

# TEIGNGRACE PARISH COUNCIL

## MINUTES OF THE FULL MEETING 6<sup>th</sup> NOVEMBER 2018

Present: P. Adams, W. Coombes, A. Gale, J. Martin, R. Page, J. Penfold.  
T. Elliott, C. Martin, G. Gribble, B. Thorne.

Apologies: None.

35/18 MINUTES:

Minutes of the Full Meeting held on 4<sup>th</sup> September 2018 and the Planning Meeting held on 2<sup>nd</sup> October 2018 having been circulated, were agreed and signed.

Proposed by W. Coombes. Seconded by R. Page.

36/18 MATTERS ARISING:

Teigngrace Highways Issues: A. Gale reported that the Tie Bolts, which have been installed on the Causeway (Old Exeter Road), are moving and that the wall has been hit at the Level Crossing end. P. Adams contacted Scott Riddell who replied "My apologies, I will come back to you with a response." {04/09/2018}

Defibrillator: P. Adams has pricing for an Ipad NF1200 Fully Automatic Defibrillator at £800 and an Ipad NF1200 Wall Mounted Alarmed Cabinet for £174.

There were offers of donations towards the cost of the Defibrillator.

P. Adams has checked the Telephone Kiosk and electrical installation is straightforward. A key-pad lock can be fitted to the door. The kiosk is now the preferred location for the defibrillator.

The kiosk requires a lot of maintenance. It was decided to re-decorate the kiosk before fitting the defibrillator. J. Martin to see if J. Sanders is still interested. The Parish Council will provide materials. J. Penfold will see if pressure washing removes any of the old paint. {02/05/2018}

Drug Activity – Stover Park: This appears to be getting more prolific. Vanessa Pike replied "I am on lates this week from Wednesday, will take a look". Still a problem, P. Adams to contact Vanessa Pike again.

If anyone observes any undesirable activity there, could they please report on 101, the Police Non-emergency number? {02/05/2018}

Stover Clay Works (Imerys): P. Adams to contact Ian Lee and ask for an update on the reduction of the tip height. Ian Lee replied "apologies for not getting back you you sooner. (A combination of personal reasons and holidays meant I wasn't about much last month)

The tip is at its final height. However, we are still bringing in soil to dress it; this material is currently being stored on top of the tip pending spreading. This means that we do currently have safety banks around the top to prevent vehicles driving off it whilst this process is underway.

Hope this helps".

P. Adams will ask Ian Lee for a timetable for completion. {02/05/2018}

Prince of Orange Oak Tree: Following the loss of one limb of the tree, this was Bob Stevenson's (DCC Tree Officer) response: "I just wanted you to be aware of Devon Highways plans, to manage the remaining stem of the recent Ancient Oak at Teigngrace.

After the Oak tree died this summer and a main limb failed recently, I feel the best way to manage the remainder of this Ancient tree, is to create a wildlife monolith at Approx. 4.5 metres. The wood that has failed should remain on site (it has a 12 yr. old Bees nest within the stem) and will be full of saproxylic insects, invertebrates and fungi. Many of these invertebrates will be red list endangered species and with so many of these habitats being removed, it is imperative we retain this Ancient stem.

The Ancient tree forum and Walt Joy are very happy with this intelligent and sympathetic approach. The picture attached shows in red ink the height of the monolith cut.

we will engage will one of our best contractors on this one off job, perhaps Sean Ficken at Ace Arboriculture, who I know will carry out this work as sympathetically as possible, I will be on site when the works is being executed.

Please contact me if you would like to discuss this further.”

W. Coombes suggested the possibility of making a seat for the village out of the old trunk and planting a new oak tree to replace the dead one. {04/09/2018}

Car Parking Forches Cross: This is a problem again. P. Adams contacted Nick Hill at Newton Abbot College who replied with “Yes will get a message to them today re this”. Situation has improved, although not completely resolved. {04/09/2018}

37/18 FINANCE:

Precept payment of £700 received. 28/09/2018.  
Precept 2019. It was decided to keep the precept at £1400.  
Statement balance 01/10/2018 was £2492.54  
Proposed J. Martin. Seconded R. Page.

38/18 PLANNING:

My Ref: 18/02203/FUL

Location: TEIGNGRACE - Newton Abbot Racecourse, Newton Road

Proposal: Replacement of cladding to the rear elevation and replacement of windows to UPVC

Applicant: Newton Abbot Races Ltd

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02203/FUL&MN=Y>

Full Planning Application.

No Objections [6 For, 0 Against]

County Matter Planning Application

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Consolidating application for the winning and working of consented mineral reserves, the realignment of the Ugbrooke Stream and associated operations at Denistone and Broadway Quarries, near Kingsteignton, Devon, TQ12 3PW.

I have received a planning application for the above proposed development. The application was accepted in this department on 16 August 2018 and the target date for determination is.

PLEASE NOTE: You are kindly asked to always use the following link:

<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4078/2018&cuuid=F02B948D-F57C-4048-AB8A-E4D79A9924FB>

to view the application documents, and use the ‘Comment on this application’ button towards the top of the web page to access your unique online consultation response form for this application.

Susan Penaluna (DCC Principal Planning Officer) responded to our objection as follows:

“Thank you for your response on this application and I note your understandable objection and concern about the potential for any increase in flooding given the history of it in Teigngrace.

