

**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 Committee** of Kingsteignton Town Council in the Mary Hall Suite, Community Hall, Rydon Road on **Wednesday 16<sup>th</sup> April 2025** at 7pm.

Michelle Lewis-Clarke CiLCA  
Town Clerk  
[clerk@kingsteignton.gov.uk](mailto:clerk@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.

10<sup>th</sup> April 2025

## **AGENDA**

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

**Chair:** Cllr R Peart (Mayor)  
**Deputy Chair:** Cllr A Tillson-Hawke  
**Councillors:** Cllrs D Rippling, M Field, T Dempster, J Gregson, 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>WSP138/2025</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>WSP139/2025</b>	<b>Declaration of Interest</b>
<i>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.</i>	
<b>WSP140/2025</b>	<b>Draft Minutes</b> <span style="float: right;"><b>APPENDIX A</b></span> To receive and approve the minutes of the meeting held on 19 <sup>th</sup> March 2025.
<b>WSP141/2025</b>	<b>Planning Applications</b> To give observations.
	<b>Planning Applications received Week ending 28<sup>th</sup> March 2025</b>  <b>PARISH:</b> Kingsteignton <b>WARD:</b> West <b>APPLICATION REF:</b> 25/00493/FUL <b>LOCATION:</b> 40 Ley Lane Kingsteignton Devon TQ12 3JE <b>PROPOSAL:</b> Replace garage roof and creation of room in roof <b>Web Link:</b> <a href="https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=STN0DDPZGB700">https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=STN0DDPZGB700</a>  <b>PARISH:</b> Kingsteignton <b>WARD:</b> West <b>APPLICATION REF:</b> 25/00547/TPO <b>LOCATION:</b> 30 Woodmere Way Kingsteignton Devon TQ12 3SW <b>PROPOSAL:</b> T1 - False acacia - Reduce height by 1.5m - Back to previous pruning points and shape accordingly. <b>Web Link:</b> <a href="https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=STU9GGPZGLH00">https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=STU9GGPZGLH00</a>
	<b>Planning Applications received Week ending 4<sup>th</sup> April 2025</b>  <b>PARISH:</b> Kingsteignton <b>WARD:</b> East <b>APPLICATION REF:</b> 25/00423/HOU <b>LOCATION:</b> 1 Brookfield Close Kingsteignton Devon TQ12 3DH <b>PROPOSAL:</b> Single storey side extension and alterations to front windows <b>Web Link:</b> <a href="https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SSX8LOPZFIL00">https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SSX8LOPZFIL00</a>



	<p><b>PARISH:</b> Kingsteignton</p> <p><b>WARD:</b> West</p> <p><b>APPLICATION REF:</b> 25/00574/HOU</p> <p><b>LOCATION:</b> 18 Firleigh Road Kingsteignton Devon TQ12 3NH</p> <p><b>PROPOSAL:</b> Loft conversion and changes to roof to create new gable end wall with front dormers and box dormer to the rear</p> <p><b>Web Link:</b> <a href="https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SU2201PZGU000">https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SU2201PZGU000</a></p>
<b>WSP142/2025</b>	<p><b>Part II</b></p> <p>To resolve that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the public and press be excluded from the meeting for the following items as it involves the likely disclosure of sensitive and confidential information</p>
<b>WSP143/2025</b>	<p><b>Fencing</b></p> <p>To receive a report from the Town Clerk and decide upon the contents therein</p> <p><b>APPENDIX B &amp; APPENDIX C</b></p>
<b>WSP144/2025</b>	<p><b>Correspondence</b></p>

**Date of next Meeting: 7<sup>th</sup> May 2025**