difficulties in proving ownership mean that no investigation can be undertaken. No further action (NFA).
- Theft – Online purchased item apparently delivered to incorrect address. Online company dealing with internally. NFA
- Theft – Small amount of cash taken from a safe at a residential/care home over a period of time, during which numerous people would have had access. Insufficient evidence to proceed. Money reimbursed to victim by the home. NFA
- Theft – Jewellery ‘possibly’ stolen from resident of a residential/care home. Victim confused and unable to confirm how long ago the items were present. Investigation impossible. NFA

Several councillors reported two separate road traffic collisions which they expected to be reported. Clerk to liaise with PC. Harvey to check these and the criteria to be reported.

2180 DISTRICT COUNCILLOR REPORT

Cllr. Golder reported from the recent TDC Planning Committee meeting at which the formal complaint about Bakers Yard was discussed. It was resolved by this committee that an untidy land notice would be delayed for 6 months due to the imminent sale of the land; originally the committee proposed 12 months but Cllr. Golder secured this reduced period before reviewed again by planning officer.

2181 COUNTY COUNCILLOR REPORT

Cllr. Peart expressed his concerns about the Parish Councils application via the Neighbourhood Highways Officer to install double yellow lines at the junction of Littlefields which was considered recently by the DCC Highways and Traffic Order Committee (HATOC). He felt it was inappropriate and he'd consulted residents who agreed.

2182 PLANNING

- .01 **NEW APPLICATIONS:** The following applications were discussed and comments agreed for submission to TDC, the Local Planning Authority:
 - a **App No:** 18/01156/FUL - Ashwell House, TQ14 9TQ
 - Proposal:** Conversion of barn to form holiday let unit with works to existing store and officeMembers discussed the application. It is proposed by Cllr. Nicholson, seconded by Cllr. Cawthraw, to submit the following comments. Agreed unanimously therefore **RESOLVED**.
- PC Comments:** BPC have concerns over this proposal and wish to draw to the delegated planning officer the single tracked lane with limited visibility onto another narrow lane is the only access for 8 properties already;

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they would encourage consultation with Devon Highway and that an officer assesses this situation by site visit rather than using a desktop method.

- b **App No:** 18/01157/LBC - Ashwell House, TQ14 9TQ
Proposal: Conversion of barn to form holiday let unit with works to existing store and office
Members discussed the application. It is proposed by Cllr. Nicholson, seconded by Cllr. Cawthraw, to submit the following comments. Agreed unanimously therefore **RESOLVED**.
PC Comments: BPC have concerns over this proposal and wish to draw to the delegated planning officer the single tracked lane with limited visibility onto another narrow lane is the only access for 8 properties already; they would encourage consultation with Devon Highway and that an officer assesses this situation by site visit rather than using a desktop method.
- c **App No:** 18/01319/FUL - 8 Moors Park, TQ14 9RH
Proposal: Replacement of existing flat roof with pitched roof, alteration to existing fenestration, creation of rear patio and porch extension.
Members discussed the application. Mrs. Kyte, a neighbour to the proposal, expressed concerns such as overlooking, loss of light and view and close proximity to their shared boundary. Cllr. Golder had conducted a site visit and understood and sympathised with Mrs. Kyte's comments adding the value of the twinned design of these bungalows; he also reminded that loss of view was not a valid planning objection. He was awaiting a response from the delegated office to hear their views. It is proposed by Cllr. Cawthraw, seconded by Cllr. Grimble, to submit the following comments. FOR: 6, ABS: 1, therefore **RESOLVED**.
PC Comments: BPC have concerns the proposed development will cause a loss of natural light and privacy to the neighbouring property. Proximity of the shared boundary is already close and the proposed increase to the roof height could be overbearing.
- d **App No:** 18/01338/FUL - 5 Great Furlong TQ14 9TU
Proposal: Balcony on south elevation
Members discussed the application. It is proposed by Cllr. Nicholson, seconded by Cllr. Cawthraw, to submit the following comments. FOR: 6, ABS: 1 therefore **RESOLVED**.
PC Comments: BPC have no objection in principle however wish to encourage the delegated planning officer to consider the potential for overlooking; remaining mindful these properties are reverse level living accommodation. Potentially, privacy screening for the sides of the balcony, particularly on the east, could be a condition imposed.
- e **App No:** 18/01457/VAR - Shute Barn Shute Hill TQ14 9QL
Proposal: Variation of condition 2 on planning permission 14/01779/FUL (conversion of barn to two dwellings) to amend external appearance and addition of a patio area at the rear of the properties.
Members discussed the application. It is proposed by Cllr. Nicholson, seconded by Cllr. Cawthraw, to submit the following comments. FOR: 6, ABS: 1 therefore **RESOLVED**.
PC Comments: BPC find the description of this application to be misleading and feel it should clearly state the introduction of larger Velux windows which are not obscured glass. The council fully support the objection raised by Mr & Mrs. Avenall, of 36 Bishops Avenue and wish to reiterate the points they have made.

.02 **CURRENT APPLICATIONS:** The following current Approvals, Refusals, and Appeal decisions were **NOTED**.

APP REF.	ADDRESS	PROPOSAL	DECISION TO REPORT
18/01161/FUL	14 Grandison Avenue	Balcony with stairs	GRANT OF CONDITIONAL PLANNING PERMISSION
18/00132/LBC	Cross House Fore Street	Repair works to leading around the bellcote and internal works to provide additional support	GRANT OF CONDITIONAL PLANNING PERMISSION
18/01019/FUL	Stannings	Extension to outbuilding with extended terrace over	GRANT OF CONDITIONAL PLANNING PERMISSION
E2/27/23	Rowden House, Lindridge Road	Making of a Tree Preservation Order	Notification of temporary tree preservation order

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18/01072/NPA	Alan Cooper Photo Lab, Radway House	Application For Prior Approval Under Part 3 Class O And Paragraph W Of The GPDO Change Of Use Office (Use Class B1(A)) To A Dwelling	REFUSAL OF REQUEST OR PRIOR APPROVAL
18/00874/FUL	14 Murley Grange	Provision of enlarged decking area over existing patio area	GRANT OF CONDITIONAL PLANNING PERMISSION
18/01065/FUL	17 Teign View Road	Replacement Windows	GRANT OF CONDITIONAL PLANNING PERMISSION
18/01317/CAN	Windfall, Forder Lane	Crown lift one magnolia to 3m above ground level and crown thin	COUNCIL DOES NOT OBJECT TO PROPOSAL
18/01020/FUL	38 Newton Road	Loft conversion with front dormer and side and rear roof lights	GRANT OF CONDITIONAL PLANNING PERMISSION
18/00954/FUL	Humbercroft, Humber	Construction of a detached triple garage with annexe accommodation above	REFUSAL OF PLANNING PERMISSION
18/01122/FUL	Windfall, Forder Lane	Single storey front extension, two storey rear extension and pergola	GRANT OF CONDITIONAL PLANNING PERMISSION
18/00964/FUL	9 Manor Road	Porch, two storey side extension, hipped roof on existing garage and cladding at first floor level	GRANT OF CONDITIONAL PLANNING PERMISSION
18/00548/FUL	Teignmouth Golf Club, Teignmouth	Erection of indoor practice building	GRANT OF CONDITIONAL PLANNING PERMISSION

.03 TDC PLANNING COMMITTEE SITE MEETINGS

Following a request from Hennock Parish Council for all Teignbridge local councils to review the TDC proposal that no local councillors to be permitted attendance at TDC Planning committee site meetings. This was discussed and both Cllr. Peart and Cllr. Golder assisted. Cllr. Lambert expressed no objection to the proposed exclusion because all relevant information about the application should have been provided already with no further comments appropriate; the site visit is an extension of the Planning meeting held in chambers. It was proposed by Cllr. Lambert, seconded by Cllr. Nicholson, for no action to be taken. FOR: 4, AGAINST: 1, ABSTAIN: 2. Therefore **RESOLVED**.

2183 HIGHWAYS

.01 A381 Speeding – This item was deferred until Cllr. Davey was present to lead the discussion.

.02 The following DCC Traffic Regulation Orders were noted:-

TTRO1826477 – Monday 22.10.18 to Friday 26.10.18 – Radway Street – new manhole chamber to facilitate sewer lining (SWW) – alternative signed route provided.

TTRO1826330 – Monday 29.10.18 to Friday 02.11.18 – Radway Hill – repair to leaking fitting on mains pipe (SWW) – alternative signed route provided.

2134 BISHOPS AVENUE CAR PARK TRANSFER

The legal document had been reviewed by all members and was as expected. It was proposed by Cllr. Cawthraw, seconded by Cllr. Nicholson, that the TR1 be signed by the Chairman and Vice-chairman and returned allowing the solicitor to complete the transaction. Agreed unanimously therefore **RESOLVED**.

The Chairman suggested a working party of nominated members to move the car park development forward. This was proposed by Cllr. Nicholson, seconded by Cllr. Cawthraw, nominated were Cllrs. Davey, Cahill, Lambert & Benham. Agreed unanimously therefore **RESOLVED**.

2135 NETWORK RAIL ASSETS: Disposal of Luxton Steps river beach

The possibilities of the loss of this land for public amenity was discussed and a cause of concern.

