

**Minutes of the Works, Services and Planning Committee
Held on Wednesday 22 January 2025 at 8:13pm
The Community Hall, Rydon Road, Kingsteignton**

Present:

Chair: Cllr R Peart (Mayor)
Councillors: Cllrs A Tillson-Hawke, D Ripping, B Thorne
Assistant to Clerk/Events Officer: Miss B Hooper

Apologies: Cllrs K Jones, T Dempster, J Gregson, M Field & J Scagell

WSP106/2024 Accept apologies received by the Clerk

Resolved: Apologies were received and accepted from:
Cllr Scagell (Personal Reasons)
Cllr Field (Annual Leave)
Cllr Jones (Personal Reasons)
Cllr Dempster (Work Commitments)
Cllr Gregson (Work Commitments)

WSP107/2024 Declarations of Interest

None.

WSP108/2024 Draft Minutes

To receive and approve the minutes of the meetings held on 11th December 2024.

Resolved: The minutes of the meeting held on 11th December 2024 were unanimously approved and signed by Cllr Peart.

Proposed: Cllr Ripping

Seconded: Cllr Tillson-Hawke

WSP109/2024 Planning Applications

To give observations.

Week ending 20th December 2024

PARISH: Kingsteignton
WARD: West
APPLICATION REF: 24/02077/HOU
LOCATION: Littlebrook, 25 Broadway Road, Kingsteignton, TQ12 3EH
PROPOSAL: Single storey side and rear extension, timber pergola, external brick cladding, replacement slate roof, replacement windows, replacement gutters and fascias and alteration of driveway parking area.

Comments: No objection.

Proposed: Cllr Peart
Seconded: Cllr Thorne

Week ending 27th December 2024

None received.

Week ending 3rd January 2025

None received.

Week ending 10th January 2025

MAJOR APPLICATION

PARISH: Kingsteignton
WARD: West
APPLICATION REF: 24/02110/MAJ
LOCATION: Land at Ngr 285403 762 78, Horsemills, Clay Pits Lane
PROPOSAL: Variation of conditions 2, 5, 10, 11, 14, 15, 19, 22, 29 on planning permission 21/02590/MAJ (Development of a sustainable, off-site manufacturing facility (Class B2) and business park comprising a range of flexible light industrial and warehouse units (Class B8 and E(g)(ii) and (iii)) and small studio, office, R&D and workshop units (Class E(g), E(c) and B8), a farm cafe (Class E(b)) and associated access, parking, servicing, drainage, landscaping, tree and nature conservation planting, wetland and meadow) to amend the unit number and mix to increase the proportion and number of smaller flexible use, light industrial units

Comments: In principle, Councillors do not have objections to the change to smaller units subject to:



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- 1. adequate reports on how sewerage will be removed from the site;
- 2. where the storm water goes;
- 3. expected waste products from manufacturing and how these will be captured;
and
- 4. sight of the waste handling certificate in relation to the industrial unit's waste.

Councillors also support TDC's Environmental Officer on any concerns they have to ensure the nine species of bat are not disturbed by the development and that the lux level lighting to be put into the development meets the latest specifications to achieve this.

Proposed: Cllr Peart
Seconded: Cllr Thorne

WSP110/2024 Correspondence

None.

The meeting closed at 8.47pm.

Next meeting: To Be Confirmed

Signed: Dated: