



**KINGSTEIGNTON TOWN COUNCIL  
WORKS, SERVICES & PLANNING COMMITTEE**

**MINUTES OF THE VIRTUAL ANNUAL FULL COUNCIL MEETING HELD ON  
WEDNESDAY 19 August 2020 VIA ZOOM AT 6 PM**

Present:

Chairman of the Committee: Councillor R Peart

Vice Chair: Councillor I Laws

Ex Officio: Councillor D Rollason

In attendance: Cllr K Jones, A Khan, T Dempster and D Ripping

Deputy Town Clerk: Mrs M Lewis-Clarke

**WSP36/2020 To receive apologies for absence and consider if the reason for the absence should be formally approved by Council**

Apologies were received from Cllr Austen who had internet issues and Cllr Brotherton who had work commitments.

**WSP37/2020 Declarations of Interest**

There were no declarations of interest

**WSP38/2020 Planning Applications**

**Week ending 24 July 2020**

**PARISH:** KINGSTEIGNTON **WARD:** Kingsteignton East

**APPLICATION REF:** 20/01018/FUL

**LOCATION:** Little Haven Higher Sandygate Newton Abbot TQ12 3PU

**PROPOSAL:** Change of use of agriculture land to boat storage (use Class B8)  
Siting of 14 shipping containers, a portable office and garage.

**PLANNING OBS:** **Objection on the grounds of:**

Kingsteignton Town Council raise objections for the following Planning reasons:

1. Traffic/Parking issues:

- Access from Higher Sandygate is over a narrow bridge. There is double parking on each side of the Road until the Lane is reached.
- It is possible that resident's vehicles/property could be damaged.



- There are also no pavements in situ.
- This lane is known As the Roman Road. Its width is no more than 2 ½ metres with trees and vegetation over hanging.
- Trees and vegetation could also be damaged with vehicles attempting to gain access.
- There is a history of flooding at this location and the cottages at the bottom of the lane have been known to flooding.
- A series of raised tarmac humps are in place to divert water to the road edge. This could be compromised with the constant use of HGVs. The existing flood defence could be rendered useless.
- Approaching the site from the private road which leads to the B3193 is by a left-hand bend leading into the Roman Road. This would not be accessible to HGVs due to residents already parking there and the fact that there is already a 7 ½ ton weight limit applicable.
- These roads are regularly used for recreational use by dog walkers/ rambles/ cyclists and horse riders which raises concern for public safety which could result in the loss of life or limb.
- These roads are as stated very narrow and there are no places for other vehicle users to stop and safely allow passing.
- There will be many excessive journeys to this location as it is proposed the site be open 7 days per week causing constant traffic volume for residents.

## 2. Residential Amenity / Living Conditions / Harm to the Environment

Any site should prevent both new and existing development from contributing or being put at unacceptable risk from or being adversely affected by unacceptable levels of soil, air, water, or noise pollution.

Planning policies and decisions should encourage effective use of land by re-using land that has been developed ie Brownfield sites.

The quality of life being affected for existing and new residents

Planning Policies and decisions should aim to avoid noise and air quality impacts on health and quality of life because of a new development.

Allocations of land for development should prefer land of lesser environmental value i.e. Brownfield sites.

This development will back onto a residential area and there is a need to prevent unacceptable risk to residents.



Pollution can arise from a range of emissions including smoke fumes, gases, dust, steam, odour, noise, and light.

A boat yard and garage will give some of these emissions.

The aim is to avoid pollution from emissions not to create.

This development will back onto a residential area and there is a need to prevent unacceptable risk to residents.

The site will be open 7 days a week resulting in noise and light issues.

Consideration should be given to large lights that could be used at the site.

For residents this would be a nuisance and could potentially keep residents awake

Boats that will be stored may require maintenance and repairs. Including removal of anti-fouling materials from the bottom of boats by shot blasting, which could cause particles of toxic material to be released into the air or ground and harm the environment. With the possibility of land contamination.

Boat engines also require annual testing which could result in higher noise Levels.

The machinery/noise/waste oils/fuel/noise and generators could also cause Pollution.

There is the possibility that damage could be caused to the environment and natural habitat. This area has a wealth of wildlife including badgers, foxes, bats, and deer. And we do not wish to see the decline of wildlife in our Town.

It is felt that a designated industrial site would be more practicable for this application.

Consideration should be given to develop brownfield sites to which this site is not .



Kingsteignton Town Council would prefer this land to be used as agricultural land, possibly allotments

It is worthy of note that to date 56 objections have been registered against this application.

CLlr R Peart is to make a Category B application in respect of this Plan.

**PARISH:** KINGSTEIGNTON **WARD:** Kingsteignton West  
**APPLICATION REF:** 20/01108/FUL  
**LOCATION:** Fosterville Cottage Fosterville Sandygate Newton Abbot TQ12 3GP  
**PROPOSAL:** Agricultural Workers Dwelling  
**PLANNING OBS:**

**OBSERVATIONS:** The Town council would like to abstain, and decision taken back to TDC as the proposed size of this land against the scale of the dwelling would not constitute a tide cottage.

**PARISH:** KINGSTEIGNTON **WARD:** Kingsteignton West  
**APPLICATION REF:** 20/01244/HOU  
**LOCATION:** 22 Slanns Meadow Kingsteignton Devon TQ12 3GA  
**PROPOSAL:** Two Storey side and single storey rear extensions.  
**PLANNING OBS:** No objections subject to planning officer's approval and blocking of light and over looking issues to be considered.



Week ending 31 July 2020

**PARISH:** KINGSTEIGNTON **WARD:** Kingsteignton East  
**APPLICATION REF:** 20/01277/VAR  
**LOCATION:** Buckleigh Farm Humber Lane Kingsteignton Devon TQ12 3DJ  
**PROPOSAL:** Variation of condition 2 and removal of conditions 4 and 5 on planning permission 16/03371/FUL (Construction of a timber holiday chalet) related to replacing brown concrete tile in place of grey slate, and details of external lighting and surface water drainage.  
**PLANNING OBS:** The Town Council disagree with the change of conditions 2,4 and 5.

**PARISH:** KINGSTEIGNTON **WARD:** Kingsteignton East  
**APPLICATION REF:** 20/01304/CAN  
**LOCATION:** 7 Berry Meadow Kingsteignton Newton Abbot Devon TQ12 3BL  
**PROPOSAL:** Remove two limbs from one ash  
Observations: As per Mark Waddams recommendations.

**PARISH:** KINGSTEIGNTON **WARD:** Kingsteignton East  
**APPLICATION REF:** 20/01305/HOU  
**LOCATION:** 8 Paddons Coombe Kingsteignton Devon TQ12 3YX  
**PROPOSAL:** Proposed single storey extension to rear and side.  
No Objections.

**PARISH:** KINGSTEIGNTON **WARD:** Kingsteignton East  
**APPLICATION REF:** 20/01332/CONSLT  
**LOCATION:** Hackney Marshes Local Nature Reserve Greenhill Way Kingsteignton Devon  
**PROPOSAL:** Urgent works to two electricity towers.  
Observations: No Objection. The Town Council request that due consideration be given to any ecological reports and if any species are discovered a report is to be submitted to the Town



Council.

**Week ending 7 August 2020**

**PARISH:** KINGSTEIGNTON **WARD:** Kingsteignton West  
**APPLICATION REF:** 20/01340/TPO  
**LOCATION:** 10 Lindridge Close Kingsteignton Devon TQ12 3NW  
**PROPOSAL:** Reduce lower three limbs of one oak in Group G1 by 5-6m to clear building.

**OBSERVATIONS:** No objections subject to Mark Waddams approval.

**PARISH:** KINGSTEIGNTON **WARD:** Kingsteignton East  
**APPLICATION REF:** 20/01337/HOU  
**LOCATION:** 6 Church Street Kingsteignton Devon TQ12 3BQ  
**PROPOSAL:** Single storey rear extension with deck area.

**OBSERVATIONS:** No objections.

**PARISH:** KINGSTEIGNTON **WARD:** Kingsteignton East  
**APPLICATION REF:** 20/01272/OUT  
**LOCATION:** Land west of Penns Mount Vicarage Hill Kingsteignton Devon  
**PROPOSAL:** Outline - three detached dwellings (approval sought for access layout and scale)

**OBSERVATIONS:** No Objections subject to the following provisions being met:

- Provision is made for emergency vehicles to gain access
- Service vehicles to gain access
- Adequate drainage needs to be in place and specified.
- Due regard needs to be given to the heritage of the listed building
- The access is very narrow, and provision needs to be made for passing places
- Property no 29 should not be overlooked
- Property no 16 nothing should be touched on owner's land with consideration given to gate
- Pavements need to be sufficient width
- Penns Mount Historical evidence Photographs are to be submitted to KTC if anything recovered from the site



**PARISH:** KINGSTEIGNTON **WARD:** Kingsteignton West  
**APPLICATION REF:** 20/01263/CLDE  
**LOCATION:** 71 Newcross Park Kingsteignton Devon TQ12 3TH  
**PROPOSAL:** Certificate of lawfulness for existing 1.8m high fence to front and proposed parking space to rear.

Observations: Since the Town Council did not see the original planning application approval is subject to being satisfied that it is fully lawful, and access is legitimate as there are concerns re access.

The meeting closed at 7.30 pm

Signed:..... Dated:.....