



Kingsteignton Town Council

9th June 2022

To Members of Kingsteignton Town Council Works, Services and Planning Committee

Members of the public and press are entitled to be at the following meeting Public Bodies (Admission to Meeting) Act 1960 S.1 extended by the Local Government Act 1972 s.100, unless precluded by the Town Council by resolution during the whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the beginning of the meeting providing that prior notice has been given to the Town Clerk.

Members of the public are invited to ask a question or make an observation to the Chairman. Notice should be given to the Clerk at least six working days prior to the meeting if there is a particular issue. Twenty minutes has been set aside for questions at the start of the meeting. Residents are welcome to stay and observe the rest of the meeting.

You are hereby summoned under the Local Government Act 1972 Sch.12s.10 to attend the **Works, Services and Planning Committee** of Kingsteignton Town Council on **Wednesday 15th June 2022** following the Community Hall/Recreation Committee Meeting, for the purpose of transacting the following business.

Members of the public are invited to attend this meeting and may ask a question before the meeting with the Chairman's approval.

C J Lakin, Town Clerk

WORKS, SERVICES AND PLANNING COMMITTEE

Chair: Cllr R Peart

Deputy Chair: Cllr D Ripping

Councillors: K Jones, B Thorne, T Dempster, M Field, J Gregson, I Burrows

Ex Officio: Cllr B Austen (Deputy Mayor)

AGENDA

WSP60/2022 To receive apologies for absence and consider if the reason for the absence should be formally approved by the council.

WSP61/2022 To receive any declarations of interest. - *a) in accordance with Section 31 of the Localism Act 2011, members to declare any disclosable Pecuniary Interest in*



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items on this Agenda; b) Clerk to report any written request for dispensation in respect of items on this Agenda.

WSP62/2022 To receive and approve the minutes of the meetings held on 19th May 2022 and 1st June 2022

WSP63/2022 Planning Applications. To discuss and Approve Planning Applications received from Teignbridge District Council

WSP64/2022 Kingsteignton Wild – to receive an update from Cllrs Thorne/Field. And consider Wildflower Areas for Kingsteignton Town Council Hall Grounds. (As per email forwarded by Kingsteignton Wild)

WSP65/2022 Chapter 8 Training To discuss and consider staff putting this training to better use and cleaning the Town entry signs.

WSP66/2022 Correspondence

- Discuss email received from Mr Rob Bovey regarding Land at Copse Meadow, Kingsteignton (See below)

Next meeting 6th July 2022 to discuss planning only

WSP63/2022 To give observations on Planning Applications received from TDC – attached.

Week ending 20th May 2022

Carried over from WSP only 1st June 2022

PARISH: KINGSTEIGNTON WARD: Kingsteignton East

APPLICATION REF: 22/00930/HOU

LOCATION: 42 Longfield Ave Kingsteignton Newton Abbot Devon TQ12 3RA

PROPOSAL: Proposed Conservatory

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=22/00930/HOU&MN=Y>



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Week ending 27th May 2022

PARISH: KINGSTEIGNTON **WARD:** Kingsteignton East
APPLICATION REF: 21/02933/HOU
LOCATION: 5 Little Barton Kingsteignton Devon TQ12 3QS
PROPOSAL: Side extension

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4VQ9CPZHIY00>

PARISH: KINGSTEIGNTON **WARD:** Kingsteignton West
APPLICATION REF: 22/00970/FUL
LOCATION: Land Between No 2 And Roman House Ngr 286753 74674
Sandygate Kingsteignton Devon TQ12 3PU
PROPOSAL: Change of use and conversion and extension of barn to provide a single dwelling including integral garage

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RC0LH8PZMDS00>

PARISH: KINGSTEIGNTON **WARD:** Kingsteignton West
APPLICATION REF: 22/00972/LBC
LOCATION: Land Between No 2 And Roman House Ngr 286753 74674
Sandygate Kingsteignton Devon TQ12 3PU
PROPOSAL: Change of use and conversion and extension of barn to provide a single dwelling including integral garage

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RC0LHRPZMDU00>

PARISH: KINGSTEIGNTON **WARD:** Kingsteignton West
APPLICATION REF: 22/00981/HOU
LOCATION: 16 Hele Road Kingsteignton Devon TQ12 3NL
PROPOSAL: Alterations and extensions to include front open porch canopy, rear single storey extension, alterations to existing windows and doors, raising ground levels to provide an extension to the existing terrace front and side

Web Link:



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<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RC2G46PZMF300>

Week ending 3rd June 2022

No applications received.

WSP66/2022 Correspondence

Dear Councillors,

It is with concern that I notice the amount of road markings setting out forthcoming excavations for service trenches at Sands Copse for the R.D.Johns Development. NGR 286793 75716. Ref. No:21/00533/COND1 .

This will certainly include water, sewerage and telecommunications and as such, will represent considerable trenching (both wide and deep).

The markings cover most of the road surface for a distance of around 20 Meters along the course of the Roman Road at Sands Copse.

After correspondence with Councillor Thorne I am concerned that Devon County Archaeological Officers may not be planning to monitor the trenching. I understand that Bill Horner is of the opinion that there may be little left of the Roman Road and therefore that little damage will be done.

As an archaeologist myself (I used to work as a Project Archaeologist at County Hall, with County Archaeologist, Simon Timms in the 1980s) I am concerned that this may not be the case. This part of the Roman Road is at the bottom of the hill and could have protective layers of alluvial deposits covering its surfaces. Even if there was considerable erosion of ancient road surfaces, the Vallum (Roman drainage ditches on each side of the road are very likely to have survived. Ditches in archaeological contexts are very valuable, as artefacts such as pottery, coins and other metalwork are often preserved in their stratigraphy.

We simply do not know how much of the Roman Road from the Regional Capital, Isca Dumnoniorum is preserved at Sands Copse. To my knowledge there has never been any archaeological investigations along its course.

Also the trenches will run for several metres along the lane connecting the ancient "Goat Path" with the junction with the Roman Road at Sands Copse. When I contacted Stephen Reed, Senior Archaeologist at County Hall, he agreed that this excavation will impact an area of archaeological interest. The lane is marked on the first edition of the Ordnance Survey map and as such is certainly ancient (possibly of Bronze age and later date).



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If there isn't a watching brief, any chance of recording evidence connected with these ancient trackways will be lost.

I would like to urge Kingsteignton Town Council to contact Stephen Reed at County Hall to ask for a watching brief, at the very least. This is low cost and wouldn't impact upon the developers or the services companies.

I was saddened when the earthworks from the Roman period were destroyed by development on Penns Mount but there was an archaeological dig and evidence was recorded. I hope that the Council will show that it cares about the town's past by pressing for archaeological investigation of these ancient roads.

Yours sincerely,
Robert Bovey



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