



# BOVEY TRACEY TOWN COUNCIL

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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.

25<sup>th</sup> September 2018

To Members of the Planning Committee

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

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 1<sup>st</sup> October 2018 at 6.30pm for the purpose of transacting the business as set out on the agenda below.

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## 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.*

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PL.18/73 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.18/74 Minutes:

To agree as a correct record and approve the minutes of the meeting of 3<sup>rd</sup> September 2018 (\*copy enclosed).

PL.18/75 Consideration of Planning Applications:

DNPA Applications listed to 24.8.18: None

TDC Applications listed to 31.8.18:

- a) 18/001793/CAN Fell one cherry tree and replace with smaller tree at Cherry Tree Cottage, Orchard Way.

DNPA Applications listed to 31.8.18: None

TDC Applications listed to 7.9.18:

- b) 18/01730/FUL New clubhouse to replace existing (revised scheme) at Recreation Ground, Newton Road.

- c) 18/01752/VAR Variation of condition 2 on planning permission 16/01196/FUL (three detached dwellings and creation of new vehicular access off Brimley Road) to provide a garage per dwelling and shed to plot 3 at Blenheim, Brimley Road.

DNPA Applications listed to 7.9.18: None

TDC Applications listed to 14.9.18:

- d) 18/01882/CLDE Certificate of Lawfulness for existing use of land and buildings for equestrian purposes at Little Bradley House.

Appeal - To note

- e) 18/00041/REF Appeal against refusal of planning application 17/02118/MAJ - Outline planning application for up to 30 dwellings and associated works (means of access to be determined only) at land north of Indio House, Newton Road.

DNPA Applications listed to 14.9.18: None

TDC Applications listed to 21.9.18:

- f) 18/01942/CAN Fell one cedar and one maple at Smithays Cottage, Old Orchard.

PL.18/76 Planning Decisions:

Approvals:

- a) TDC:

- i) Dwelling and detached double garage at Brookfield House, Challabrook Lane. (N/O)
- ii) Remove two branches of one oak tree (T3) where overhanging at Laurels End, Avenue Road.
- iii) Light industrial/storage building with first floor office at Beech Tree Depot, St Johns Lane. (N/O)
- iv) Two storey rear extension at La Rosta, Brimley Road. (N/O)
- v) Single storey side extension at 2 Staddon View. (N/O)
- vi) Renewal of existing frontage in hardwood frames with rounded glazing bars and double glazed safety glass at 9 Fore Street. (N/O)
- vii) Two storey side extension and single storey front extension at 41 Kiln Close. (N/O)

Split Decision - Part Approval & Part Refusal:

- b) TDC:

Refusal: Reduce the height of the trees' crowns.  
Approval: Reduce the north western face of the trees' crowns.  
Location: 23 Naseby Drive, Heathfield. (Ref'd.)

Refusals:

- c) TDC:

- i) Annexe building at 30 Kiln Close. (O)

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

PL.18/77 Devon County Council (Various Roads, Teignbridge) (Waiting Restrictions) Amendment Order:

To receive and consider DCC's proposed Waiting Restrictions Amendment Order (\*copy enclosed).

PL.18/78 Dartmoor Local Plan:

To receive and note Newsletter No.3 (\*copy enclosed).

PL.18/79 General Planning Matters brought forward by Councillors:  
(For information only).

SIGNED .....  
M WELLS  
TOWN CLERK

DATE 25/09/18 .....

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER  
ON MONDAY 3<sup>RD</sup> SEPTEMBER 2018 AT 6.30PM

Present:

The Town Mayor, Cllr Ms J H Blair

Cllr U Arnold	Cllr M J Evans
Cllr R J Ashby	Cllr E Kelly
Cllr R A Bray	Cllr Mrs A J Kerswell*

In attendance:

Cllr A Allen  
Cllr G J Gribble\*\*/\*  
Mr M Wells - Town Clerk  
Mrs L Warren  
Three members of the public

\*\*County Cllr  
\*District Cllr

The meeting was chaired by Cllr Evans

Interests: None.

\*\*Public Participation:

Miss A Beale, the applicant for application 18/01453/FUL - café at Public Conveniences, Mary Street Car Park, spoke supporting the application. She outlined the proposals and then answered questions raised by Councillors.

Mr P Beecher thanked the Town Council for its assistance and encouragement of all the local community events that take place in the Town.

PL.18/67 Minutes:

The minutes of the meeting of 16<sup>th</sup> July 2018 (\*copy previously circulated) were confirmed as a correct record and were approved.

PL.18/68 Consideration of Planning Applications:

DNPA Applications listed to : None

TDC Applications listed to 10.8.18 :

- a) 18/01453/FUL Change of use from Sui Generis to A3 (Restaurant/Café) and A5 (Hot Food Takeaway) including new takeaway hatch at Public Conveniences, Mary Street Car Park.  
Observations: No objection.

*One member of the public left the meeting at 6.45pm.*

- b) 18/01454/ADV Painted wall advertisements and wall-mounted board sign at Public Conveniences, Mary Street Car Park.  
Observations: The Town Council was unable to make an observation on the submitted information and requested specific details of the painted wall advertisements, signs and colour scheme.

TDC Applications listed to 17.8.18: None

*Cllrs Leigh and Tregoning entered the Council Chamber at 6.55pm*

DNPA Applications listed to 17.8.18:

- c) 0437/18 Erection of implement store and greenhouse at Chapple Farm.  
Observations: No objection.

- d) 0440/18 Alterations and extension to existing dwelling at Huntersgate, Colehayes.  
Observations: No objection.

TDC Applications listed to 24.8.18:

- e) 18/01675/FUL Single storey side extension at 2 Staddons View.  
Observations: No objection.

PL.18/69 Planning Decisions: Noted.

Approvals:

- a) TDC:

- i) Single storey rear extension and provision of pitched roof over flat roofed garage at Tor View, 16 Coombe Close. (N/O)
- ii) New steel building for storage at Unit 2, Cavalier Road, Heathfield Industrial Estate. (N/O)
- iii) Crown lift one oak (T1) to 5m above ground, removing secondary and tertiary limbs only and crown reduce on SW side by up to 4m to clear building at 1 Badgers Way.
- iv) Replacing the relevant flat entrance doors with approved fire doors in Devon House flats 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 27, 28 and 31 at Devon House, Devon House Drive. (N/O)
- v) Replacement oil tank at Church of St Peter, St Paul & St Thomas of Canterbury, Bradley Road. (N/O)
- vi) First floor extension to existing offices and new entrance feature at Amy House, Cavalier Road, Heathfield. (N/O)
- vii) Crown reduce one maple by 30% at 15 Lakeside Close, New Park.
- viii) Retention of building and change of use from B8 to mixed use classes B1, B2, B8 and Sui Generis (display and selling of vehicles). (O)
- ix) Maintenance pruning as specified in submitted report at 18 St Peters Close.
- x) Fell one maple in area A9 at 56 Moorland Gate, Heathfield. (Ref'd.)
- xi) Removal of existing bitumastic felt covering on the front portico of the house and replace with lead covering at Dartmoor National Park Authority, Parke. (N/O)
- xii) Reduce hazel trees to hedge height at 22 East Street.

- b) DNPA:

i) Additional bay to existing barn and field shelter at Chapple Farm, Chapple Road. (Permitted Development)

Split Decision:

- c) TDC:

Refuse - Crown reduce by 3m. Approve - The removal of epicormic growth. Proposal - crown reduce one oak tree by 2-3m and remove epicormic growth at 77 Churchfields Drive. (Ref'd.)

Refusals:

- d) TDC:

i) Erection of three single storey dwellings, demolition of existing double garage to Woodlea and replacement with single garage to form access at land rear of Bramley, Pottery Road. (N/O)

- e) DNPA: None

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

PL.18/70 Recess Report:

The report of the observations made on planning applications considered during the Recess Period - July & August 2018 (\*copy previously circulated) was received and noted.

*Cllr Robillard entered the Council Chamber at 7.02pm*

PL.18/71 Planning Site Inspections - Attendance of Parish & Town Council Representatives:

Members received the report of the TDC Portfolio Holder for Housing & Planning (*\*copy previously circulated*) and considered making representation.  
Following discussion it was

Resolved:

To respond stressing that the Town Council considers that local Councillors should continue to attend site inspections. It was agreed that the Town Clerk will draft a response and circulate to Councillors for approval.

PL.18/72 Public Consultation - Draft NA3 Wolborough Development Framework:

Members noted the public consultation taking place until 28<sup>th</sup> September 2018 on the Draft NA3 Wolborough Development Framework. A public-drop session takes place on 6<sup>th</sup> September (2pm-8pm) at Buckland Athletic F.C.

