



# BISHOPSTEIGNTON PARISH COUNCIL

## MINUTES PLANNING COMMITTEE MEETING HELD 7.00PM 29 JANUARY 2024 AT COMMUNITY CENTRE, SHUTE HILL

### 3020 MEETING GOVERNANCE

ATTENDANCE: Committee Cllrs. Merritt (Chair), Gateshill, Gill, Grimble, Hanafin, & Head (6/7).  
Clerk: Mrs. K. Ford, plus 4 members of the public.

APOLOGIES: Cllr. Vooght (1/7)

DOI: Cllr. Hanafin declared a DPI for agenda item PL.2401.03.01: application 23/00911/MAJ - Bakers Yard. He wished to discuss the application with members but would not vote. This was unanimously agreed.

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 18.12.23. **RESOLVED.**

### 3021 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. This is available on the BPC website.

### 3022 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:** 23/00911/MAJ – Bakers Yard, Forder Lane Bishopsteignton Devon TQ14 9RZ  
**PROPOSAL:** Outline planning application for a mixed-use development to include provision for three commercial units, nine dwellings and six live-work units (approval sought for access and layout)

Following members discussions, and comments from neighbouring residents, it was proposed and seconded that the following comment, as given for previous applications at this site, be submitted. Agreed unanimously therefore **RESOLVED.**

The clerk reported the application has been called in by Cllr. MacGregor, so it may be decided by TDC planning committee, depending on his reasons cited.

#### **BPC COMMENT:**

Bishopsteignton Parish Council object to the proposals at this prominent gateway to the village of Bishopsteignton for the following reasons some reiterated from previous comments to previous application on the same property/land:

- There is still no provision for safe pedestrian access to and from the site; in turn this leads to compromised road safety for vehicles using this stretch of road as well as pedestrians and cyclists. In its original consultation response, Devon Highways were against the proposals indicating the dangerous mix of pedestrians and vehicles including HGVs due to Forder Lane serving as a district distributor road for Bishopsteignton village. However, there seems to be a change of opinion or perspective from Devon Highways who are now in negotiations with the developer under a section 278 agreement despite there being no clearly defined proposals of how these issues will be solved. When will drawings/plans of this improvement be available, and will there be an opportunity to comment on them? Will this provide a much-needed footway to toward the village centre?
- Whilst the effort to improve pedestrian access to bus stops is noted and appreciated the Parish Council still feel the proposed layout of the junction of Forder Lane and the Newton Road (A381) is inadequate to cope with the potential increase in both vehicular and pedestrian traffic, and that safety is still compromised.

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- Bishopsteignton Parish Council acknowledge that the BNDP is silent on the possible inclusion of affordable housing at this site specifically however the development does not address the generally expressed desire of parishioners for more affordable housing in the parish.
- Despite BNDP policy BSE1, Bishopsteignton Parish Council now wish to question the usefulness and potential marketability / interest in live-work units in the current economic climate and can this provision be justified over an affordable housing provision.
- There are concerns over the significant increase of the development zone, beyond the originally outline shown in appendix A9 of BNDP. This is apparent when comparing this appendix with the revised Block Plan, and almost three of the larger properties, including the garden curtilage for each is outside of the original development zone. Further reduction of the primary landscape zone could be detrimental on many levels such as the visual impact of the loss of natural environment, reduced support for biodiversity due to the loss of natural habitat, and the increased the risk of flooding due to surface run-off.
- The decontamination of this land and how this will be handled still does not appear to be resolved. It is hoped that recommendations made by the Principal Environmental Health Officer of Teignbridge District Council, in their consultation response dated 21.05.19 on the last application (19/00800/MAJ) be acted upon.
- Flooding – Previous comments from a DCC Flood and Coastal Risk Officer regarding the original surface water drainage management system which made a relevant suggestion to resolve this to some extent however this has not been addressed by the applicant. In relation to the suggestion the delegated case officer, in their report to TDC Planning Committee, is recommending the matter be dealt with under reserved matters. If repeated, his would be considered unsatisfactory due to the potential detrimental impact on neighbouring properties and that the adjacent highway is known to flood in times of excessive rainfall; often rendering it impassable.
- The calculated greenfield runoff rate is unlikely to be accurate anymore, as the proposed extension to the development zone has been introduced.

**.02**            **APP REF:** 23/02033/FUL - Playing Field, Humber Lane

**PROPOSAL:** Change of use to a campsite (six tents and four shepherds huts/pods)

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

Agreed unanimously therefore **RESOLVED**.

**BPC COMMENT:** No objection.

**.03**            **APP REF:** 23/02216/OUT - Iona Teignmouth Road Bishopsteignton TQ14 9PL

**PROPOSAL:** Outline application for new dwelling (all matters reserved)

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

Agreed unanimously therefore **RESOLVED**.

**BPC COMMENT:** Bishopsteignton Parish Council feel neither an objection nor comment can be given at this time due to the lack of details provided but understand this is an outline application. However, it would highlight the negative issues being this proposed development is outside of the village settlement limit. In addition, it feels, despite the DCC Highway officer comments, that there is insufficient space for a suitable parking provision and the steep gradient could create access problems.

**MEETING CLOSED BY THE CHAIR AT 19.42PM**

**Ratified by BPC Planning Committee & Signed by The Chair, 29.04.24**