

## KINGSKERSWELL PARISH COUNCIL

### PLANNING COMMITTEE

Thursday 22<sup>nd</sup> June 2023 at 7pm held at St Mary's Garage, Kingskerswell

#### Minutes

**1. Apologies:**

None.

Attending – Cllr W Dixon (Chair), Cllr J Taylor, Cllr J Carter, Cllr S Talbot, Cllr M Daniell, A Huntley and J Thompson.

**2. Declaration of Interests:**

Cllr M Daniell for any DCC matters.

A Huntley for 23/00815/HOU – neighbour.

**3. To agree the minutes of the previous meetings:**

It was agreed by all to accept the minutes of the meetings of Tuesday 18<sup>th</sup> April 2023 and Monday 22<sup>nd</sup> May 2023 as a true and accurate record.

**4. Planning Committee comments and matters arising from previous meeting:**

Concern was raised about soil washing onto the railway line from the mounds at Aller. It was also noted that fly tipping was happening on Network Rail land by Aller Bridge.

**5. Applications to consider:**

23/00979/MOD – Land North of Lyngrove Court NGR 287801 68965, Aller Road  
Application for modification to Section 106 agreement on planning permission 19/00123/MAJ relating to affordable housing contribution.

The planning committee requested that this application be 'called in' as it does not comply with the Teignbridge Local Plan 2020 – 2040 policy H2, which states that all residential development sites will provide 30% of dwellings to be affordable.

23/00897/HOU – Crossfield, Moles Lane, Marldon

New access with associated driveway and parking and new garage / store.

The planning committee have no objections and agree with the Design and Heritage Biodiversity Officer's recommendations for conditions to be placed on any permissions given.

23/00849/HOU – 22 Primrose Way

Single storey rear extension and extension above garage

The planning committee's only comments was that the proposed roof line was not in keeping and therefore not visually pleasing.

23/00815/HOU – The Nook, 3 Torquay Road

Single storey side / rear extension

There were no objections and the plans were easy to read.

23/00193/FUL – Odicknoll Farm House, Edginswell Lane

Conversion of barn to two dwellings

The planning committee were unable to access details on the planning portal and discussed whether the barn would be knocked down or converted; would this be overdevelopment in a rural area; had a bat and wildlife report been carried out and referred to Policy H14 – Re-use and Conversion of Disused Buildings in the Countryside of the Teignbridge Local Plan 2020 - 2040

**6. Consents to note:**

23/00495/HOU – 21a Fluder Crescent

Erection of a single storey annexe for ancillary use to the main dwelling

Grant of conditional planning permission

23/00380/FUL – 23 Fore Street

Change of use of first floor residential flat to dental practice

Grant of conditional planning permission

22/02401/HOU – 23 Lonsee Gardens

Conservatory to rear, timber framed porch to front and create two new openings for windows to the rear elevation.

Grant of conditional planning permission

22/02170/FUL – Cleveland House, 1 Edginswell Lane

Installation of a 25 panel ground mounted solar PV system

Grant of conditional planning permission

22/02155/VAR – Crockwell Park, Maddacome Road

Removal of condition (d) on planning permission SN/7823 relating to agricultural occupancy.

**7. Appeals to note:**

22/00074/ENF – 10 Furzedown Road

Appeal against the refusal of 22/01327/FUL: Creation of a separate dwelling including conversion of existing detached double garage with games room over, two storey side extension, single storey rear extension and associated works.

**8. To discuss and agree on any highway maintenance issues:**

Potholes have been reported at Greenhill Road and the Old Newton Road.

The pathway to the Lord Nelson is still closed – waiting for DCC to inspect the repair work carried out.

FOI request to find out the cost of replacing cycle path bollards in the past twelve months to be submitted to DCC.

Enquiries to be made about responsibility for removing weeds on the inside edge of the pavement and if money was available from TDC or DCC to pay towards the PC's costs of removing weeds throughout the village.

**9. Date of next meeting – Thursday 27<sup>th</sup> July 2023**

The meeting closed at 7:44pm

Signed:

Chair of the Kingskerswell Parish Council Planning Committee

Dated: