



WORKS SERVICES AND PLANNING MINUTES

Minutes of the meeting held on Wednesday 20th March 2024 held at The Community Hall, Rydon Road, Kingsteignton at 7.02pm

Present:

Chair (Mayor): Councillor R Peart

Deputy Chair: Councillor D Ripping

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

Asst to the Clerk/Events Officer: Miss B Hooper

WSP21/2024 Accept apologies received by the Clerk

Resolved: Apologies were received and approved from:
Cllr Thorne (Personal reasons)
Cllr Goodall (Work Commitment)

WSP22/2024 Declarations of Interest

Cllr Ripping declared an interest in 24/00347/TPO under WSP24/2024.

WSP23/2024 To receive and approve the minutes of the meetings held on 6th March 2024

Resolved: The minutes of the meeting held on the 6th March 2024 were unanimously approved and signed by Cllr Peart.

Proposed: Cllr Ripping

Seconded: Cllr Gregson

WSP24/2024 Planning Applications Received

Planning Applications received Week ending 1st March 2024

PARISH: Kingsteignton

WARD: West

REF: 24/00347/TPO

LOCATION: 20 Hele Road Kingsteignton TQ12 3NL

PROPOSAL: T1 Beech - crown reduce by 3 metres

T3 Oak -Remove a single leader

T9 Oak - Remove a single leader

Comments: No objections subject to being satisfactorily passed by the Teignbridge District Council Tree Officer.

Proposed: Cllr Field

Seconded: Cllr Peart

PARISH: Kingsteignton

WARD: East
REF: 24/00347/TPO
LOCATION: 8 Church Street Kingsteignton Devon TQ12 3BQ
PROPOSAL: Demolish existing conservatory and replace with single storey extension

Comments: No objections subject to a satisfactory flood report being completed as sited in a flood zone level 3.

Proposed: Cllr Peart

Seconded: Cllr Tillson-Hawke

Applications withdrawn during this week:

PARISH: Kingsteignton
WARD: East
EF: 22/01864/REM
LOCATION: Land At Ngr 287527 72915, Vicarage Hill, Kingsteignton
PROPOSAL: Approval of details for a dwelling (approval sought for appearance, scale and landscaping)

Comments: Withdrawal noted.

Planning Applications received Week ending 8th March 2024

None received.

WSP25/2024 Report regarding the 2033 Teignbridge Local Plan – Recommendations for action to be agreed upon (Appendix 1)

Cllr Peart talked Councillors through the 7 sites specifically noted for Kingsteignton in the [Teignbridge Local Plan Review Local Plan \(Part 2\) 2020-2040 Creating Quality Places – Site Options Draft Plan](#) (listed 1-7 on pages 64-74). Detailed discussion took place on these sites; the human value of the green spaces some occupy as well as the value of the opportunities which are afforded to small local businesses on others: essentially with the importance of the need to protect their availability for the current use. Cllr Peart took actions to liaise with Sport England and current business users and Cllr Gregson took an action to liaise with the RSPB and Devon Wildlife Trust.

Resolved: Mrs Lewis-Clarke (Town Clerk) to investigate through Land Registry who owns land north west of Orchid Vale.
Mrs Lewis-Clarke to also establish what the ratio is for housing/business use/green space for developments.

Proposed: Cllr Peart

Seconded: Cllr Jones

WSP26/2024 Update from Cllr Peart regarding outstanding Section 106 monies from



Amberley Gardens development (Appendix 2)

Cllr Peart provided a brief update following his recent discussions with the Senior Planning Officer at Teignbridge District Council (TDC) regarding the Amberley Gardens development, noting that the matter was still to be concluded but that any monies raised would be for TDC's use rather than Kingsteignton Town Council's.

Resolved: Cllr Peart will bring back any further developments/conclusions as he receives them.

WSP27/2024 Report regarding the potential to adopt a verge to encourage wildlife – Recommendation for decision to be agreed upon (Appendix 3)

Cllrs discussed the merits of the 'adopt a verge' scheme and decided this location would not be suitable and that Kingsteignton Town Council (KTC) Facilities and Maintenance Officers (FMOs) should tidy this area instead by placing soil in the divots and sowing grass seed.

Resolved: Mrs Lewis-Clarke to task KTC FMO's accordingly.
Proposed: Cllr Peart
Seconded: Cllr Tillson-Hawke

Cllrs additionally discussed the 'adopt a verge' scheme being trialled under the direction of Kingsteignton Wild in more suitable locations with their expertise advising on how best to direct these type of actions going forward.

Resolved: Mrs Lewis-Clarke to forward suggestion to Kingsteignton Wild for further consideration, suitable location identification and funding.
Proposed: Cllr Field
Seconded: Cllr Peart

WSP28/2024 Request for permission from Council to send correspondence regarding parking concerns on Sandpath Road

Miss Hooper outlined concerns raised by a resident and requested the Councillors agree Mrs Lewis-Clarke can write to both St Michael's Church and the Bowling Club to formally raise these concerns.

Resolved: Councillors unanimously agreed for letters to be forwarded to both the Church and Bowling Club.
Proposed: Cllr Peart
Seconded: Cllr Jones

WSP29/2024 **Correspondence**

a. **Email from Town Clerk re Lidl and changes to parking conditions**

Cllrs noted Mrs Lewis-Clarke's request to formally record her findings from her investigations with the local Property Officer from Lidl which noted their (the local Lidl Property Officer's) understanding that whilst it was discussed during a historic committee meeting, no evidence that this was formally included in the conditions or mentioned in the S106 agreement. Consequently, they believe there are no restrictions on Lidl's use of ANPR in the Kingsteignton Store.

The meeting closed at 8.45pm.

Signed:

Dated: