

**Minutes of the Works, Services and Planning (Planning Only) Committee
Held on Wednesday 4th September 2024 at 7:50pm
The Community Hall, Rydon Road, Kingsteignton**

Present:

Chair (Mayor):	Cllr R Peart
Councillors:	Cllrs A Tillson-Hawke, D Ripping, J Gregson, K Jones
Ex Officio:	Cllr J Scagell (Deputy Mayor)
Locum Clerk:	Mrs R Avery
Assistant to Clerk/Events Officer:	Miss B Hooper

Apologies:

Cllr M Field
Cllr L Goodall
Cllr T Dempster

WSP64/2024 Accept apologies received by the Clerk

Resolved: Apologies were received and accepted from:
Cllr M Field (Work Commitments)
Cllr Goodall (Work Commitments)
Cllr Dempster (Work Commitments)

WSP65/2024 Declarations of Interest

There were no declarations of interest.

WSP66/2024 Draft Minutes

To receive and approve the minutes of the meetings held on 7th August 2024.

Resolved: The minutes of the meeting held on 7th August 2024 were unanimously approved and signed by Cllr Peart.

Proposed: Cllr Jones

Seconded: Cllr Ripping

WSP67/2024 Planning Applications

To give observations.

Week ending 2nd August 2024

PARISH: Kingsteignton
WARD: East
REF: 24/01267/ADV
LOCATION: Unit A1 Pottery Road, Kingsteignton, TQ12 3BN
PROPOSAL: Advertisements comprising of three fascia signs, a free standing directional sign and an addition to an existing totem sign.

Comments: No objection.
Proposed: Cllr Jones
Seconded: Cllr Peart

Week ending 9th August 2024

PARISH: Kingsteignton
WARD: East
REF: 24/01294/TPO
LOCATION: 9 Woodmere Way, Kingsteignton, TQ12 3SU
PROPOSAL: T1 Whitebeam to be felled and replaced with a Rowan.

Comments: No objection subject to approval by Teignbridge District Council's Arboriculturist.
Proposed: Cllr Peart
Seconded: Cllr Tillson-Hawke

Week ending 16th August 2024

None received.

Week ending 23rd August 2024

PARISH: Kingsteignton
WARD: West
REF: 23/02302/MAJ
LOCATION: Land North of Sandy Gate, Kingsteignton
PROPOSAL: Hybrid application for 33 dwellings; full application for 21 dwellings, 15 of which are Build to Rent and 6 affordable; outline application with only access under consideration for 12 custom and self-build plots.



KINGSTEIGNTON TOWN COUNCIL

- Comments:** Councillors noted the reduction in proposed numbers of dwellings to be built and also the increase to widen the access/egress point.
Subject to the following being met, there are no objections:
- a. Number of allotments being maintained at 10 and this not being reduced, nor the plot allocation being reduced in overall size;
 - b. Clear detail being provided on appropriate lux level lighting being used across the build site in order that Bats are not affected and the self-build passports being updated to reflect this;
 - c. Active testing of land to identify any contaminated land being acknowledged early and being treated/dealt with swiftly and effectively;
 - d. Noise pollution from the proposed build being monitored appropriately and managed safely and effectively;
 - e. Air pollution from the proposed build being monitored appropriately and managed safely and effectively;
 - f. Appropriate protection to be afforded to Cirl Bunting, especially during breeding season, which are known to inhabit the area; and
 - g. Appropriate provision of Hedgehog highways to enable their protection.

The Council would welcome the opportunity to link with the management company of the estate to forge an effective working relationship.

Proposed: Cllr Peart
Seconded: Cllr Jones

WSP68/2024 Correspondence

None.

The meeting closed at 8:27pm.

Next meeting: Wednesday 18th September 2024

Signed: Dated: