

# TEIGNGRACE PARISH COUNCIL

## MINUTES OF THE FULL MEETING 14<sup>th</sup> NOVEMBER 2023

Present: P. Adams, R. Coombes, W. Coombes, A. Gale, R. Page, J. Penfold

Apologies: Cllr. G. Gribble

38/23 MINUTES:

Minutes of the Full Meeting held on 5<sup>th</sup> September 2023 having been circulated, were agreed, and signed.

Proposed by R. Page, seconded by R. Coombes.

39/23 MATTERS ARISING:

Stover Canal Trust: Richard Coombes has distributed the Management Committee Meeting minutes to the Parish Council held on 7<sup>th</sup> November. {14/11/2023}

Teigngrace Lands Charity: Walter Coombes has distributed minutes of the AGM and Meeting held on 6<sup>th</sup> October. {14/11/2023}

Ash Dieback: J. Penfold reported that there is Ash Dieback in the Village Field boundary hedge with the Old Rectory. J. Penfold has had no update. {07/09/2021}

Village Benches: P. Adams to organise engraved brass signs. {13/09/2022}

Teigngrace Highways Issues:

White Lines: Hearers Bend, Scott Riddell (DCC) replied:

*I went out there to look and the lining has been put down.*

*Under DCC policy, centre lines do not count as a safety defect, so we are not looking to renew them.* {05/09/2023}

40/23 FINANCE:

Balance as of 01/11/2023 is £26,463.53.

Cheque 000204 raised for £73.14 to P. Adams for Defibrillator Electrode Pads.

A. Gale to replace J. Martin as cheque-book signatory. Application has been made with Lloyds.

CIL: Possible uses, Village Hall rainwater drainage, Village Hall kitchen, Tree at Ventiford Basin.

Proposed P. Adams, Seconded J. Penfold.

41/23 PLANNING:

Ref: 23/00028/NONDET

Location: TEIGNGRACE - Land To The North Of The A382, Blatchford

Description: Appeal against the non-determination of 22/01319/FUL:

Retention of hard standing area, for storage of machinery, fodder and agricultural equipment

Planning Inspectorate Ref: 3322200

My Ref: 23/01861/FUL  
Location: TEIGNGRACE - Lyndale, Teigngrace  
Proposal: Proposed construction of bat house  
Applicant: Mrs J Sheppard  
Web Link:  
<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2DDIPPZH7J00>

No Objections.  
[6 For, 0 Against]

PARISH: TEIGNGRACE WARD: Kingsteignton West  
APPLICATION Ref: 23/01860/NPA  
LOCATION: Lyndale Teigngrace Devon TQ12 6QW  
PROPOSAL: Application for Prior Approval under Part 3 Class Q (a) and (b) paragraph W of the GPDO change of use of an agricultural building to a dwelling house  
Web Link:  
<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2DDIGPZH7G00>

No Objections. Flood Risk mitigations are included in the Planning Statement and should be included in the conditions.  
[6 For, 0 Against]

Ref: 23/00056/CERT  
Location: TEIGNGRACE - M T Storage, Teignbridge Level Crossing  
Description: Appeal against the refusal of 22/00407/CLDE: Certificate of lawfulness for existing use as Storage, vehicle Repairs and Domestic use  
Planning Inspectorate Ref: 3332650

The Teignbridge Local Plan 2020-2040 Proposed Submission (Regulation 19) Addendum consultation begins today and will run until 5pm on 22 December 2023.  
The Addendum is not a fully revised version of the Proposed Submission Plan. It is a revised version of specified parts of the Proposed Submission Plan and Policies Map.  
Once adopted, this new Plan will replace the current Teignbridge Local Plan 2013–2033 which was adopted on 6 May 2014. The updated documents reflect the changing needs and circumstances of the district and its residents.

What are we asking for comments on?

We are asking for comments on the following documents:

1. Proposed Submission (Regulation 19) Local Plan 2020-2040 Addendum (Nov 2023)
2. Policies Map
3. Sustainability Appraisal/Strategic Environmental Assessment
4. Habitats Regulation Assessment

These documents and supporting evidence are available at  
[www.teignbridge.gov.uk/localplanaddendum](http://www.teignbridge.gov.uk/localplanaddendum)

The Need to Know Guide on our website explains how changes have been made and what you can comment on. We are unable to consider any comments made on parts of the Plan that are not shown as changes in this consultation.

42/23

TEIGNGRACE ENVIRONMENTAL TRUST:

Santander Balance was £110.74 as of 02/11/2023.

CAF 6-month update: 05/10/2023. £40,571.30.

Proposed A. Gale, Seconded W. Coombes. [6 For, 0 Against].

43/23

A.O.B.:

Stover Park Advisory Group: Microsoft Teams Meeting 21/02/2024, Site Meetings, 10/07/2024 and 13/11/2024. {14/11/2023}

Teignrace Highways: Drainage at Ley Green. Large puddles and drainage issues.

Plants Galore Signage is increasing again.

P. Adams to contact Devon Highways. {14/11/2023}

Meeting closed 20:45.

PLEASE NOTE THE NEXT PLANNING MEETING WILL BE ON 3<sup>rd</sup> DECEMBER 2023, THE NEXT FULL MEETING WILL BE ON 7<sup>th</sup> JANUARY 2024.