



Kingsteignton Town Council

WORKS, SERVICES & PLANNING COMMITTEE

MINUTES OF THE VIRTUAL WORKS, SERVICES AND PLANNING MEETING HELD ON WEDNESDAY 20th January 2021 VIA ZOOM AT 8.06PM

Present:

Chairman of the Committee: Councillor R Peart

Vice Chair: Councillor I Laws

Ex Officio: Councillor D Rollason and B Austen

In attendance: Cllr K Jones, A Khan, B Thorne, A Brotherton and D Ripping

Deputy Town Clerk: Mrs M Lewis-Clarke

WSP04/2021 To receive apologies for absence and consider if the reason for the absence should be formally approved by Council.

Resolved. Apologies were received from Cllr T Dempster who had another zoom commitment.

WSP05/2021 Declarations of Interest

Cllr Peart declared an interest regarding WSP11/2021 Scoping opinion at Bovey Basin Clay workings due to being the DCC representative of SIBELCO alongside the community representative.

Resolved that this be approved.

WSP06/2021 To receive and approve the minutes of the meetings held on Wednesday 9th December 2020.

Resolved that the minutes were approved.

WSP07/2021 Planning Applications

Week ending 25th December 2020.

PARISH:	KINGSTEIGNTON	WARD: Kingsteignton West
APPLICATION REF:	20/01409/FUL	
LOCATION:	Lidl Store, Newton Road, Kingsteignton	
PROPOSAL:	Replacement air condition units ground mounted	

PLANNING OBS: Objection on the grounds of infringing on neighbouring amenities. The sound sensor has also been placed in the quietest spot and the microphone placed where sound would be the quietest. The industrial equipment is still too close to the domestic houses and the noise from them is 24/7. There are not enough measures in place to prevent the persistent and



variable noise. The blowers from the equipment are horizontal and not multi-directional. Nothing has been done to prevent the original objections made by Kingsteignton Town Council.

Week ending 1st January 2021.

PARISH: KINGSTEIGNTON **WARD:** Kingsteignton West
APPLICATION REF: 20/023741/HOU
LOCATION: 9 Lamb Park Close. Kingsteignton TQ12 3TS
PROPOSAL: Two storey side extension
PLANNING OBS: No Objections

PARISH: KINGSTEIGNTON **WARD:** Kingsteignton East
APPLICATION REF: 20/02368/LBC
LOCATION: Mill House Crossley Moor Road, Kingsteignton TQ12 3LE
PROPOSAL: Reconstruction of Mill House severely damaged by fire.
PLANNING OBS: No Objections

PARISH: KINGSTEIGNTON **WARD:** Kingsteignton East
APPLICATION REF: 20/02377/FUL
LOCATION: St Michaels Church of England Primary School, Church Street, Kingsteignton TQ12 3BQ
PROPOSAL: Timber decking and timber fence to NW corner of site above existing Macadam.
PLANNING OBS: No Objections

Week ending 8th January 2021.

PARISH: KINGSTEIGNTON **WARD:** Kingsteignton West
APPLICATION REF: 20/02401/HOU
LOCATION: 7 Broadway Road, Kingsteignton TQ12 3EH
PROPOSAL: Erection of a detached garage
PLANNING OBS: No Objections

PARISH: KINGSTEIGNTON **WARD:** Kingsteignton West
APPLICATION REF: 20/02402/TPO
LOCATION: 28 Slanns Meadow, Kingsteignton TQ12 3GA
PROPOSAL: Fell one alder(T1)
PLANNING OBS: No Objections subject to a similar non-coniferous tree being planted.
(that will grow to a similar height)

PARISH: KINGSTEIGNTON **WARD:** Kingsteignton East
APPLICATION REF: 20/02407/LBC
LOCATION: Higher Mills, Crossley Moor Road, Kingsteignton
PROPOSAL: Reconstruction of fire damaged mill and conversion to dwelling.
PLANNING OBS: No Objections



WSP08/2021 Planning decisions

Resolved and accepted.

