



Mayor's Charity 2018/19
Kingsteignton Brownies and Girl Guides

Members of the public and press are entitled to be at the following meeting. Public Bodies (Admission to Meeting) Act 1960 Section 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.

1 November 2018

To: Members of Kingsteignton Town Council Works, Services & Planning Committee

You are hereby summoned under the Local Government Act 1972 Sch12s.10 to attend the **Works, Services & Planning Committee** of Kingsteignton Town Council in the Community Hall on **Wednesday 7 November, 2018** at **to follow the Full Council meeting** to discuss **Planning Applications only**

Carol Lakin

Town Clerk

WORKS, SERVICES & PLANNING COMMITTEE

Works, Services and Planning Committee

Chairman: Councillor R Peart

Deputy Chair: Councillor K Jones

Councillors: T Dempster, D Rollason, B Thorne, G Wickham

Ex Officio: Councillors B Austen

Planning Applications: It is formally noted that the participation of those councillors who are also members of DCC and TDC in both the debate and subsequent vote is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Town Council. The County and District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against

AGENDA

Town Clerk
Mrs Carol LAKIN
Council Offices
Rydon Road
Kingsteignton
Devon TQ12 3LP



WSP117/18 Accept apologies received by the Clerk

WSP118/18 Declaration of Interest – *Councillors are invited to declare any personal or prejudicial interest, including the nature and extent of such interest they have in any items to be considered at this meeting. They are also reminded to consider whether in the light of recent activities any items within their Register of Interest should be updated.*

WSP119/18 Planning Applications – to give observations

WSP118/18 Planning Applications – to give observations

Week ending 21 September, 2018

MAJOR PLANNING APPLICATION

PARISH:	KINGSTEIGNTON	WARD: Kingsteignton East
APPLICATION REF:	18/01816/MAJ	OFFICER: Kelly Grunnill
DECISION LEVEL:	DEL	
LOCATION:	Penns Mount Vicarage Hill Kingsteignton Devon	
PROPOSAL:	Approval of reserved matters for 85 dwellings with associated parking, works and ancillary areas pursuant to outline approval 16/02222/MAJ (approval sought for layout, scale and appearance)	

PLANNING OBS:

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01816/MAJ&MN=Y>

Comments from Kingsteignton Town Council on application submitted for same site by Codex in 2016

16/02222/MAJ

OFFICER: Ian Perry

DECISION LEVEL: DEL

LOCATION: Land At Penns Mount Vicarage Hill

PROPOSAL: Outline - erection of up to 90 dwellings (approval sought for access and landscaping)

APPLICANT Codex Land Promotions Ltd c/o agent

AGENT: Mr L Dulling PCL Planning 1st Floor 3 Silverdown Office Park Fair Oak Close Clyst Honiton Exeter Devon EX5 2UX

PLANNING OBS:

The Town Council unanimously refuse this application and will vigorously oppose it on the following

grounds:

- The green space on the hilltop was for 5 hectares, not 1.34 as now proposed. The council feels that it is a monstrosity that the green space has been allowed to be reduced to this extent
- There are three entrances to various sites within 100 yards of each other on what is already a busy road.
- Grave concern on the grounds of Health and Safety that no efficient and safe crossing has been made available for children coming from these developments on Vicarage Hill to cross a busy road.
- There is no cycle provision in line with this development
- Overdevelopment and taking away the towns green space which was allocated in the Teignbridge Local Plan 2013-2033.
- Archaeology Report now received recommending “objection to this application if its consent supersedes that granted for 14/03324/MAJ. In that case, if further information on the impact of the development upon the archaeological resources is not submitted in support of this application then recommend the refusal of the application. This would be in accordance with the Teignbridge Local Plan and paragraph 128 of the National Planning Policy Framework (2012)” [Paragraph 128 of NPPF states: “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of details should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”]
- This application is contra to the Teignbridge Local Plan 2013-2033 KS6 and 8.18 which states “The hilltop is an important landscape feature at the head of the Teign Estuary, forming part of the area’s potential green infrastructure network set out in the green infrastructure strategy, and the site will be required to provide a hilltop public park to reflect this prominence”. The Teignbridge Local Plan had been adopted prior to this Planning Application being received and the council strongly recommend that the Plan be adhered to with the 5 hectare green space being maintained whereas the Plan had not been approved when planning application 12/01737 was permitted to encroach onto the green space. The Local Plan should override all schemes as it is the original document governing planning issues and should be adhered to at all costs.
- The hilltop is part of the Tourism package for the town, as this will provide a green open space with panoramic views
- Kingsteignton is short on green space and it is important for this green space to remain. This would be a permanent loss of green space which Kingsteignton cannot afford to happen. The Town is 60 acres short of open spaces for recreation use, which is needed for our children to develop, explore and learn to interact with nature. The effects of type 2 Diabetes can be reduced if sufferers have more access to open spaces for exercise and stress relief; research shows that obesity can be reduced or avoided if children have safe environments to meet and exercise; growing evidence shows that access to the natural environment improves health and wellbeing, prevents disease and helps people to recover from illness; evidence shows that ensuring there are enough open spaces accessible to all ages leads to a reduction in stress, anxiety and crime; by keeping open spaces, maintaining and planting trees, there is evidence that air quality will improve
- Teignbridge Local Plan states: 8.19 “The provision of cycle links, particularly to east and west and