I hope that it will put your mind at rest that the current application relates to an existing permission at Denistone Quarry which could be worked in any case without the current application to join it to Broadway by moving the stream.

The existing consent shows the Ugbrooke as culverted and the proposed scheme (current application) would mean it was entirely an above ground watercourse which builds in a 1 in 100 year flood with capacity for water to back up the Ugbrooke providing additional flood capacity.

In addition, since we received your comment, the submitted Flood Risk Assessment has been considered by the Environment Agency and it is their view (as well as that of the DCC flood team) that the proposal would not increase flood risk elsewhere.

In view of this could you let me know whether your Council would wish to retain your existing objection in principle?"

"To confirm, Denistone Quarry already has a historic planning permission (since the 1960s) Permission references SN/1101 and SN/2540 enable the quarry to be worked out to the edge of the river and the protection bund would be a standard safeguard as for any quarry. The Drawing in Appendix A shows the currently permitted extent of the Denistone working and the land to the north around Preston also has permission.

You will see that it goes right alongside the river.

I hope for you, the key is that the whole proposal has had a detailed Flood Risk Assessment and neither the EA or our own flood team believe that it will exacerbate the existing situation or your particular issues and can also provide emergency flood storage within the pit in particularly flood prone situations.

I have appended the comments of the EA and our own flood team for your information."

The Parish Council discussed these comments and would still like to object on the grounds of significant loss of floodplain if the quarry is developed as outlined in the Flood Risk Assessment. The world has changed since the 1960's and it is totally unacceptable for any further floodplain to be lost to development. Quarrying up to the edge of the River Teign and then 'protecting' the boundary with a 5m high bund cannot do anything but increase the risk of flooding to local communities.

The Parish Council do not object to the proposal to move the Ugbrooke Stream.

[Against 6, For 0]

Reference: 18/01759/FUL

Location: TEIGNGRACE - Greenacres, Teigngrace

Proposal: Alterations to existing gypsy and traveller site including the relocation of 1 existing pitch and creation of 7 additional pitches (8 pitches in total), amenity buildings, landscaping and surface water drainage

Applicant: Mr J Dodge Westcountry Land

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01759/FUL&MN=Y>

Full Planning Application

We have now been informed that this will be going to full committee.

Terry Elliott wished to raise a number of incorrect procedural points regarding the application and has contacted T.D.C. as follows:

"Further to my email to you on 23 October and also to the comments I made on TDC planning website to which I expressed my concerns that the wrong address is on the planning application, I also have concerns that no letters were sent out to neighbours, the application was omitted from the local paper and that the yellow notice has been displayed on the opposite side of the road. I feel this has all been done to mislead people and to try and push the application through on the quiet. I believe this is because TDC want their Travellers site and Bovis Homes are going to pay for it.

I attended this Parish Council Meeting last night and made my view very clear. I also made it very clear that if the planning process was not carried out correctly using the correct address and details I will be contacting the Ombudsman which I am perfectly within my right to do so as it will affect me personally and I have drawn this to your attention in writing and asked you to correct the application and have it re validated.

If this planning application is granted and the correct information has not been supplied, The Ombudsman may well find that TDC have been negligent in their duty and will leave the door open for anyone that suffers a loss of value on their property to take legal action.

At last night's Parish Council meeting Councillor Bill Thorne said that the application is now going to Committee and could be heard as soon as the 20th November, to date I note this information has not yet been displayed on your web site.

Once again I would ask that you insist a new application is submitted with all the correct details and that the correct procedure then follows."

Parish Council Website: Renewal is due. P. Adams will pay £56.04. Cheque 000174 for £56.04 was raised. Proposed J. Martin. Seconded J. Penfold. {06/11/2018}

Parking at Ley Green: Peter Burge (DCC) reported: "I have been monitoring the verges at Ventiford and have been pleased to see they have been respected, I am also pleased to see the parking restrictions are being respected as I have also not observed any vehicles parking on the lines. I am aware I only see them for a short time and very infrequently, but as I have received no reports I am hopefully we have been successful.

Now the verge has re-established I feel it is the ideal time to place some further planting and some more formal signs. The posts and bunting/tape are also looking untidy so it will be good to remove them once the additional planting has been completed. My plan is to plant a row of native hedgerow species along the two lengths of verge and place permanent signs with the "Please observe the parking restrictions and do not drive or park your vehicle on this verge. Many thanks Teigngrace Parish Council" or similar wording.

Would the Parish Council be happy with this wording, and would the preference be a conventional metal sign on a metal post, or timber sign on a timber post?

Once we have confirmed the details of the new signs I will arrange the installation, the additional planting and removal of the existing posts and bunting.

I look forward to hearing from you".

The Parish Council were happy with the wording and would prefer wooden signs. P. Adams to contact P. Burge. {06/11/2018}

The Old Rectory: Parking in the road has become more of an issue. P. Adams will write and point out the dangers to other road users due to the proximity of the bend. {06/11/2018}

Meeting closed 20:43.

PLEASE NOTE THE NEXT PLANNING MEETING WILL BE ON 4<sup>th</sup> DECEMBER 2018, THE NEXT FULL MEETING WILL BE ON 8<sup>th</sup> JANUARY 2019.