

Kingsteignton Town Council

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Mayor's Charity 2017/18
Strokes Ahead (Kingsteignton)
Veterans Support Group (Kingsteignton)

11 January 2018

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 say and observe the rest of the meeting.

To Members of Kingsteignton Town Council

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 at the Community Hall on **Wednesday 17 January 2018** 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

Chairman of the Committee: Councillor R Peart

Deputy Chair: Councillor D Rollason

Councillors: T Dempster, K Jones, C Meathrel, M Stevenson, B Thorne and G Wickham

Ex Officio: Councillors Peart and Austen

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



AGENDA

WSP01/18 To receive apologies for absence and consider if the reason for the absence should be formally approved by the council.

WSP02/18 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 items on this Agenda; b) Clerk to report any written request for dispensation in respect of items on this Agenda.*

WSP03/18 To receive and approve the minutes of the meetings held on 6 & 13 December, 2017

WSP04/18 To give observations on Planning Applications received from TDC

WSP05/18 Planning Decisions received from TDC – to follow

WSP06/18 The Leat – update from Cllr Peart

WSP07/18 Locally listed buildings consultation – to discuss (information attached)

WSP08/18 To discuss sponsorship of a roundabout in Kingsteignton by Elizabeth Jeffery of Relocate Homes and their gardening business

WSP09/18 Correspondence

Next meeting: WSP - Planning only 7 February, 2018

WSP04/18 To give observations on Planning Applications received from TDC

Week ending 22 December 2018

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|-------------------------|--|---------------------------------|
| PARISH: | KINGSTEIGNTON | WARD: Kingsteignton West |
| APPLICATION REF: | 17/03007/FUL | OFFICER: Helen Murdoch |
| DECISION LEVEL: | DEL | |
| LOCATION: | 19 Captains Road | |
| PROPOSAL: | Two dwellings with parking and private amenity space | |
| APPLICANT | Mr Young 19 Captains Road Kingsteignton Devon TQ12 3JQ | |
| AGENT: | Mr D Law Darren Law Architecture 81 Steed Close Paignton Devon TQ4 7SP | |

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/03007/FUL&MN=Y>

Appeal received:

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|---------------------|---|---------------------------------|
| PARISH: | KINGSTEIGNTON | WARD: Kingsteignton West |
| APPEAL REF: | 17/00070/FAST | OFFICER: Lisa Edwards |
| APPEAL TYPE: | Householder | |
| LOCATION: | 16 Clifford Avenue | |
| DESCRIPTION: | Appeal against the refusal of planning permission 17/01572/FUL - Extension to front | |
| APPELLANT: | Mr G Hutchins 16 Clifford Avenue Kingsteignton Newton Abbot Devon TQ12 3NZ | |

Web Link

<http://gis.teignbridge.gov.uk/TeignbridgePlanningOnline/Results.aspx?Type=Appeal&Refval=17/00070/FAST&MN=Y>

Week ending 5 January 2018

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|-------------------------|---|---------------------------------|
| PARISH: | KINGSTEIGNTON | WARD: Kingsteignton East |
| APPLICATION REF: | 17/03065/ADV | OFFICER: Central Team |
| DECISION LEVEL: | DEL | |
| LOCATION: | Co-Operative Store, Rydon Acres | |
| PROPOSAL: | Replacement of illuminated fascia sign, one logo sign and 3 wall mounted signs | |
| APPLICANT | Co-Operative Food 1 Angel Square Manchester M60 0AG | |
| AGENT: | Mrs C Hill Futurama Olympia House Lockwood Court Middleton Grove Leeds LS11 5TY | |

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/03065/ADV&MN=Y>

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|-------------------------|----------------------|---------------------------------|
| PARISH: | KINGSTEIGNTON | WARD: Kingsteignton East |
| APPLICATION REF: | 18/00004/CAN | OFFICER: Mark Waddams |

DECISION LEVEL: DEL

LOCATION: 7 Tarrs Lane

PROPOSAL: Reduce one flowering cherry in height to 2.5-3 metres and fell one corkscrew willow

APPLICANT Mr Ian Welby 7 Tarrs Lane Kingsteignton Newton Abbot Devon TQ12 3AZ

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00004/CAN&MN=Y>

WSP07/18 Locally listed buildings consultation – to discuss (information attached)

Dear all

Please see the attached document in which Maureen Pearce, Design and Heritage Team Leader is seeking your views on :

To parish councils

Teignbridge District does not currently have a local list register of non-designated heritage assets although around half of local authorities in England currently maintain such lists. For those authorities that do have these lists they have resulted in varying degrees of success in recognition of the heritage value for the assets on the lists as they become a material consideration within the development management process. It is proposed to commence these lists and a set of draft selection criteria has been drawn up for your consideration. The draft criteria follows the guidance published by English Heritage and draws upon similar examples from other local authorities.