It was proposed by Cllr. Nicholson, seconded by Cllr. Cawthraw, that a letter be sent to Network Rail, copied to Mr. Graeme Smith, TDC Coastal Officer, and the Teignmouth Harbour Master, to establish the exact details of the disposable asset reporting the community use of the land and to highlight this to the prospective purchaser. Agreed unanimously therefore **RESOLVED**.

2136 MEMBERS & CLERKS REPORTS

.01 Halls Foundation Meeting – Cllr. Merritt gave a report of the meeting. Cllr. Cawthraw asked for details of the next meeting to be provided.

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- .02 **Fore Street & West Street Bin Problems** – Cllr. Morgan reported that a decision had been made by the District Council, in conjunction with the County Council, for no further action to be taken regarding the official complaint; therefore, no further action for BPC.
- .03 **Teign Estuary Trail** – Cllr. Benham expressed concern that the TET project could lose momentum if not pursued regularly by BPC and agreeing a route needs to be the first step before any finance can be established. She proposed a meeting with Roger North, DCC TET project manager, and for Cllr. Peart & Cllr. Golder to be invited. This proposal was seconded by Cllr. Cahill and agreed unanimously therefore **RESOLVED**. Clerk to contact Mr. North to arrange.
- .04 **Removal of disabled parking bays at West Town Meadows** – Cllr. Nicholson questioned the proposal to remove these marked bays; is it be all three? She stressed how residents are concerned this may encourage parking close to the adjacent entrance/drive way which will reduce visibility. They ask if there are plans to reinstate the double yellow lines which were removed to provide the disabled bays. Clerk to liaise further with the NHO.
- .05 **Happy Valley enforcement response** – Cllr. Cahill asked if enforcement have taken any action following BPCs report of unlawful development activity in Happy Valley. The clerk had not had a response but would chase this matter.
- .06 **Highways Liaison Meeting** – Cllr. Merritt gave a brief summary of the meeting held 02.08.18. Clerks notes would follow as soon as possible.

2137 FINANCE

- .01 **PAYMENTS APPROVED:** It was proposed by Cllr. Cawthraw, seconded by Cllr. Cahill, that the payments listed below be approved and processed by the clerk. FOR: 6, ABSTAIN: 1 therefore **RESOLVED** to approve.

		£
HMRC	Tax & NI	224.70
Mrs. K. Ford	Salary for July 2018	1324.63
DCC Pension Fund	Contribution to Clerks Pension	412.46
SBS Business Services	Internal Audit of BPC Accounts 2017-18	173.38
Mr. L. Myers	BERT Expenses	40.41
C. Morgan	S137 & Office expenses	85.93
Function 28 ltd	Website hosting, licenses & training	190.08
Dunn & Baker	Completion statement BA Car Park transfer	283.00
TDC	Uncontested election 10.05.18	91.20
TDC	Contested by-election 24.05.18	2922.21
BGS Ltd	Additional Maintenance	216.00
L. M. James	Additional hours maintenance	67.00

- .02 **BANK RECONCILIATION:** - As at 31.07.18

Cumulative Receipts	132910.46	Lloyds TSB Treas.	102034.00
Cumulative Payments	29487.66	Lloyds TSB Premier	1388.80
Balance per Cash Book	103422.80	Closing Balance per Bank Statements	103422.80

- .03 **BPC RESERVES:-** As at 31.07.18

Burial Account	50546.44	Bishopsteignton Cemetery use only
Admin	9274.18	Includes staff & office costs, election, insurance, etc.
Maintenance	1347.79	Includes toilets, Carpark, St. Johns CY.
Countryside & Recreation	1854.88	Includes Sports Area Income
Car Park Enhancement scheme	7570.37	Bishops Avenue Carparks
Agency Grants	392.51	Includes P3 grant
Monies held in Trust	876.34	Cricket Club, Bench donation, Playdays
SUNDRIES	9768.76	S106/CIL/Grants/Donations for various uses
S137	250.00	
Trim Trail	2407.90	
NLS	2931.87	
Emergency Plan	551.62	
VAT	-963.20	balance to be claimed from HMRC
TOTAL	86809.46	

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Bank Balance	103422.80	as bank reconciliation above
Restricted/Earmarked Funds	86809.46	83.9% of Bank balance
Contingency (Quarterly outgoings)	8000.00	7.7% of Bank balance
BALANCE AVAILABLE/UNRESTRICTED FUNDS	8613.34	8.3% of Bank balance

2138 PUBLIC PARTICIPATION:

Two pothole were reported:- By West Hayes Farm on the Luton Road and the lane from Hambledon/Haldon has a rough surface all the way along. Clerk to report to the NHO & DCC online reporting system.

The Chairman closed the meeting at 8.47PM