

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT THE
COMMUNITY CENTRE ON MONDAY 18TH JANUARY 2010**

PRESENT: Cllr T. Davey (Chairman), Cllr J. Grimble (Vice Chairman), Cllr. R. Bailey, Cllr. A. Williams, Cllr. J. Pepperrell, Cllr. J. Jenner and 4 members of the public.

APOLOGIES: Cllr. R. Hunt, Cllr. M. Bryan.

The Minutes of the Planning Committee Meeting held on Monday 21st December 2009 were duly approved and signed.

09/03708/COU Old Wall Vineyard Old Walls Hill Change of use of part first floor to a temporary residential unit for an agricultural worker - the Parish Council fully support this application.

09/03870/FUL 15 Bishops Avenue Extensions and increase in roof height - the Parish Council object, this would alter the street scene and set a precedent. They also have concerns over the building line being moved forward and the loss of garage space and ask that this be put on category B if the District Council are of a mind to approve.

09/03872/FUL 60 Teign View Road Replacement dwelling with new access and drive.

THE CHAIRMAN SUSPENDED STANDING ORDERS to enable members of the public to speak.

Mr Kavanagh from 58 Teign View Road expressed his concerns that the excavations by his steps could leave a drop from his steps as they were currently adjoining and disturb the gas, water and electricity supply which was close to the boundary as well as his concerns that if the flat roof over the garage were used as a balcony this would invade his privacy.

Mrs Kavanagh expressed her disappointment in the final design of the new property with lots of glass and a flat roof which she felt was out of keeping with the area and also raised her concerns at the excavations which would be right up to her boundary especially bearing in mind the problems with the flooding that occurred.

Mr Carre explained that the flat roof would be a block and beam construction with a flat membrane over and that it was not the intention to use this as a terrace area. He also explained that he had spoken to the architect regarding the excavations and that when the cellar was put in, if there was any damage to Mr & Mrs Kavanagh's wall he would certainly carry out the necessary repairs, but as this was a narrow site he needed the maximum width. Mr & Mrs Kavanagh, whilst accepting that Mr Carre would repair any damage, explained that this was the only access to their property and any damage would cause immense distress and that they had already gone through so much with the flooding.

Mr Carre explained that the sewer was no longer shared so that would not cause a problem and that by cutting the width of the path he would be lowering the angle to 1 in 6 which would be much safer.

STANDING ORDERS WERE RESUMED

DATED

CHAIRMAN

MINUTES OF THE PLANNING COMMITTEE MEETING held on 18.01.10. cont'd.

Cllr. Grimble raised his concern as this area was prone to earth movement and wished to hear comments or see a professional report as to whether there would be any significant effects on the surrounding area and confirmation that any technical issues would be properly addressed.

After further discussion the following comments to be made to TDC

- due to the history of flooding in this area the Parish Council have concerns that any engineering works and earthworks may exacerbate the situation and would expect a professional survey to be carried out prior to any planning permissions being granted. To address the privacy issues the Parish Council ask that a condition be attached to any planning permission to prevent the flat roof being used as a terrace/balcony, however, they do feel that that a lot more discussion needs to take place between all parties concerned which, as this is an exceptional case, would be beneficial.

09/03878/FUL 38 Great Furlong Replacement of two existing single garage doors with one double garage door. Cllr. Grimble declared an interest. After discussion it was agreed that no objections be made.

09/03749/FUL Jacks Patch Garden Centre Newton Road Retention of canopy - the Parish Council object as this is fundamentally overdevelopment of the site and they would welcome another site visit.

09/03942/FUL 48 Newton Road Single storey extension to side and rear to replace existing garage and store to be demolished - no comment.

09/03953/FUL Highview House Forder Lane - the Parish Council express grave concerns as this appears to be progressive enlargement of the original footprint in a CPA and AGLV which they feel is unbecoming bearing in mind this is residential and not agricultural.

09/03644/FUL 36 Newton Road Dwelling in part garden - the Parish Council have strong objections on the grounds of access from the South East corner of the site which is highly dangerous and if the District Council are of a mind to approve ask for a site visit.

A letter had been received from DCC together with a copy of a submission statement from TDC objecting to the application for the land at Pathfields, Cockhaven Close, Bishopsteignton, to be registered as a Village Green and asking the Parish Council to respond to DCC by the 1st February 2010. This matter was discussed and agreed that Dr. Karen Jones, Barrister, Thring Townsend, Lee, Pemberton Solicitors, who had assisted with the application, be asked to draft a response from the Parish Council.

DATED

CHAIRMAN