through the site will be required to ensure that it is well connected with the sustainable network in the area” and the application states that the cycle link will be lost throughout the site. This is of concern to the Town Council on the grounds of Health and Wellbeing.

- Kingsteignton Town Council wish to maintain its heritage through the green space being kept
 - When this land was first surveyed a Development Plan would have been prepared. This Development Plan was suitable at this time and the Town Council would ask that this be adhered to as this variation will cause a massive change to the site.
 - Increase in traffic – congestion
 - Environmental issues If the Officer is mindful to approve this application the Town Council would request that this application be placed on Category B
- PARISH: KINGSTEIGNTON WARD: Kingsteignton East

Week ending 12 October, 2018

Provisional Tree Preservation Orders served during these weeks:

PARISH:	KINGSTEIGNTON	WARD: Kingsteignton East
APPLICATION REF:	E2/23/40	OFFICER: Mark Waddams
DECISION LEVEL:	DEL	
LOCATION:	Land east of Penns Mount NGR 287675 72885, Vicarage Hill	
TITLE:	The District of Teignbridge (Penns Mount) Tree Preservation Order 2018	

PARISH:	KINGSTEIGNTON	WARD: Kingsteignton West
APPLICATION REF:	E2/23/41	OFFICER: Mark Waddams
DECISION LEVEL:	DEL	
LOCATION:	Amberley, Broadway Road	
TITLE:	The District of Teignbridge (Amberley) Tree Preservation Order 2018	

Week ending 19 October, 2018

PARISH:	KINGSTEIGNTON	WARD: Kingsteignton West
APPLICATION REF:	18/02067/FUL	OFFICER: Central Team
DECISION LEVEL:	DEL	
LOCATION:	55 Chudleigh Road Kingsteignton Devon TQ12 3JS	
PROPOSAL:	Replace existing garage and flat roof extension with new side extension and new garage and workshop.	

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02067/FUL&MN=Y>

Week ending 26 October 2018

PARISH:	KINGSTEIGNTON	WARD: Kingsteignton East
APPLICATION REF:	18/02111/ADV	OFFICER: Eve Somerville
DECISION LEVEL:	DEL	
LOCATION:	County Garage Newton Road Kingsteignton Devon TQ12 3BN	

PROPOSAL: 1 no. internally illuminated projecting service banner - Sign 1,
1 no. internally illuminated dealer clip - Sign 2,
1 no. internally illuminated service welcome sign - Sign 3,
1 no. internally illuminated service clip - Sign 4,
1 no. internally illuminated service clip with dealer name - Sign 5 and 1 no.
non-illuminated parking sign - Sign 6

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02111/ADV&MN=Y>

PARISH:	KINGSTEIGNTON	WARD: Kingsteignton West
APPLICATION REF:	18/02141/FUL	OFFICER: Humphrey Mpezeni
DECISION LEVEL:	DEL	
LOCATION:	45 Meadowcroft Drive Kingsteignton Devon TQ12 3PB	
PROPOSAL:	Demolition of garage, erection of single storey extension to form a self-contained annex; rear extension and loft conversion to main dwelling	

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02141/FUL&MN=Y>

PARISH:	KINGSTEIGNTON	WARD: Kingsteignton East
APPLICATION REF:	18/02156/FUL	OFFICER: Humphrey Mpezeni
DECISION LEVEL:	DEL	
LOCATION:	The Lodge Greenhill Road Kingsteignton Devon TQ12 3BD	
PROPOSAL:	Demolition of existing bungalow and re-build two dwellings	

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02156/FUL&MN=Y>

Application received week ending 27 July, 2018 with observations

PARISH:	KINGSTEIGNTON	WARD: Kingsteignton East
APPLICATION REF:	18/01498/FUL	OFFICER: Kelly Grunnill
DECISION LEVEL:	DEL	
LOCATION:	The Lodge Greenhill Road Kingsteignton Devon TQ12 3BD	
PROPOSAL:	Demolition of existing bungalow and erection of three dwellings	
PLANNING OBS:	Objection on the grounds of overdevelopment of the site and the area due to the narrowness on Greenhill Road, which is already over used. Cllr Peart to place application on Cat B.	