PL.18/73 General Planning Matters brought forward by Councillors:  
(*For information only*).

Cllr Kelly referred to the congestion caused by road works in Station Road. The Town Clerk agreed to report this to the DCC Highways Officer.

Cllr Ms Blair noted that a hedge at the Bradley Bends development has been removed and enquired if permission had been granted for this. The Town Clerk agreed to make further enquiries.

The meeting closed at 7.10pm.

Plan Reference	Electoral Division	Location		Proposal	Statement of Reasons for TRO
		Parish/Town	Road		
ENV5671-001	Ashburton & Buckfastleigh	Ashburton	Balland Lane Emmetts Park	No Waiting at Any Time	Improve visibility when exiting junction
ENV5671-002	Ashburton & Buckfastleigh	Ashburton	Eastern Road	No Waiting at Any Time	To provide passing place
ENV5671-003	Ashburton & Buckfastleigh	Ashburton	North Street	No Waiting at Any Time Introduce limited waiting on east side	Prevent obstructive parking on west side & increase on street parking on east side
ENV5671-054	Ashburton & Buckfastleigh	Buckfastleigh	Barn Park	No Waiting at Any Time	Prevent inappropriate and obstructive parking
ENV5671-004	Ashburton & Buckfastleigh	Buckfastleigh	Bossell Road	Make existing advisory School Clearway mandatory	Road safety outside school
ENV5671-053	Ashburton & Buckfastleigh	Buckfastleigh	Jordan Street	No Waiting at Any Time	Prevent inappropriate and obstructive parking
ENV5671-005	Ashburton & Buckfastleigh	Buckfastleigh	Oaklands Road	No Waiting at Any Time	Protect footway from obstructive parking
ENV5671-006	Ashburton & Buckfastleigh	Buckfastleigh	Plymouth Road	No Waiting at Any Time	Improve visibility when exiting access

ENV5671-007 ENV5671-008 ENV5671-009	Ashburton & Buckfastleigh	Ogwell	Reynell Road (Buttercombe Cross) Reynell Road (Coniston Road) Reynell Road (Westward Road)	No Waiting at Any Time	Improve visibility at junctions
ENV5671 - 010	Bovey Rural	Bovey Tracey	Abbey Road	Make existing advisory School Clearway mandatory	Road safety outside school
ENV5671 - 011 ENV5671 - 012	Bovey Rural	Bovey Tracey	Le Molay Littry Way (Bucks Close) Le Molay Littry Way (De Tracey Park)	No Waiting at Any Time	Improve visibility when exiting junctions
ENV5671 - 013	Bovey Rural	Bovey Tracey	Mary Street	No Waiting at Any Time	Prevent inappropriate parking
ENV5671 - 014	Bovey Rural	Bovey Tracey	St Johns Lane	No Waiting Mon-Fri, 9am - 6pm, Sat 9am - 1pm & Loading Only Mon-Fri, 9am-6pm, Sat 9am-1pm	Increase on street parking facility for weekends and provide loading bay for businesses
ENV5671 - 015	Bovey Rural	Heathfield	Musket Way	Make existing advisory School Clearway mandatory	Road safety outside school
ENV5671 - 016	Chudleigh & Teign Valley	Chudleigh	Beechwood Road Oldway	No Waiting at Any Time	Prevent inappropriate parking and improve visibility

**BOVEY TRACEY**

**Schedule 1.001 No Waiting At Any Time**

**Bucks Close, Bovey Tracey**

both sides from its junction with Le Molay Littry Way for a distance of 10 metres in a northerly direction

**De Tracey Park, Bovey Tracey**

both sides from its junction with Le Molay Littry Way for a distance of 9 metres in a northerly direction

**Le Molay-Littry Way, Bovey Tracey**

(i) the north side from a point 14 metres west of its junction with De Tracey Park to a point 22 metres east of its junction with De Tracey Park

(ii) the north side from its junction with Fore Street in a easterly direction to a point 15 metres east of its junction with Bucks Close

**Mary Street, Bovey Tracey**

the north-east side from a point 7.5 metres north west of its junction with Spion Kop to a point 3.5 metres

south east of its junction with Spion Kop

**St Johns Lane, Bovey Tracey**

(i) north and west side from a point 3 metres east of the western building line of Jeffery's in a westerly then southerly direction to the end of the public highway

(ii) south and east side from a point 70 metres north then west of its junction with Station Court in a westerly then southerly direction to the end of the public highway