Your views on the selection criteria would be welcomed and it is proposed to present a report to the Planning Committee on 23 January on the selection criteria to be used.

APPENDIX 1

LOCAL LIST CRITERIA

The following criteria have been developed with the criteria for national listing in mind, but focussing on local character and distinctiveness. The National Planning Policy Framework (NPPF) defines a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).' It defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.' *Conservation Principles* defines heritage value as aesthetic, communal, historic and evidential. The following criteria represent an attempt to summarise these values and enable the definition of locally distinctive and valued heritage assets.

A. Architectural Interest

- A1. Does the building reflect the character of the area in terms of style or the use of local materials?
- A2. Does the building contain particular features typical of a local building style?
- A3. Does the building/group of buildings reflect a historic development pattern for the local area?
- A4. Does the building represent a rare or unusual style, or a unique survival of one that was formerly common in Teignbridge?
- A5. Would the character of the local area be diminished by the loss of the building or site?
- A6. Is the building the work of an architect with an established local, regional or national reputation?
- A7. Does the building enhance the local townscape by its location, age and setting?
- A8. Is it an important feature of a locally or regionally important designed landscape?
- A9. Is it a good example of an innovative construction technique and/or use of material?
- A10. Is the building an example of an important architectural style?

B. Historic Importance

- B1. Is the building shown on 1st edition Ordnance Survey maps (1880s) or earlier?
- B2. Does the building or site reflect a particular event in the area?
- B3. Does the building or site have associations with particular well-known people?
- B4. Is the building associated with a recognisable type of historic development, such as the establishment and growth of particular industries?
- B5. Does the building still hold evidence for former industrial uses?
- B6. Is the building or site associated with a particular group or organisation?
- B7. Does the building or structure have evidence for an earlier land use?
- B8. Does the building or structure reflect the growth or historic layout of a place?
- B9. Does the building feature in historic images or film of note?

C. Artistic Interest

- C1. Does the building have particular artistic interest, such as carvings, paintings, street art or other decoration?
- C2. Is it a structure of particular artistic merit e.g. art installations, street furniture, memorials?
- C3. Is the work that of a well-known individual?
- C4. Is the artwork located in an area otherwise devoid of such works?
- C5. Is the artwork or structure of a temporary or permanent nature?

D. Archaeological interest

- D1. Does the site contain evidence for surviving archaeological structures or features, such as buildings, artefacts, intact stratification or a combination of these?
- D2. Is there evidence for concentrations of particular types of artefacts (eg flint scatters, pottery wasters)?

E. Community value

E1. Is the building or site regarded by the local or a wider community as an important resource, as a place of collective memory or as somewhere which represents the spirit of a place?

E2. Is the building a rare or unique example in the locality of a type of community resource which has been well-used in recent times or is in current use and which would be difficult or impossible to replace?

F. Other factors

F1. How complete is the building/structure/site?

F2. What is its current condition?

F3. How rare is this building or site type?

F4. Does it have aesthetic appeal?

F5. How typical of Teignbridge is it?

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| Age | The age of an asset may be an important criterion and the range can be adjusted to take into account distinctive local characteristics |
| Rarity | Appropriate for all assets, as judged against local characteristics |
| Aesthetic value | The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics |
| Group value | Groupings of assets with a clear visual, design or historic relationship |
| Evidential value | The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record |
| Historic association | The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures |
| Archaeological interest | This may be an appropriate reason to designate a locally significant asset on the grounds of archaeological interest if the evidence base is sufficiently compelling and if a distinct area can be identified. |
| Designed landscapes | Relating to the interest attached to locally important designated landscapes, parks and gardens |
| Landmark status | An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene |
| Social and communal value | Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place |