**8December 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 14th December 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, A**

**Tilson Hawke**

 **Ex Officio: Cllr B Austen (Deputy Mayor)**

**AGENDA**

**WSP103/2022** To receive apologies for absence and consider if the reason for the absence should be formally approved by the council.

**WSP104/2022** 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 items on this Agenda; b) Clerk to report any written request for dispensation in respect of items on this Agenda.*

 **WSP105/2022** To receive and approve the minutes of the meetings held on

 16th November and 7th December 2022.

**WSP106/2022 Planning Applications.** To discuss and Approve Planning Applications received from Teignbridge District Council

 **WSP107/2022 Correspondence letter received from The Chairman of Doddiscombsleigh Parish Council** (see attached email)

Next meeting to be held on Wednesday 4th January 2023 to discuss Planning only

**WSP106/2022 To give observations on Planning Applications received from TDC – attached.**

**Week ending 2nd December 2022**

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| **PARISH:** | **KINGSTEIGNTON** | **WARD:** Kingsteignton East |
| **APPLICATION REF:** | 22/02168/HOU |
| **LOCATION:** | 52 Woodmere Way, Kingsteignton Devon TQ12 3SW |
| **PROPOSAL:** | Two storey side and single storey rear extensions. |
| Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLAY1PPZMWX000> |

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**WSP107/2022 Correspondence**

**Letter to the Leaders of Parish and Town Councils in the Area of Teignbridge Planning Authority**

The Chairman of Doddiscombsleigh Parish Council (DPC) sends his regards to the other leaders.

Doddiscombsleigh Parish Council considers answering planning applications and raising some planning related issues to the Planning Authority (PA) as an important part of their responsibilities and as representing the community during decision making processes which have long lasting effects on their environment. Unfortunately, Doddiscombsleigh Parish Council’s experience is that the voice of community does not have the weight that it should have.

Doddiscombsleigh Parish Council invited a representative of the Planning Authority to come to its last meeting and help with improving the efficiency of the comments made. This invitation was refused on the basis that Teignbridge PA has 50 parishes and engaging with one of them would create a precedent and might all the other parishes would seek the same.

Therefore, Doddiscombsleigh Parish Council would like to ask other parishes in the area of the Teignbridge PA whether they had a negative experience with the PA and whether they have questions and concerns that they would like to raise. If there is an interest in the subject, Doddiscombsleigh recommends a joint representation, because individual parishes may well be ignored and not heard by the PA.

Doddiscombsleigh Parish Council is aware that there was a Teignbridge Association of Local Councils (TALC) for representing the parishes in Teignbridge, but this organization is currently not functioning. Whether it is a resurrection of TALC, or Chairpersons’ Assembly, or Teignbridge Planning Forum or any other body, parishes in Teignbridge need a platform to represent their interest, otherwise parish councils and the communities they represent could be unheard and ignored.

Other parishes might have other circumstances and issues, but Doddiscombsleigh Parish Council would like to share their specific problems.

Doddiscombsleigh is a small village in the Teign Valley, just outside of Dartmoor National Park, in a very rural area. Doddiscombsleigh Parish Council have concerns both with the planning application process and the planning enforcement. Some examples.

1. Planning applications
* For the public the decisions seem to be unpredictable and not necessarily understandable.
* The Parish Council’s comments – even when they are material planning considerations – does not seems to have an effect on the decisions.
* The cumulative effects of individual permissions – even if there is not any big development - can slowly erode and change the character of an area in a way that it was never planned or intended.
1. Planning enforcement (PE)
* The current practice does not seem to have enough effect to save the countryside. Both the speed and the reaction of the planning enforcement seems to be insufficient.
* The methods followed by the PE are not seen as independent and unbiased by the public.
* Conditions of controversial applications, which would not have been allowed without these conditions, are not checked. When the Parish Council has brought these to the attention of PE they have still not been enforced.

If your council has concerns regarding planning issues in the area of Teignbridge PA, share our frustration and would like to discuss what can be done, please contact the Clerk of Doddiscombsleigh Parish Council at doddiscombsleighpc@gmail.com.

Kind regards

William Hole

Chairman of Doddiscombsleigh Parish Council

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