

**To: Members of Kingsteignton Town Council**

You are hereby summoned under the Local Government Act 1972 Sch12s.10 to attend a meeting of the **Works, Services & Planning (Planning Only) Committee** of Kingsteignton Town Council in the Mary Hall Suite, Community Hall, Rydon Road on **Wednesday 6<sup>th</sup> November 2024** following the Full Council meeting.

**Rachel Avery FSLCC**

Locum Town Clerk

[locumclerk@kingsteignton.gov.uk](mailto:locumclerk@kingsteignton.gov.uk)

Members of the public and press are entitled to be at the following meeting. Public Bodies (Admission to Meeting) Act 1960 Section 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.

**Please Note**

Under the Openness of Local Government Bodies Regulation 2014, this meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media, or members of the public.

30<sup>th</sup> October 2024

## **AGENDA**

### **WORKS, SERVICES AND PLANNING**

**Chair:** Cllr R Peart (Mayor)

**Deputy Chair:** Cllr A Tillson-Hawke

**Councillors:** Cllrs D Ripping, M Field, T Dempster, J Gregson, L Goodall, K Jones and B Thorne

**Ex Officio:** Cllr J Scagell (Deputy Mayor)

*Members are reminded of their legal responsibilities when considering planning applications as set out in the planning practice guidance on the government website Gov.Uk. Local authority members are involved in planning matters to represent the interests of the whole community and must maintain an open mind when considering planning applications. Where members make recommendations on planning applications they must do so in accordance with the local development plan unless material considerations indicate otherwise. Members must only consider material planning considerations, which can include public views where they relate to relevant planning matters. Local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission unless it is founded upon valid material planning reasons.*

<b>WSP86/2024</b>	<b>Apologies:</b> To receive, note and where requested approve and accept any apologies for absence received by the Clerk.
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<b>WSP87/2024</b>	<b>Declaration of Interest</b>
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*Councillors are invited to declare any personal or prejudicial interest, including the nature and extent of such interest they have in any items to be considered at this meeting. They are also reminded to consider whether in the light of recent activities any items within their Register of Interest should be updated.*

<b>WSP88/2024</b>	<b>Draft Minutes</b> To receive and approve the minutes of the meeting held on 16 <sup>th</sup> October 2024.
<b>WSP89/2024</b>	<b>Planning Applications</b> To give observations.
	<b>Planning Applications received Week ending 11<sup>th</sup> October 2024</b>  <b>PARISH:</b> Kingsteignton <b>WARD:</b> West <b>APPLICATION REF:</b> 24/01644/HOU <b>LOCATION:</b> 166 Exeter Road, Kingsteignton, TQ12 3NG <b>PROPOSAL:</b> Removal of existing front and rear extensions, removal of outbuildings, construction of new front and rear extensions, side garage extension and altered entrance  <b>Web Link:</b> <a href="https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SL3IX4PZM9E00">https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SL3IX4PZM9E00</a>  <b>Applications withdrawn during this week:</b>  <b>PARISH:</b> Kingsteignton <b>WARD:</b> West <b>APPLICATION REF:</b> 23/01392/FUL <b>LOCATION:</b> Land Between No 2 And Roman House, Sandygate, Kingsteignton <b>PROPOSAL:</b> Change of use and conversion and extension of barn to provide a single dwelling including integral garage  <b>Web Link:</b> <a href="https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RYFEDTPZKOG00">https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RYFEDTPZKOG00</a>  <b>PARISH:</b> Kingsteignton <b>WARD:</b> West <b>APPLICATION REF:</b> 23/01393/FUL <b>LOCATION:</b> Land Between No 2 And Roman House, Sandygate, Kingsteignton <b>PROPOSAL:</b> Change of use and conversion and extension of barn to provide a single dwelling including integral garage



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	<p><b>Planning Applications received Week ending 18<sup>th</sup> October 2024</b></p> <p>None received.</p>
	<p><b>Planning Applications received Week ending 25<sup>th</sup> October 2024</b></p> <p><b>PARISH:</b> Kingsteignton <b>WARD:</b> West <b>APPLICATION REF:</b> 24/01585/OUT <b>LOCATION:</b> 14 Margaret Road, Kingsteignton, TQ12 3LL <b>PROPOSAL:</b> Proposed dwelling and garage self build/custom build</p> <p><b>Web Link:</b> <a href="https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKMFKAPZLPV00">https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKMFKAPZLPV00</a></p> <p><b>PARISH:</b> Kingsteignton <b>WARD:</b> East <b>APPLICATION REF:</b> 24/01688/TPO <b>LOCATION:</b> 40 Orchid Vale, Kingsteignton, TQ12 3YS <b>PROPOSAL:</b> G1 - Row of Mature Oak Trees - (between road edge &amp; boundary fence) - Crown lift secondary &amp; sub lateral branch growth only, to provide a clearance of approximately x5.6 metres between ground level and foliage tips, to achieve the desired vertical clearance above the car parking area. Pruning cuts shall not exceed 40mm in diameter. The lower branches of G1 are hanging very low over the car parking area, making parking cars &amp; work vehicles difficult. Crown lifting the lower secondary branches will prevent damage to both vehicles &amp; to the trees.</p> <p>T002 - Mature Oak Tree -(growing towards &amp; close to the rear of 3, Kings Coombe Drive) Prune back secondary branch growth only by removing approximately x2.0 metres from branch tips back to the parent branch &amp; suitable growth points to achieve an adequate clearance from the building. Is growing very close to the property &amp; over the rear garden area causing excessive shading into the property &amp; rear garden area. The proposed works will improve light levels.</p> <p>T003- Mature Oak Tree - Primary lateral branch growing towards/over the garden of No 38 - Reduce back by removing</p>



	<p>approximately x3.0 metres from branch tips points while retaining the main framework &amp; shape of the crown &amp; therefore a high proportion of the foliage bearing structure. Pruning cuts shall not exceed x50mm in diameter. All pruning cuts to be made at suitable growth points. Has a long lateral branch growing over the garden area of No 38 Orchard Vale causing excessive shading. The proposed works will improve light levels over the garden area.</p> <p><b>Web Link:</b> <a href="https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SLI149PZMPU00">https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SLI149PZMPU00</a></p>
<b>WSP90/2024</b>	<b>Correspondence</b>

**Date of next Meeting: 20<sup>th</sup> November 2024**