

## **WORKS SERVICES AND PLANNING MINUTES**

Minutes of the meeting held on Wednesday 17<sup>th</sup> January 2024 held at The Community Hall, Rydon Road, Kingsteignton at 7.00pm

Present:

Chair: Councillor R Peart (Mayor)

Deputy Chair: Councillor D Ripping

Councillors: Cllrs M Field, J Gregson, A Tillson-Hawke and K Jones

Ex Officio: Councillors B Thorne (Dep Mayor)

Asst to the Clerk/Events Officer: Miss B Hooper

WSP01/2024 Accept apologies received by the Clerk

**Resolved:** No apologies were received. Cllrs Goodall and Gregson were absent.

WSP02/2024 Declarations of Interest.

There were no declarations of interest.

WSP03/2024 To receive and approve the minutes of the meetings held on 6<sup>th</sup>

December 2023

**Resolved:** The minutes of the meeting held on the 6<sup>th</sup> December 2023 were

unanimously approved and signed by Cllr Peart.

Proposed: Cllr Field Seconded: Cllr Thorne

WSP04/2024 Planning Applications Received

Week ending 8th December 2023

PARISH: Kingsteignton WARD: East

**REF:** 23/02108/OUT

**LOCATION**: Land West Of Penns Mount, Vicarage Hill, Kingsteignton, TQ12 3BA Outline application for four detached dwellings with approval sought,

layout and scale

**Comments:** Objection on the grounds of strongly requiring the need for a scoping

dig to be undertaken prior to any permission granted to ascertain if there are additional artefacts present on the land due to important historical items being discovered there previously as a watching brief

on this matter is insufficient. If items of interest are found to be

present, the Council requests to be notified of these and for them to be aligned with ownership with the Town. Naturally we understand these should then be displayed for the public to view and acknowledge this

would likely be at the RAMM in Exeter but would appreciate this being on a loan basis only.

Additionally is it vitally important the ecology of the site is protected. Barbastelle bats (rare species) along with Pipistrelle and Horseshoe bats are known to inhabit this area. Protection of them must be achieved as well as suitable bat boxes, swift boxes and hedgehog highways being appropriately located. Suitably considerate lighting would need to be a requirement in addition to sight of a tree and hedge planting plan to mitigate the loss native species during any works which are granted permission.

There are also objections relating to concerns over drainage and overlooking/overdevelopment. Assurances are required regarding higher rainfall being experienced in current times and the consequent need for greater availability of well-maintained/regularly serviced attenuation tanks owing to the previous test failure. Additionally we need to fully understand the reasoning of how reducing the proposed build from houses to bungalows will mitigate the likelihood of overlooking. We feel the increases from one to three and now four dwellings along with the physical levels on the land mean that substantial overlooking issues will be inevitable and therefore is unacceptable and would effect overdevelopment of the site.

Proposed: Cllr Peart Seconded: Cllr Thorne

## Week ending 22<sup>nd</sup> December 2023

PARISH: Kingsteignton WARD: East

**REF:** 23/02238/HOU

**LOCATION**: 13 Golvers Hill Road, Kingsteignton, TQ12 3BP

**PROPOSAL:** Annexe building in the grounds

**Comments:** Objection relating to the needless removal of large established hedge

and associated habitat – the building could just built further into the middle of the garden to mitigate the need for the loss of the hedge. Concerns were also raised on the lack of dimensions for the proposed build as well as the need for the stipulation that the building could not be used for any commercial gain such as Airbnb etc in the future.

**Proposed:** Cllr Tillson-Hawke

Seconded: Cllr Jones

## **Provisional Tree Preservation Order served:**

PARISH: Kingsteignton WARD: East

**REF:** E2/23/45

**LOCATION**: Brookside House, 1 Golvers Hill Road, Kingsteignton, TQ12 3BP TITLE: The District of Teignbridge (Brookside House, Golvers Hill Road,

Kingsteignton) Tree Preservation Order 2023



**Comments:** Pleased to note the tree has been saved.

Proposed: Cllr Peart Seconded: Cllr Thorne

## Week ending 5th January 2024

PARISH: Kingsteignton WARD: West

**REF:** 23/02306/ADV

**LOCATION**: Tesco Stores Ltd Access to Tesco Stores Newton Abbot TQ12 3RN

**PROPOSAL:** Installation of one LCD media screen, three flag pole signs

(retrospective)

**Comments:** Noted this is now granted.

WSP05/2024 To discuss the addendum received from DCC Rachel Tuckett as

requested at Works, Services & Planning 6<sup>th</sup> December 2023. All Councillors have, on 18<sup>th</sup> December 2023, received the addendum

for perusal.

Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Vertical and lateral extension of existing non-hazardous landfill, restoration of site and continued gas utilisation at Heathfield Landfill, John Acres Lane, Fosterville, Sandygate, Devon, TQ12 3GP

Further to my consultation letter regarding the above proposal, I am writing to inform you that the Waste Planning Authority has recently received further information and/or amendments in relation to the Environmental Statement (ES) accompanying this application.

**PLEASE NOTE:** When responding to this re-consultation we kindly ask that you always use the following link

https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4343/2023&cuuid=6EBA3CF8-8C3F-4A1B-953E-9FEAB1B78285

**Comments:** Councillors object to further development of the site on the grounds of

overdevelopment and air pollution concerns.

Councils have a duty of care to residents and wish to highlight the lack of air quality monitoring points currently active within the town's boundaries. We request a minimum of five locations are tested for dust, fumes and micro-organisms and sited based on local knowledge of anticipated poor air quality areas with the data acquired from these locations presented in a format the public can easily understand.

The extra development is now for commercial gain and is detrimental to the visual aesthetics of the area as well as being ecologically damaging.

| Resolved that:                | Mrs Lewis-Clarke (Town Clerk) forwards these comments to Rachel Tuckett in Climate Change, Environment and Transport at Devon County Council. |        |  |
|-------------------------------|---|--------|--|
| The meeting closed at 8.50pm. |   |        |  |
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|                               |   |        |  |
| Signed:                       |   | Dated: |  |

Additional comments from two councillors are also included for greater depth (see appendix 1).