

BOVEY TRACEY TOWN COUNCIL

TOWN HALL • BOVEY TRACEY • NEWTON ABBOT • DEVON TQ13 9EG
Tel: 01626 834217 • E-mail: info@boveytracey.gov.uk • www.boveytracey.gov.uk
Office hours: 10.30am - 12.30pm Mon. Wed. & Fri.

3rd April 2018

To Members of the Planning Committee

Cllrs Evans (Chairman), Ms Blair (Deputy Chairman), Mrs Kerswell (Ex Officio), Arnold, Ashby, Bray & Kelly.

Cc All other Members of the Council for information.

Dear Councillor,

You are hereby summoned to attend a meeting of the **Planning Committee** which will be held in the Council Chamber, Town Hall, Bovey Tracey on **Monday 9th April 2018** at **6.15pm** for the purpose of transacting the business as set out on the agenda below.

AGENDA

Interests to be declared: In accordance with the Code of Conduct, Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have in items to be considered at this meeting. Members are also reminded that any change to their Declaration of Interests must be notified to the Monitoring Officer at Teignbridge District Council within 28 days of the change.

PL.18/27 Apologies for absence:

****Public Participation:**

The Committee, at the Chairman's discretion, sets aside a short period of time at the commencement of the meeting when the public can ask questions or make statements regarding agenda items.

PL.18/28 Minutes:

To agree as a correct record and approve the minutes of the meeting of 5th March 2018 (*copy enclosed).

PL.18/29 Consideration of Planning Applications:

DNPA Applications listed to 23.2.18:

- a) **0108/18** (Prior notification) Agricultural building 14m x 9m) at land to SE of Pullabrook Farm for Voyce Pullin.
To note that due to timescales and DNPA's refusal for an extension it has not been possible to issue comments/observations.

TDC Applications listed to 2.3.18:

- b) **18/00450/VAR** Removal of condition 3 on planning permission 12/00251/COU (change of use from B1/B2 (business or general industrial) to B8 (storage or distribution) to permit business use (use Class B1) at 6 Fairfax Road, Heathfield Industrial Estate for Mr R Freeman

DNPA Applications listed to 2.3.18: None

TDC Applications listed to 9.3.18:

- c) 18/00503/LBC Re-opening of former upstairs doorway at 66-70 Fore Street.

DNPA Applications listed to 9.3.18: None

TDC Applications listed to 16.3.18:

- d) 18/00506/FUL First floor extension at 3 Musket Road, Heathfield.

- e) 18/00576/FUL Detached garage on land to the rear of 12 Pottery Road.

DNPA Applications listed to 16.3.18:

- f) 0143/18 Small extension to front elevation at Brocks Ways, Green Lane.

TDC Applications listed 23.3.18:

- g) 18/00559/FUL Single storey rear extension at 3 Chapel Place.

- h) 18/00629/ADV Advertisement boards at Recreation Ground, Newton Road.

DNPA Applications listed to 23.3.18: None

TDC Applications listed to 30.3.18: None

PL.18/30 Planning Decisions:

Approvals:

- a) TDC:

- i) Two storey extension on east elevation and new vehicular entrance at Havenmere, Pottery Road. (N/O)
- ii) Construction of additional steel frame building to be used as garage at Varitech, Fairfax Road. (N/O)
- iii) Works to eight oak trees (T1-T8) as specified in submitted schedule at Summer Song, Ashburton Road. (Referred)
- iv) Replace existing timber windows with uPVC windows at 20 Station Court. (N/O)
- v) Conversion and extension of former public house into art centre with art gallery, artists' studios, cinema/theatre and café/bar including demolition of outbuildings at The King of Prussia, 83 Fore Street. (N/O)
- vi) Crown reduce one horse chestnut in Area A2 by up to 3m and crown lift to 5m above ground level at Loughten, Brimley Grange. (Referred)
- vii) Reduce lowest branch of one horse chestnut labelled T8 on the accompanying plan by 3m and crown reduce south side; remove dead wood and hanging branches of two Monterey cypresses labelled T1 & T2 at Harton, Brimley Grange. (Referred)

- b) DNPA:

- i) Agricultural building (14m x 9m), land SE of Pullabrook Farm.

Refusals:

- c) TDC:

- i) Permanent dwelling for rural worker at Moorwood. (N/O)

The Town Council's submitted observations: No objections - N/O. Objection - 0.

PL.18/31 Affordable Custom Build - Bradley Bends:

To receive correspondence (*copy enclosed) from Teignbridge Housing Enabling Officer and consider representatives to meet with the Housing Enabling Officer to prepare draft criteria for prioritising applicants.

