

# TEIGNGRACE PARISH COUNCIL

## MINUTES OF THE FULL MEETING 4<sup>th</sup> JULY 2017

Present: P. Adams, W. Coombes, J. Martin, J. Penfold.  
R. Coombes, G. Gribble, C. Martin, B. Thorne.

Apologies: A. Gale R. Page

25/17 MINUTES:

Minutes of the Full Meeting held on 2<sup>nd</sup> May 2017, having been circulated, were agreed and signed.

Proposed by W. Coombes. Seconded by J. Martin.

26/17 MATTERS ARISING:

Teigngrace Parish Charity – On-going case with the solicitors will be discussed at the meeting on 12/07/2017. {08/01/2013}

Leaning Oak Tree: Tree has been mostly cut down, but a large section of leaning trunk still remains and is still touching the BT cable. P. Adams to write to K. Lee to see what is proposed to resolve this. {06/09/2016}

Stover Way: Double Yellow Lines: Peter Burge has reported that “A technician is planning the works to lay the yellow lines now, once we have a confirmed date from the Contractor I will let you know.”. {12/05/2015}

Forches Cross Parking: P. Adams contacted Nick Hill at Newton Abbot College and D.C.C. and the response was that we should contact the Police. “If the parking is causing an obstruction to the highway (and there is no traffic order in place) it is something the police will have to act on. DCC is responsible for the enforcement of traffic orders (civil enforcement of parking spaces, double yellow lines etc.), the Police act on any offence outside of these specific orders including obstructing the highway.” {01/11/2016}

Village Field Grass Cutting: A further option for grass cutting was discussed as Terry Elliott has offered to cut the grass and hedges for £300 this year and £500 for next year. It was agreed to continue with the volunteer mowing this year and then review this again at the end of the year. P. Adams to write to Terry Elliott to thank him for his kind offer.

It was proposed to cut the grass approximately every two weeks during the weeks commencing:

W. Coombes	10/07/2017
P. Adams	24/07/2017
J. Penfold	07/08/2017
J. Martin	21/08/2017
R. Page	04/09/2017
J. Sanders	18/09/2017
S. Adams	02/10/2017

If you are unable to manage these week’s then please contact someone later in the list. W. Coombes will ask A. Gale if it is OK to put the field key on with the mower key. {07/03/2017}

Double Hedge Gateway: Some of the pile of chippings were laid in March at the point where the footpath goes over the sleeper bridge and through the hedge bank.

The residue may need to be used later, should the Teign flood and remove what was installed, but there is a marked improvement to this popular path.

The wooden bridge rotates as you walk over it. P. Adams to contact Jonathan Rowlands. {07/03/2017}

Teigngrace Highways Issues: Blocked gully between Teigngrace and Ley Green halfway down the straight.

The surface dressing which has been carried out in Ley Green is terrible with holes and lumps where the tar has not been laid correctly.

A meeting with Scott Riddell would be beneficial so that we can highlight the critical maintenance areas in Teigngrace.

P. Adams to contact Scott Riddell {04/07/2017}

Village Field Bin: It was proposed to install a bin at the Village Field. No further news. {02/05/2017}

A382 Road Widening: Aaron Carpenter replied as follows "I can confidently deny this, the rumours are false. There will be no formal diversions signed on the nearby local roads, i.e. through Teigngrace." {02/05/2017}

27/17

FINANCE:

Statement balance 01/06/2017 is £2113.86

Cheque 000150 £145.60 Teigngrace Village Charity. Cashed.

Cheque 000154 £500.00 Michelmore Hughes. Raised.

Proposed J. Martin, Seconded W. Coombes.

28/17

PLANNING:

Reference: 17/00892/DEM

Location: TEIGNGRACE - Heathfield Works, Higher Brocks Plantation

Proposal: Demolition Of Old Railway Shed

Applicant: Mr J Vine

Prior approval not required.

Reference: E2/20/05

Location: TEIGNGRACE - Ley Green Farm

Title: The District Of Teignbridge (Ley Green) Tree Preservation Order 2017

T1 Oak Located within a paddock to the west of Oak View, Ley Green Farm.

Reference: DCC/3851/2016

Location: A382, West of Newton Abbot between Drumbridges roundabout on the A38 and West Golds Way, Newton Abbot

Proposal: Widening of A382

Applicant: D.C.C.

Grant of conditional planning permission

Reference: 17/01219/LBC

Location: TEIGNGRACE - Teignbridge Level Crossing , Road From Teignbridge Gate To Gallows Cross

Proposal: Renovation of building to allow its use as office space

Applicant: Mr G Langworthy Rule 5 Land

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/01219/LBC&MN=Y>

Teigngrace Parish Council discussed the application 17/01114/FUL at it's full meeting on 04/07/2017.

The council voted to object to the proposal with 3 votes to 0, and 1 declaration of interest.

The reasons for objection were that the Flood Risk Assessment was inaccurate as the site is subject to regular extreme flooding. To a depth of at least 1 metre on average every five

years. The 150mm quoted in the FRA is unrealistic. Consequently the office area will be destroyed on a regular basis.

The Parish Council were also concerned at the raising of the floor levels as the building is on flood plain, without any compensatory relief being proposed.

The Parish Council would also like to raise concern over the material used for the roof of the scaffold store (bright galvanized metal) as this is visible from a great distance and does not blend into the surrounding countryside.

[3 Against, 0 For, 1 Declared Interest]

Reference: 17/01114/FUL

Location: TEIGNGRACE - Teignbridge Level Crossing , Higher Sandygate

Proposal: Demolition of existing workshop building and replacement with new building, new sliding gate and provision of glazed screen and new door and frame to existing stone building

Applicant: Mr G Langworthy Avalon Scaffolding Ltd

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/01114/FUL&MN=Y>

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[3 Against, 0 For, 1 Declared Interest]

29/17

STOVER CANAL:

Planning application 17/00726/FUL still awaiting decision.

Stove Canal Trust will be raising the loss of land at Teignbridge Level Crossing in light of the planning applications 17/01114/FUL and 17/01219/LBC.

23<sup>rd</sup> / 24<sup>th</sup> September there will be an open weekend.

30/17

A.O.B.:

Ventiford Cottages: The tenants at number 3 have been observed racing around Summer Lane on motorbikes and cars at high speed. P. Adams to write to Teign Housing to see if there is anything they can do to address this situation.

Meeting closed 20:44.

PLEASE NOTE THE NEXT PLANNING MEETING WILL BE ON 1<sup>st</sup> AUGUST 2017, THE NEXT FULL MEETING WILL BE ON 5<sup>th</sup> SEPTEMBER 2017.