WSP09/2021 To discuss the cutting back of trees on the A380 and A38.

Cllr Thorne advised the meeting that he would like an explanation and view of the policy documents regarding the tree trimming that has taken place on the A380/38.

Resolved That:

- Cllr Peart to make the relevant enquires with DCC and provide KTC with the policy document explaining what is happening with the trees and outlining what future maintenance regime will take place.

WSP10/2021 To discuss the replacement of bollards on the grass area at Cottey Meadow.

Resolved That:

- Mr Turner replace the rotten timber posts with timber posts.

WSP11/2021 To discuss the Consultation letter from Devon County Council re: Scoping Opinion at Basin Clay Workings, Kingsteignton Ref PRE/1490/ 2020.

Cllr Peart advised the meeting that following the working group meeting regarding this consultation Cllr Khan had drafted a response from the Town Council in reply to DCC. A copy of this response is attached as Annexe A.

Resolved That:

- Mrs Lakin submit the response to DCC.
- Mrs Lakin forward the response to Mr Gary Stringer.

WSP12/2021 Correspondence There was no correspondence

The meeting closed at 9.37pm

Signed:.....

Dated:.....

Annexe A.

21th January 2021

Kingsteignton Town Council
Community Hall
Rydon Road
Kingsteignton
Newton Abbot
TQ12 3LP



Planning, Transportation and Environment

County Hall
Topsham Road
Exeter
EX2 4QD

DCC Ref: EH/PRE/1490/2020

This document represents the Kingsteignton Town Council (KTC) response to the DCC Planning, Transportation and Environment letter dated 17th Dec 2020

“Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Regulation 15 request for a formal Scoping Opinion for the following development: Request for Scoping Opinion for Consolidating Planning Application for the winning and working of permitted mineral reserves, associated development and progressive restoration of the Central Area of the Bovey Basin Clay Workings, Kingsteignton, Devon, at Bovey Basin Clay Workings, Kingsteignton, Devon”

KTC are grateful for the opportunity to respond to this and provide input into the Environmental Impact Assessment. KTC are also grateful for the extended deadline over the winter holiday period. KTC are responding to the information included in the document

Filename : R0001 EIA Scoping Request v4 final Report Plans – red.pdf

Document title: Consolidating Planning Application
Bovey Basin Ball Clay Workings Central Area
Kingsteignton, Devon
EIA Scoping Request Report & Plans

Note: This response uses the same reference numbers for ease of cross-reference

Wildlife and the Natural Environment

5.2 Potential Environmental Impacts

Section 5.2 Ecology

KTC agree with the description of the site, where the working have created...

“ ...habitats include: bare ground, short perennial vegetation, semi-improve neutral grassland, improved grassland, unimproved neutral grassland, broadleaved woodland, ponds, dense and scattered scrub and buildings.

KTC believe that the mineral works have created some unique habitats. As part of the wider ecosystems, the mineral works represent a sizeable area in the region. There is some concern that these are played down in the report somewhat. KTC are determined that due-diligence is taken with the Ecological Impact



Assessment (EclA). KTC would like DCC to provide assurance that due-diligence is maintained with a new EclA,

This should include:

- New EclA provided by an independent authority
 - Ensure further work done and more research re: Cirl Buntings, Nightjars, etc
 - What is going to happen to wildlife and environment?
 - Orchids – not much mentioned about this in the report
 - Sand Martins nesting in the quarry face
 - Large number of Swifts in this area especially around Clay Lane/New Bridge
 - Himalayan Balsam – area infested with this
- Suggest Devon Wildlife Trust may be a suitable practitioner for the EclA.
- New EclA should be repeated periodically to accommodate changes in seasons.
- Publication of the outcome of the EclA to enhance public interest and engagement

Section 5.2 Air Quality

KTC have a renewed interest in Air Quality as part of a TDC 'Air Quality Action Plan'. KTC are in the process of extending the current monitoring to provide a wider insight to the town and environs.

