

# 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.

14<sup>th</sup> May 2019

To Members of the Planning Committee

Cllrs Brooke (Ex Officio), J Arnold, U Arnold, Bradshaw, Kelly, Kerswell, Light.

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 20<sup>th</sup> May 2019 at 6.30pm 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.19/43 Election of Chairman of the Planning Committee for 2019/20:

PL.19/44 Election of Vice-Chairman of the Planning Committee for 2019/20:

PL.19/45 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.19/46 Minutes:

To agree as a correct record and approve the minutes of the meeting of 29<sup>th</sup> April 2019 (\*copy enclosed).

PL.19/47 Consideration of Planning Applications: )

TDC Applications listed to 26.4.19:

- a) 19/00723/FUL Change of use from retail (use Class A1) to a dwelling (use Class C3) including replacement fenestration details and replacement of single storey rear roof at 65A Fore Street.
- b) 19/00768/FUL Two storey side extension and alterations at 9 Southbrook Road.

DNPA Applications listed to 26.4.19: None

TDC Applications listed to 3.5.19:

- c) 19/00260/FUL Single and two storey extensions at Mimosa Cottage, Haytor Road.

DNPA Applications listed to 3.5.19:

- d) 0199/19 Change of use from redundant barn to holiday unit at Plumley Barn, Forder Lane.

TDC Applications listed to 10.5.19:

- e) 19/00664/FUL Nine gypsy pitches, access, the provision of services and utilities at land at NGR 282175 76309 Newton Road.

PL.19/48 Planning Decisions:

a) Approvals:

- i) Installation of balcony and external stairs on south elevation at 1 The Gateways, Mary Street. (N/O)  
ii) Fell one sycamore in Area A2 at Oaklands, Chapple Road. (Ref'd)  
iii) Change of use from business (use Class B1) to mixed use business (use Class B1), a trade sales counter or small shop area (use Class A1) and a nail parlour (use Class Sui Generis) at Unit 7, Cavalier Road, Heathfield. (N/O)

b) Refusals: None

*The Town Council's submitted observations: No objections - N/O. Objection - O. Referred - Ref'd. Not consulted - N/C.*

PL.19/49 Informal Consultation on Stopping Up of Footpath:

To receive correspondence in relation to the stopping up of a section of a Public Right of Way (\*copy enclosed) and consider a response.

PL.19/50 General Planning Matters brought forward by Councillors:  
(For information only).

SIGNED .....  
M WELLS  
TOWN CLERK

DATE 14/05/19 .....

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER  
ON MONDAY 29<sup>TH</sup> APRIL 2019 AT 6.30PM

Present:

The Town Mayor, Cllr Ms J H Blair

Cllr R J Ashby  
Cllr R A Bray  
Cllr M J Evans

Cllr E Kelly  
Cllr Mrs A J Kerswell\*

In attendance:

Cllr A Allen  
Cllr G J Gribble\*\*/\*  
Cllr S P Leigh  
Mr M Wells - Town Clerk  
One member of the public

\*\*County Cllr  
\*District Cllr

The meeting was chaired by Cllr Evans

Interests declared: The Town Council declared an interest as applicant in PL.19/38b - Application no. 19/00739/VAR (Old Thatched Inn, Station Road).  
Cllr Kelly declared an interest in PL.19/40 (Draft Traffic Management Plan) as owner of a business in the area affected by proposed plan.

PL.19/36 Apologies for absence: None.

\*\*Public Participation: None.

PL.19/37 Minutes:

The minutes of the meeting of 15<sup>th</sup> April 2019 (\*copy previously circulated) were confirmed as a correct record and were approved.

PL.19/38 Consideration of Planning Applications:

DNPA Applications listed to 5.4.19: None

TDC Applications listed to 12.4.19: None

DNPA Applications listed to 12.4.19:

- a) 19/0018 Fell one sycamore at 5 Hawkmoor Parke.  
Observations: Referred to DNPA's Trees and Landscape Officer.

TDC Applications listed to 18.4.19:

- b) 19/00739/VAR Variation of conditions 2, 3, 4, 5, 7, 9, 14 and removal of conditions 8 & 11 on planning permission 17/02751/FUL (new community hub building) relating to reduction in footprint, landscaping, materials, slates, approved Construction Environmental Management Plan, archaeological work, surface water drainage, addition of maintenance shed and flood resilience at Old Thatched Inn, Station Road.  
Observations: No observations made as interest declared.

DNPA Applications listed to 18.4.19:

- c) 0168/19 Rear single storey kitchen extension replacing existing extension; garage conversion and enlargement of existing windows to living room and bedroom on rear elevation at Tor Reach, 10 Hawkmoor Parke.  
Observations: No objection.

PL.19/39 Planning Decisions: Noted

a) Approvals: None

b) Refusals: None

- c) Prior Notification Application - Agricultural barn, access track and hardstanding at land known as Bovey Heath Farm, Newton Road

The proposal is considered unsuitable for permitted development application and full planning application is required.

- d) Exemption works to trees covered by a Tree Preservation Order:

i) Remove broken hanging branches of two Monterey cypresses at Harton, Brimley Grange.

*The Town Council's submitted observations: No objections - N/O. Objection - O. Referred - Ref'd. Not consulted - N/C.*

PL.19/40 Draft Traffic Management Plan:

Members considered the Draft Plan (*\*copy previously circulated*). Cllr Ms Blair stated that she felt intimidated by the size of the document. Cllr Evans highlighted that it is unfortunate that Cllr Arnold (Chairman of Traffic Management Plan Committee) was not presented at the meeting.

Resolved:

To present the Plan at the next Full Council meeting.

PL.19/41 Dartmoor Way Walking Route:

Members received and noted correspondence (*\*copy previously circulated*) from Dartmoor National Park.

PL.19/42 General Planning Matters brought forward by Councillors:  
(*For information only*).

Cllr Evans:

- i) Thanked the Planning Committee members and the Town Clerk for their support and assistance.
- ii) Thanked Mr P Beecher and Mr L Calder for their regular attendance at meetings and their constructive commenting on items raised.

Cllr Ms Blair thanked Cllr Evans for his dedication and preparatory work for all the meetings.

The meeting closed at 6.46pm.

Stopping up Order  
Section 257 of the Town and Country Planning Act 1990  
Bovey Tracey Footpath 8  
Land to west of Monks Way, Bovey Tracey

This order is made by Teignbridge District Council under Section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to stop up the footpath to which this order relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 by Teignbridge District Council namely:

Planning permission granted on 26 November 2018 under reference 17/01821/MAJ for detailed application for initial phase of residential development of 156 dwellings including access, associated infrastructure and landscaping; outline application for 12 self-build housing plots and employment use site (B1/B2/B8)

By this Order:

1. The footpath over the land shown by a bold red line with crosses on the attached map and described in Part 1 of the Schedule to this order (Schedule) shall be stopped up as provided below.
2. There shall be created to the reasonable satisfaction of Teignbridge District Council an alternative footpath for use as a replacement for the said footpath as provided in Part 2 of the Schedule and shown by a bold green line on the attached map.
3. The stopping up of the footpath shall have effect on **\*\*date on which Teignbridge District Council certify that the terms of Article 2 above have been complied with \*\***
4. The following works shall be carried out in relation to the footpaths described in Parts 1 and 2 of the Schedule.
  - Stopping up of existing footpath and creation of new alternative footpath.
5. Devonshire Homes Ltd is hereby required to pay for the cost of carrying out the said works.
6. Where immediately before the date on which the footpath is stopped up there is apparatus under, in, on, over, along or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they then had.

Schedule

Part 1

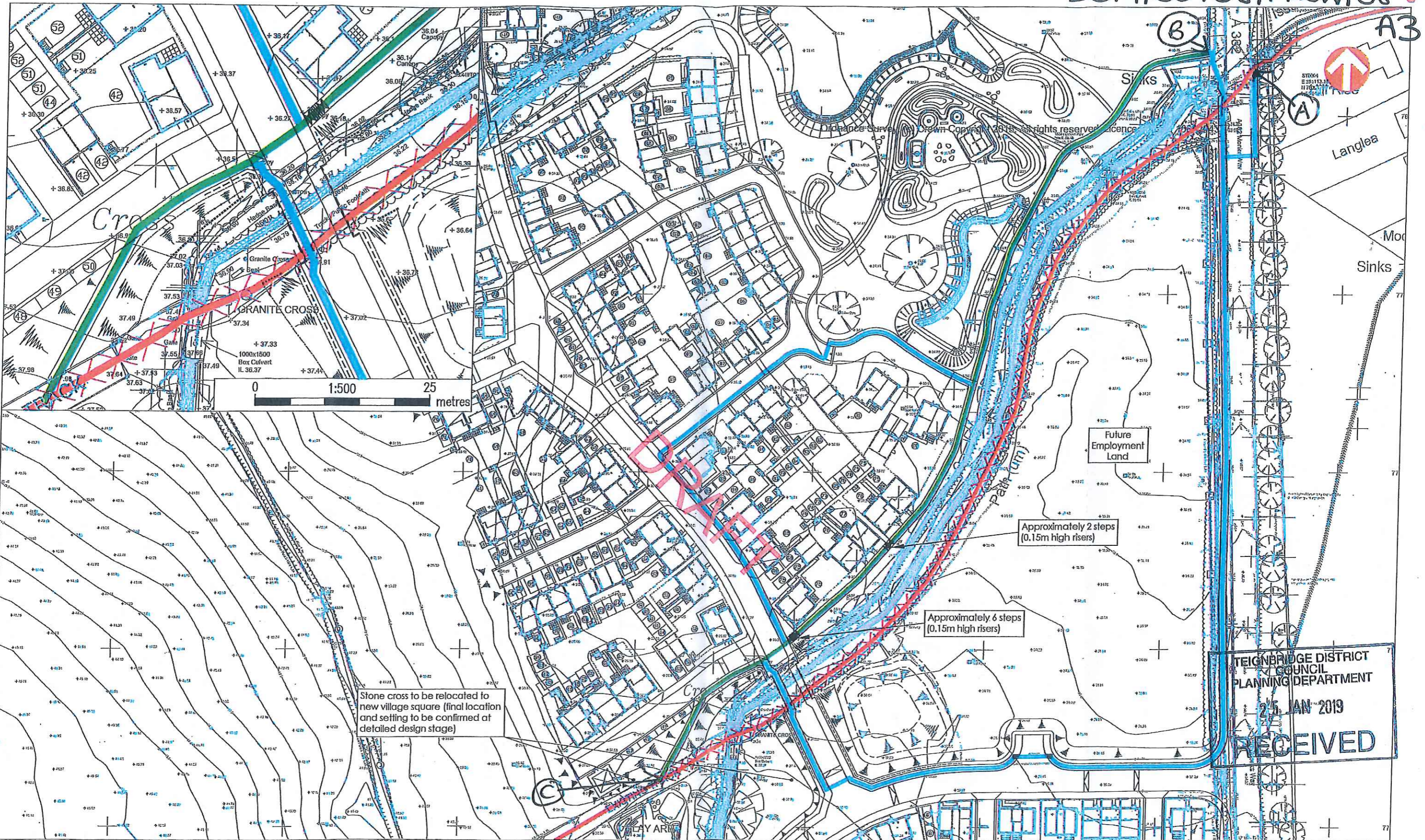
Description of site of existing footpath

*(272 metres in length with varying width, between points SX 81124 78014 and SX 80955 77812 indicated as A and C on the map)*

Part 2

Description of site of alternative

*(270 metres in length with width of 2 metres, between points SX 81111 78018 and SX 80955 77812 indicated as B and C on the map)*



Stone cross to be relocated to new village square (final location and setting to be confirmed at detailed design stage)

Approximately 2 steps (0.15m high risers)

Approximately 6 steps (0.15m high risers)

TEIGNBRIDGE DISTRICT COUNCIL  
PLANNING DEPARTMENT  
25 JAN 2019  
RECEIVED

- Key:**
- Proposed diversion of PROW
  - Existing alignment of PROW
  - - - Extent of existing PROW to be extinguished
  - Available alternative non step route

REV	DATE	DESCRIPTION	BY	CHK	APD
C	14.01.2019	PROW ROUTING UPDATED TO SURT SITE MEETING 10/01/2019	JOE	RJA	PDA
B	10.07.2018	UPDATED TO SURT REVISED LAYOUT	TMR	A.RI	A.JW
A	05.12.2017	INITIAL ISSUE	DY	A.RI	A.JW

CLIENT: RULE FIVE LAND LTD

DRAWING STATUS: FOR INFORMATION ONLY

PROJECT: CHALLABROOK, BOVEY TRACEY		
TITLE: INDICATIVE PUBLIC RIGHT OF WAY ARRANGEMENT		
PROJECT No: 0264	DRAWING No: SK-201	REV: C
SCALE @ A0: 1:1000		50 metres



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