PL.18/32 General Planning Matters brought forward by Councillors:

(For information only).

SIGNED
M WELLS
TOWN CLERK

DATE 03/04/2018

TDC Applications listed to 23.2.18:

- e) 18/00091/FUL Single storey rear extension and first floor rear extension at Fairfax House, Avenue Road for Mr & Mrs Fulleylove.
Observations: No objection.
- f) 18/00113/FUL Two storey extension to form annexe at Oak Tree Farm for Mr C Howard.
Observations: No objection.
- g) 18/00255/FUL Demolition of attached garage and single storey addition and construction of single storey extension and second storey at The Vicarage, Coombe Cross for Mr Peter Stanton, Exeter Diocesan Board of Finance Ltd.
Observations: No objection.
- h) 18/00360/LBC Insertion of external door, fenestration changes and internal alterations at Hobland House, Devon House Drive for Ms A Newton.
Observations: No objection.
- i) 18/00374/TPO Crown reduce one oak tree by 3-4 metres at 75 Churchfields Drive for Sue Hutchings.
Observations: Referred to TDC's Arböricultural Officer.

PL.18/21 Planning Decisions: Noted

Approvals:

- a) TDC:
 - i) Demolition of existing two storey side extension to allow construction of a detached dwelling with an integral garage at 16 Wallfield Road. (N/O)
 - ii) Removal of one leylandii and height reduce one evergreen oak by 2 m at Ashwell, East Street. (Referred)
 - iii) Replacement signage including new fascia sign, twelve panel signs and two totem signs and three signage panels at The Co-operative, Glen Lyn Garage. (N/O)
 - iv) Single storey front, side and rear extensions at Meadowside, Devon House Drive. (N/O)
 - v) Installation of one new front window and four new rear windows at 5 Sabre Buildings, Sabre Close, Heathfield. (N/O)
- b) Exemption works to tree/s in a Conservation Area:
Remove fallen tree at Cross Cottage, Mary Street.

The Town Council's submitted observations: No objections - N/O. Objection - 0.

PL.18/22 Draft Teignbridge Design Guide:

Following item PL.18/11, Members considered a response. Members noted that the Design Guide will be a useful document and agreed that no formal response was necessary.

PL.18/23 Training:

Members noted details of a forthcoming training course "Making Planning Work For You" (*copy previously circulated) and considered attendance. Cllr Kelly advised that he would be unable to attend.

Resolved:

To reserve six places on the course.

PL.18/24 DCC Consultation - Traffic Sensitive Streets:

Members noted consultation correspondence (*copy previously circulated) and highlighted points to be included in a response, as follows:

- i) Why does the "All Year All Day" classification on the A382 stop short of Lustleigh?
- ii) Could the B3344 Bradley Bends to Chudleigh Knighton have a seasonal classification?

PL.18/25

General Planning Matters brought forward by Councillors:
(For information only).

Cllr Mrs Kerswell referred to the surface water run-off at Bradley Bends. It was agreed that the Town Clerk will write to DCC Highways raising the Town Council's concerns.

The meeting closed at 6.50pm.

Bovey Tracey Town Council

From: Mary Ridgway <Mary.Ridgway@Teignbridge.gov.uk>
Sent: 23 March 2018 11:56
To: 'info@boveytracey.gov.uk'
Cc: Amy Luxton
Subject: Affordable Custom Build at Bradley Bends
Attachments: 2017 May - Letter to Parishes-Bovey.docx; 2017 12 08 Hennock Affordable Self Build project selection criteria v1.docx; 2018 Feb Bradley Bends flyer v2.docx

Dear Mr Wells

The purpose of this email to give you an update on affordable housing provision in Bovey Tracey. This is a follow up to the email sent by my colleague, Amy Luxton, in May of last year, (see attached).

3 x Affordable Custom Build Properties at Bradley Bends

Teignbridge are about to promote an opportunity for 3 affordable custom build homes at Bradley Bends. I will be sending out the attached flyer to people registered on both Teignbridge and Dartmoor National Park's self-build register for affordable custom and self-build homes.

The allocation of affordable custom and self-build properties differs slightly from that for a rented property. Eligibility for an affordable home and a local connection will still be required and we also need an agreed means of prioritising applicants.

There is an opportunity for the Town Council to comment on the criteria for prioritising applicants. I have provided an example of what we have recently agreed with Hennock Parish Council to give you an idea of what we mean. We would like to agree a similar approach with Bovey Tracey TC.

BoveyTracey CLT

We have recently been approached by a couple who have set up a community land trust in Bovey Tracey and are currently looking for a site for affordable self-build homes. We have met with them a couple of times and given them contact details of other organisations such as yourselves. I am not sure if they have been in touch with you yet. They have applied for a community led grant for the costs of registering with the national community land trust organisation and for specific technical advice. I wanted to flag this initiative up with you and it may also be of interest to the Neighbourhood Planning Group. They can be contacted at boveytraceyclt@gmail.com.

If you wish to discuss further I am in the office next week and it would be very useful to have a conversation about these initiatives.

Regards

Mary Ridgway

Housing Enabling Officer
Teignbridge District Council
Forde House
Brunel Road
Newton Abbot
TQ12 4XX

m: 07876 477 763

t: 01626 215218

mary.ridgway@teignbridge.gov.uk



Save time and do it online www.teignbridge.gov.uk

[Email disclaimer](#)

Teignbridge: Highly Commended 'Outstanding Strategic Local Authority of the Year' - UK Housing Awards 2017

Affordable Custom and Self Build Opportunity at Bradley Bends, Bovey Tracey



First Time Buyer?

Interested in custom and self-build?

Able to raise a mortgage of £110,000 to
£130,000?

Wanting an alternative to Help to Buy and Shared
Ownership

Teignbridge District Council are asking for expressions of interest in 3 x 2 Bed Affordable Custom Built homes at Bradley Bends

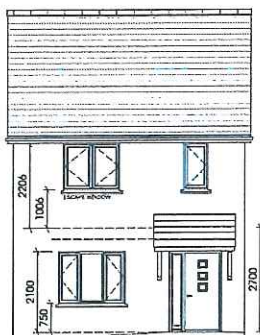
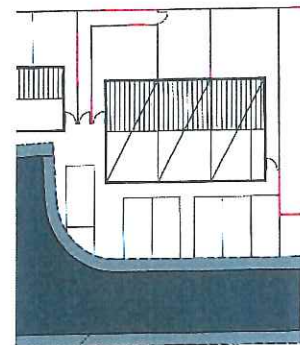
These homes will be for those eligible buyers who want more control over the internal layout and finishing of their homes and are confident to carry out or arrange for the internal finishes and services, but want the certainty of a completed watertight shell.

As an affordable housing product the plot and services to the plot are provided at a price that is significantly below the market price. Priority will be to eligible applicants with a local connection to Bovey Tracey. Armed forces personnel may also be eligible.

The homes will be

- 2 bed 4 person Homes
- 2 x end terrace and 1 x mid terrace
- 77 m² floor area
- Completed to water tight shell*

*includes services, roof, windows, doors, internal staircase, stud work for internal partition walls, floor coverings



Front Elevation

If you would like to express an interest in this project please complete the attached consent form and return by email or by post to:

housing@teignbridge.gov.uk

Housing Enabling Team, Teignbridge DC, Forde House, Brunel Road,
Newton Abbot. TQ12 4XX

Draft – Dec 2017 for comment (subject to TDC/DNP and Parish Council approval)

Hennock Affordable Self Build project

Local connection shall mean the whole of Hennock Parish, and where applicable the whole of any rural adjoining parishes or areas.

Selection Criteria

In the event that there are more applicants meeting the eligibility criteria (local connection and Affordable Housing eligibility) than dwellings available the following selection criteria will apply in numerical order of priority:

1. Currently homeless or unsuitably housed (Devon Home Choice bands A-C)
2. Currently sharing with family/friends or with another household
3. Currently spending more than 35% of household income on private renting in the Parish
4. Currently employed in the Parish for more than 16 hours per week
5. Longest length of time meeting the Local connection criteria
6. Currently has children at Hennock school or preschool

Allocation procedure for resale

To be considered to buy a property on resale the purchaser must have a local connection and eligible for intermediate affordable housing via assessment through Help to Buy SW or successor. In the event of more than one person wanting to purchase on resale – the above selection criteria will be applied.

All of the above is subject to a local connection cascade with Hennock Parish first, next to adjoining rural parishes, then Teignbridge wide, then Dartmoor National Park wide and finally Devon wide.

Equal opportunities

The Parish Council/Teignbridge District Council and Dartmoor National Park are committed to reflecting the full diversity of the community it serves, and promoting this housing opportunity for everyone on Housing need in Hennock parish or adjoining areas if applicable. In particular there shall be no discrimination on the grounds of gender, race, age, disability or sexuality.