(iii) the east side from its junction with Station Road for a distance of 151 metres in a northerly direction

(iv) the west and south side from a point 43 metres north of its junction with Station Court for a distance of 11 metres in a northerly then westerly direction

(v) the west side from a point 26 metres north of its junction with Station Court to a point 8 metres south of its junction with Station Court

(vi) the west side from its junction with Station Road for a distance of 17 metres in a northerly direction

**Station Court, Bovey Tracey**

both sides from its junction with St Johns Lane for a distance of 4 metres in a westerly direction

**Schedule 2.036 No Waiting Mon-Fri 9am-6pm and Sat 9am-1pm**

**St Johns Lane, Bovey Tracey**

(i) the south side from a point 54 metres north then west of its junction with Station Court for a distance of 16 metres in a westerly direction

(ii) the west side from a point 26 metres north of its junction with Station Court for a distance of 17 metres in a northerly direction

**Schedule 8.049 Loading Only Mon-Fri 9am-6pm and Sat 9am-1pm**

**St Johns Lane, Bovey Tracey**

the north side from a point 3 metres east of the western building line of Jeffery's for a distance of 7 metres in a easterly direction



**Schedule 9.001 School Entrance Clearway No Stopping At Any Time**

**Abbey Road, Bovey Tracey**

the north-east side from its junction with Cromwells Way for a distance of 26 metres in a south easterly direction

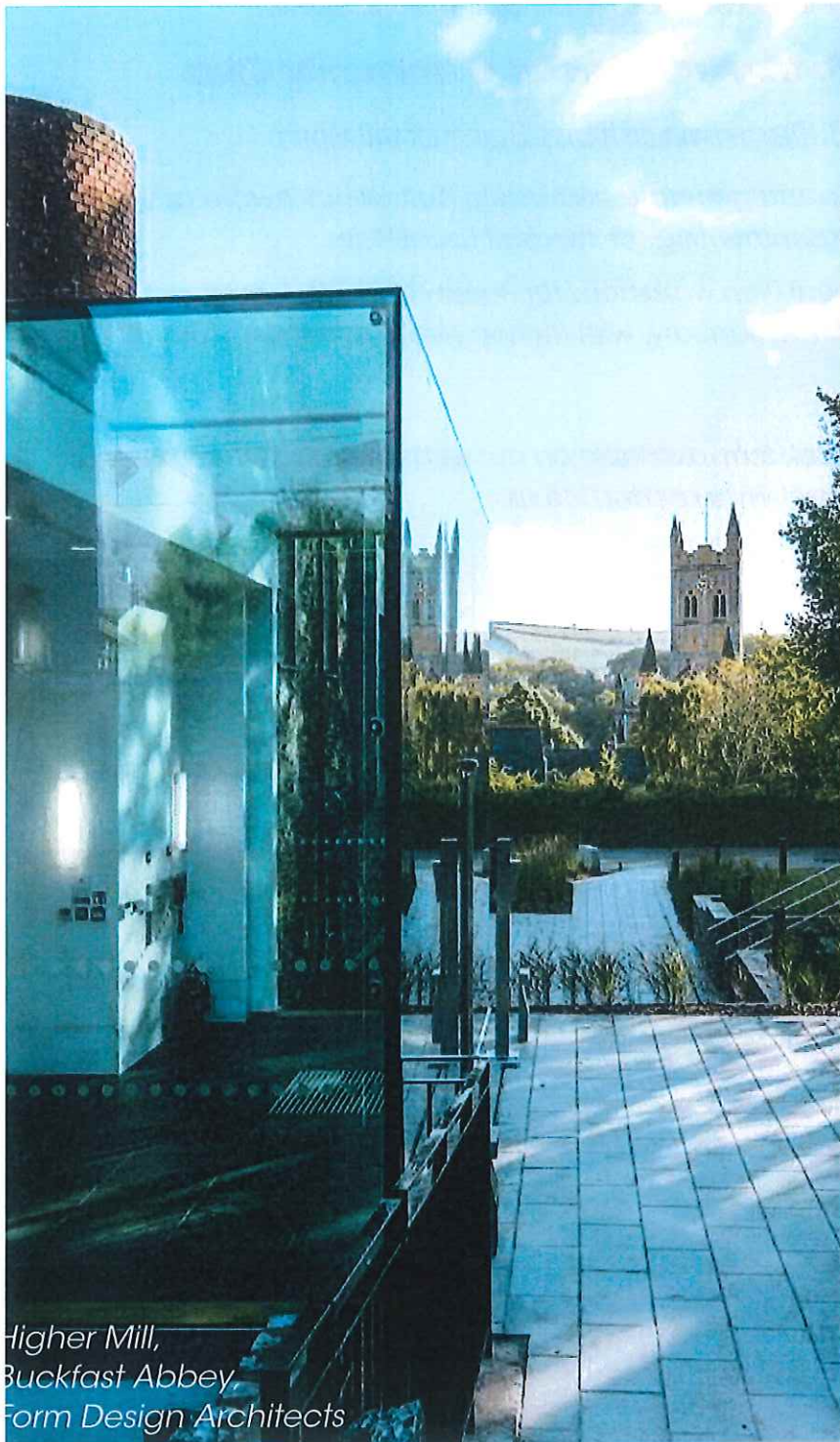


## DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

### **What is the Local Plan?**

*The Local Plan includes policies which set out what type of development is and isn't acceptable in the National Park. The Local Plan is our first consideration when we make a decision on a planning application and its policies are likely to affect you, your community, the businesses you use and land in your area.*



Higher Mill,  
Buckfast Abbey,  
Form Design Architects

## **Newsletter #3**

*September 2018*

### **The Local Plan Review**

*The Local Plan must be kept up to date. A lot has changed since we adopted our current Local Plan and we are now going through the process of reviewing it.*

### **What stage have we reached?**

*We are nearing completion of the first draft of the Local Plan, and will soon be ready to publish it as part of our 9-week Local Plan consultation.*

### **When will we publish a draft Local Plan?**

*The draft Local Plan will be published on **Monday 3<sup>rd</sup> December 2018**, with the consultation period running from this date until Monday 4<sup>th</sup> February 2019.*

### **Where will it be published?**

*We will publish the draft Local Plan online on our website:*

[www.dartmoor.gov.uk/localplanreview](http://www.dartmoor.gov.uk/localplanreview)

*It will also be available to view at our offices, local libraries, with parish and district councils, and the following information points:*

[Ashburton North Street behind Town Hall](#)

[Bovey Tracey Station Road](#)

[Buckfastleigh The Valiant Soldier](#)

[Ivybridge Watermark Centre](#)

[Moretonhampstead The Square](#)

[Okehampton Museum of Dartmoor Life](#)

[Tavistock Court Gate Bedford Square](#)

## **How can I get involved in the Local Plan Consultation?**

### **1. Come and see us at one of our public drop-in events**

Throughout December we will be hosting the following public drop-in events. We encourage you to come along to find out more about the consultation and chat to us about the draft Local Plan. Please see our [website](#), your parish/town council's website or social media for more details.

- **South East Dartmoor**      **Ashburton Christmas Fayre**  
6 December from 4pm until 7pm
- **South West Dartmoor**      **Meeting Room, Yelverton War Memorial Hall**  
11 December from 3pm until 6pm
- **North Dartmoor**      **Whiddon Down Village Hall**  
13 December from 3pm until 6pm
- **East Dartmoor**      **Moretonhampstead Community Club**  
18 December from 3pm until 6pm

These events are designed to raise awareness and generate discussion, but will not involve any presentations nor act as a means of formally commenting on the draft Local Plan.

In addition to these events, we will also run Local Plan workshops for Parish Councils, local organisations and professionals in December and January, with further details to follow by email.

### **2. Send us your comments**

Send us your comments via the online feedback form, available on our [website](#) from 3 December, or alternatively complete a PDF feedback form and email or post it to us.

#### **Quick links**

[Consultation schedule](#)

[Background evidence and research](#)

[Summary report: winter 2017 consultation](#)

[Evidence 'quick guide'](#)

[Housing sites 'quick guide'](#)

[Current Local Plan for Dartmoor](#)

## **How can I find out more?**

We publish as much information as we can on our website. We will keep you informed of progress, and opportunities to get involved through newsletters, and our website:

[www.dartmoor.gov.uk/localplanreview](http://www.dartmoor.gov.uk/localplanreview)



[@DartmoorPlan](https://twitter.com/DartmoorPlan)



[/DartmoorPlan](https://www.facebook.com/DartmoorPlan)

Contact us at [forwardplanning@dartmoor.gov.uk](mailto:forwardplanning@dartmoor.gov.uk) or on 01626 832093.