- KTC ask that Sibelco are included in the Teignbridge AQAP including hosting the same monitoring equipment to help provide a wider view of air pollution in the region.
- Correspondingly, KTC will extend the current provision up to the Sibelco site boundary to achieve uniform coverage

5.3 Environmental Disciplines Scoped Out

Archaeology and Cultural Heritage

KTC are disappointed that archaeology is out of scope of the proposed EIA. KTC ask if DCC would include the necessary high level archaeological investigations of both surface features and deeply buried landscape features, prior to them being forever destroyed by clay mining.

It is true to say that many of Kingsteignton archaeological treasures were discovered during the course of mining operations in the past. We need to ensure that planned archaeological excavations are carried out in advance of clay mining and that volunteers are recruited if field walking (for flints, pottery etc) is deemed to be necessary. We also need to ensure that paleo-environmental samples are collected (to give evidence of past environments). Trial excavations and sample collecting are important.

Metal detecting can find metal artefacts that might otherwise be lost forever. There are lots of amateur detectorists who would love to have a sweep of landscapes that were about to be destroyed forever. This should, of course, take place after all archaeological sampling has been concluded.



In addition:

- Any original soil horizons which are currently buried under spoil would represent a valuable opportunity for archaeology and pollen analysis. KTC recognise that any such inquiry would cause interruption to work. However, with modern techniques this would keep interruption to a minimum.
- KTC ask that any artifacts and photos from previous archaeology should be made available to KTC for preservation and for the benefit of the town.
- Could detectorists be given an opportunity to sweep any appropriate regions?

Transport

KTC note that transport is out of scope of the proposed EIA.

KTC note the statement:

“The proposed development does not involve any increase in the rate of at which minerals are extracted from the Application Site.”

KTC and TDC have both declared the Climate Emergency Crisis and have both signed the [Devon Climate Emergency Declaration](#). KTC cannot countenance another 15 – 20 years of diesel engine articulated lorries driving through the town, with no effort to reduce either traffic or pollution.

It may be true that there is no ‘increase’ to traffic from the clay-works. However, there is increased traffic throughout the region with a 20% increase in cars since y2000. There must be some effort to reduce this where possible.

Additionally, Kingsteignton has the lowest cycle-path to population ratio in all of Devon. The number of lorries on the roads are a real obstacle to improving safety for non-motorised traffic in the town.

KTC note that there is a service-railway which runs alongside the mineral works, and passes East Golds Works processing Centre – and also the Teignmouth Docks. Given that there are decades of workings anticipated, KTC ask for the lorry movements to be replaced by rail.

- KTC ask for Transport to be included in the EIA
 - KTC recommend that an independent transport analyst is engaged to consult on how transport problems can be mitigated.
 - KTC ask that the railway should be considered as an environmentally acceptable replacement to the current plans
 - KTC recommend that transport considerations should not be based solely on cost
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Site Access

Section 4.9 Site Access and Traffic Generation

Public access to the site is not referenced in the EIA Proposal. However, KTC would like to take this opportunity to promote an idea which may have been discussed informally in the past.

KTC believe the clay works to be a unique mineral working with global significance and reach. KTC realise that the Town has inextricable links with the clay-works in the wider region for over 2 centuries. KTC are aware that Sibelco are the largest landowner and one of the largest employers in the region. KTC would like to work closer with Sibelco in recognition of the influence the clay-works have on the town.

KTC believe that there is an opportunity to promote the facility to the residents and visitors to the region. It is noted in the EIA that there is a wide impact on the region, including; Geology, Hydrology, Ecology and Engineering. With a heritage dating back hundreds of years, KTC would like the facility to be promoted and celebrated rather than hidden behind spoil heaps. Other quarries have visitors' centres, viewing platforms and frequent guided tours.

- KTC welcome an opportunity to open up the clay-works for the benefit of the public in the region.
 - Open access to the facility with the development of visitors' centres, viewing platforms and frequent guided tours
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