

# TEIGNGRACE PARISH COUNCIL

## MINUTES OF THE INTERIM MEETING 2<sup>nd</sup> AUGUST 2016

Present: W. Coombes, A. Gale, J. Martin,  
S. Coto, S. Gaston, R. Harris, C. Martin, J. Penfold, P. Taper.

Apologies: P. Adams, R. Page.

30/16 PLANNING:

Ref: 16/01830/COU  
Location: TEIGNGRACE – The Barns.  
Proposal: Proposed Tea Garden and WC Facility.  
Applicant : Mr & Mrs K and S Discombe.  
Change Of Use.

Two Stover Canal Trust Members came to give their opinion on the application. In principle they are in favour of the Tea Rooms, but have some reservations which they will be relaying to TDC themselves.

From the perspective of the Parish Council:

- a) Alterations / toilets are being constructed beside a Grade II listed structure. Should listed building consent be applied for?
- b) The curtilage marked in red is called a private garden to the house which is not marked in red. Would this non-inclusion of the house in the red planning area later open a door to get planning permission to convert the store barn to a private dwelling?
- c) Any alterations should not impede the future complete re-construction and renovation of the Grade 2 Listed Lock and Gates.
- d) When digging the area and constructing the drainage, an archaeological watching brief should be made to make sure that any artefacts / structures are recorded and duly processed.
- e) There is concern over run-off from the drainage system. The village is on mains drainage but probably not able to be linked in with the proposed site. The only run-off area would be into the canal as an open drainage pipe. Concern would be during winter floods that foul water would join the river network when the Lock Basin is full.
- f) The main concern is the lack of parking provision. The applicant is trying to attract walkers and cyclists, but if it becomes popular, the general public will also wish to access by car and at present there is no parking available at or close by the site. The concern is that on street parking would escalate around the main village area causing excessive traffic flow problems as is the case at Ventiford.

[4 For, 0 Against subject to the comments above]

Ref: 16/02109/VAR  
Location: TEIGNGRACE – Stover School, Stover  
Proposal: Variation of condition's 2 and 3 on planning permission 16/00094/FUL to extend lifespan of building to 10 years and to allow internal lighting.  
Applicant: Stover School  
Variation of Conditions.

The Parish Council object to this application, which is endeavouring to increase the length of 'temporary' structure close to a listed building, in effect creating a permanent building.

[0 For, 4 Against]

Meeting closed 20:30.

PLEASE NOTE THE NEXT FULL MEETING WILL BE ON 6<sup>th</sup> SEPTEMBER 2016, THE NEXT PLANNING MEETING WILL BE ON 4<sup>th</sup> OCTOBER 2016.