



BISHOPSTEIGNTON PARISH COUNCIL

DRAFT MINUTES
PLANNING COMMITTEE MEETING
HELD 7.00PM 22 JULY 2024
AT COMMUNITY CENTRE, SHUTE HILL

PL.2407.01: MEETING GOVERNANCE

ATTENDANCE: Committee Cllrs. Merritt (Chair), Gateshill, Gill, Grimble, & Head (5/6).
Clerk: Mrs. K. Ford. 7 members of the public.

APOLOGIES: Cllrs. Vooght (1/6)

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 03.06.24. **RESOLVED.**

PL.2407.02 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. Available on the BPC website.

PL.2407.03 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: 24/00981/HOU - 65 Cockhaven Road Bishopsteignton Devon TQ14 9RQ
PROPOSAL: Raising of roof, plus new dormers, extension to front elevation, alterations to facade and fenestration, new garage with office over, new access from highway.
Following members discussions, it was proposed and seconded that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**
BPC COMMENT: No objection.

.02 APP REF: 24/00969/LBC – Wood, Bishopsteignton Devon TQ14 9TN
PROPOSAL: Installation of through floor lift.
Following members discussions, it was proposed and seconded that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**
BPC COMMENT: No objection.

.03 APP REF: 24/01079/HOU - Avenue House Lindridge Park Lindridge Devon TQ14 9TF
PROPOSAL: Erection of new garage and associated hardstanding
Following members discussions, it was proposed and seconded that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**
BPC COMMENT: No objection.

.04 APP REF: 24/01119/CLDE - Applegarth Littlefield Bishopsteignton Devon TQ14 9SG
PROPOSAL: Certificate of Lawfulness to establish implementation of Planning Permission 20/02223/FUL (Proposed subdivision of plot and new dwelling) in compliance with Condition 1
Following members discussions and comments from the audience, it was proposed and seconded that the following comment be submitted. Agreed unanimously therefore **RESOLVED.**
BPC COMMENT: Bishopsteignton Parish Council strongly object to the certificate of Lawfulness applied for. This is a blatant attempt to circumvent planning legislation by digging a hole in the garden and backfilling to excavated hole immediately thereafter with no serious intent to commence construction of the approved development.

CHAIR:

DATE:

The Parish Council question if a building regulation application was submitted or did a building regulations inspector from an approved authority carry out due diligence and relevant inspections to ensure the excavation was to an adequate depth for construction purposes.

The photographs provided do not give conclusive evidence that the depth of excavation is satisfactory, it looks too shallow, hardly through the topsoil depth. The letter from T. Horton & Sons Ltd does not confirm the depth of excavation only the length and width. Therefore, there is no conclusive evidence provided, without reasonable doubt, that the excavation was to a satisfactory depth.

No material operation comprised in the proposed development has been carried out, nor any permanent of intent on behalf of the original applicant.

Furthermore, photo 2 shows an 'Exposed drain' however the SWW plan provided in the original application clearly show there being no such drain in the vicinity that may be connected to.

Earlier this month it is alleged connection were made to both water and electricity supplies causing much disruption in the already narrow lane access to the rest of Littlefield, further supporting the concerns raised by the council and man residents.

PL.2407.04 TEIGNBRIDGE LOCAL PLAN REVIEW EXAMINATION HEARING

Cllr. Merritt, as Chair, introduced Mr. Grimshaw and thanked him for his offer to represent the Parish Council at the upcoming hearing. Mr. Grimshaw summarised the Parish Councils submission responses to date. He explained in detail the examination process, the HELAA report, and particularly highlighted concerns that TDC have indicated that contentious issues with proposed developments may be 'bought out' or 'designed out' by developers to make them work, which contravenes the National Planning Policy Framework.

Following the hearing HM planning inspectorate will concur and either approve the plan in its current form, make recommendation for changes within the document, or reject the plan wholly; the middle option being most likely. The overall process between examination and final adoption of the Teignbridge Local Plan should take between 12 – 18 months.

Mr. Grimshaw reported he will prepare a draft written submission to be submitted by the clerk and circulated to BPC Planning Committee members prior to submission to TDC by 23.08.24. He intends to attend the first 2-3 days of the hearing to become accustomed to the inspectors, and the pace and style of the hearing. Beyond this, he will be attending during week commencing 08.10.24 and 05.11.24 when subjects will be Homes and Other Site Allocations, respectively.

He indicated the Parish Council needed to confirm in writing to the relevant TDC officer that representation by Mr. Grimshaw is acceptable, either by making a verbal representation during the hearing or by submitting a further written statement. Neither will be repetitive of the matters already raised in previous consultation responses. It is proposed, seconded and unanimously agreed for this correspondence to be submitted by the clerk.

Mr. Grimshaw was again thanks for his dedication to the parish.

MEETING CLOSED BY THE CHAIR AT 20.09

CHAIR:

DATE: