



WORKS SERVICES AND PLANNING MINUTES

Minutes of the meeting held on Wednesday 17th 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 6th December 2023

Resolved: The minutes of the meeting held on the 6th 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

PROPOSAL: 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 22nd 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

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

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.

Signed:

Dated: