



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.

9th July 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 15th July 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.19/65 **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.19/66 **Minutes:**

To agree as a correct record and approve the minutes of the meeting of 17th June 2019 (*copy enclosed).

PL.19/67 **Standing Item – Climate Emergency:**

To note the Council Declaration and to embed the climate emergency declaration across all Council services, activities, plans and other relevant work, considering the impact (emissions and biodiversity etc) of decisions, ensuring a fully integrated and systematic approach to the Council's own response to this challenge.

PL.19/68 **Consideration of Planning Applications:**

DNPA Applications listed to 7.6.19:

- a) **0265/19 & 0266/19 (LBC)** Replacement rear extension and erection of garden studio/home office at Byways, Lower Brimley.

TDC Applications listed to 14.6.19:

- b) **19/01161/TPO** In area identified as G1 on submitted plan: reduce one goat willow back to stump; remove to near ground level 10 pine trees, 12 birch trees, two goat willow trees and one dead cherry. Prune one beech up to 3m to clear building, remove to near ground level two beech trees and remove three limbs from one beech tree back to main stem at Unit 4, Roundhead Road, Heathfield Industrial Estate, Heathfield.

DNPA Applications listed to 14.6.19: None

TDC Applications listed to 21.6.19:

- c) **19/00722/FUL** Raising of roof on existing garage to provide ancillary accommodation at 20 Pottery Road.

DNPA Applications listed to 21.6.19: None

TDC Applications listed to 28.6.19: None

DNPA Applications listed to 28.6.19: None

TDC Applications listed to 5.7.19:

- d) **19/01259/FUL** Change of use of former Gospel Hall to dwelling at Gospel Hall, Mary Street.
- e) **19/01281/TPO** Reduce canopy on west side of one oak tree by 2.5m at 7 Redwoods.

PL.19/69 Planning Decisions:

a) Approvals:

TDC:

- i) Fell one silver birch at 37 Mary Street. (Ref'd)
- ii) Fell one dead chestnut (T4) at Newton Lodge, Thorn Cross. (N/C)
- iii) Crown reduce one hornbeam by approx.. 2.5m to previous pruning points at 2 Redwoods. (N/C)
- iv) Reduce lower branches of one oak in Group G3 by approx.. 30% where overhanging at 85 Churchfields Drive. (Ref'd)
- v) Crown reduce three beech trees by 50% at 8 Fairfield Close. (Ref'd)

DNPA:

- i) 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. (N/O)

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

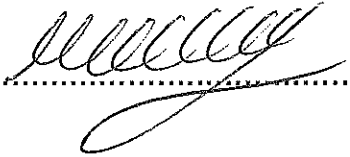
PL.19/70 Street Naming – BT 3 Challabrook:

To consider a request (**copy enclosed*) to suggest the street names for the BT3 Challabrook development.

PL.19/71 Recess Arrangements for Summer Recess 2019:

To discuss and agree a method of responding to applications during the summer recess period.

PL.19/72 General Planning Matters brought forward by Councillors:
(For information only).

SIGNED 

DATE 09/07/19

M WELLS
TOWN CLERK

**PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 17TH JUNE 2019 AT 6.30PM**

Present:

| | |
|-----------------|--------------------|
| Cllr J Arnold | Cllr S Brooke |
| Cllr U Arnold | Cllr A J Kerswell* |
| Cllr R Bradshaw | Cllr S Light |

In attendance:

Cllr A Allen
Cllr G J Gribble**/*
Mrs L Warren – Assistant to the Town Clerk
One member of the press

**County Cllr

*District Cllr

The meeting was chaired by Cllr Bradshaw

Interests Declared: The Town Council, as the landowner, declared an interest in 19/02172/FUL (rebound fence at Recreation Ground).

PL.19/58 Apologies for absence:

Cllr E Kelly – Personal commitment
Mr M Wells (Town Clerk) - Leave

****Public Participation:** None

PL.19/59 Minutes:

The minutes of the meeting of 3rd June 2019 (**copy previously circulated*) were confirmed as a correct record and were approved.

PL.19/60 Consideration of Planning Applications:

DNPA Applications listed to 24.5.19: None

TDC Applications listed to 31.5.19:

- a) **19/02172/FUL** 30 metre length of 3 metre high rebound fence at Recreation Ground, New ton Road.
Observations: The Town Council, as landowner, noted the application.
- b) **19/01056/CAN** Crown reduce three beech trees by 50% at 8 Fairfield Close.
Observations: Referred to TDC's Arboricultural Officer.

DNPA Applications listed to 31.5.19:

Withdrawn application: Noted

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

TDC Applications listed to 7.6.19:

- d) **19/00970/VAR** Variation of condition 2 on planning permission 18/01986/FUL (permanent dwelling for rural worker) to amend design to replace the tanked rear wall with a conventional external wall separated from the new bank retaining wall at Moorwood, Gypsy Corner.
Observations: No objection.

PL.19/61 **Planning Decisions:** Noted

a) Approvals:

TDC:

- i) New single storey annexe and roof terrace to replace demolished two storey extension at Rosemount, Hind Street. (O)
- ii) Single and two storey extensions at Mimosa Cottage, Haytor Road. (N/O)
- iii) Two storey side extension and alterations at 9 Southbrook Road. (N/O)

DNPA:

- i) Fell a tree at 5 Hawkmoor Parke. (Ref'd.)

b) Refusals: None

c) Appeal Decisions:

- i) APP/P1133/W/19/3222900 Appeal against refusal of planning permission for change of use of former Gospel Hall, Mary Street to two dwellings – Appeal dismissed.
- ii) APP/P1133/W/18/3213097 Appeal against refusal of planning permission for residential development to form 3 single storey dwellings at Bramley, Pottery Road – Appeal allowed.
- iii) Y/18/321775 (LBC) & W/18/3212776 Appeal against refusal of planning permission for alterations and change of use of former threshing barn and lincay into two tourism units ancillary to Bullaton Farmhouse – Appeal dismissed.

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

Cllr Elphick joined the meeting at 6.40pm.

PL.19/62 **Electronic Vehicle Charging Points:**

Item brought forward by Cllr U Arnold for discussion. Cllr U Arnold considered that Station Road Car Park would be a suitable location for charging points. A discussion took place. The two other main car parks and the Co-op, Riverside car park were also suggested as suitable sites. It was agreed to contact TDC, as owner and operator of the main car parks, to enquire about the feasibility and viability of installing charging points.

PL.19/63 **The Teignbridge Planning Café – 8th/9th July 2019:**

Members considered attendance at a briefing event (**copy previously circulated*). It was agreed that any Councillor wishing to attend the event will contact the Town Clerk.

PL.19/64 **General Planning Matters brought forward by Councillors:**

(For information only).

Cllr J Arnold advised that he had recently met with a local trader who had referred to road safety issues in Fore Street. He noted that this could be relevant to the Traffic Management Plan.

Cllr Brooke enquired about progress regarding wildflower verges. It was noted that a cross Committee Working Party is to be formed to progress the matter.

The meeting closed at 6.50pm.

Bovey Tracey Town Council

From: TDC SNN <ExtMailStreetNaming@Teignbridge.gov.uk>
Sent: 13 June 2019 16:18
To: 'info@boveytracey.gov.uk'
Subject: Case2533_Longston Cross, Off Monk Way, Bovey Tracey
Attachments: Coloured required roads.pdf; Location Plan.pdf

Dear Mr Wells,

I have received an application to name and number the above new development located off Monks Way .

The developer is happy for the Town Council to suggest the street names and have attached a plan showing the road layout.

I have estimated that **11** new street names will be needed to address the site, but could you let me have 2-3 extra names in case there are duplicates. Under our policy, the Town Council has up to 21 working days in which to respond. Could you therefore get back to me by **12th July 2019**. Please could you let me know if there is any difficulty in meeting this deadline.

According to our policy, names should ideally reflect local history or be in some way relevant to the area. New street names must fit with our Street Naming and Numbering policy which can be found on our website: www.teignbridge.gov.uk/address (a copy of our naming conventions policy has been attached).

The old Parish Tithe maps and Tithe Apportionment Transcription may be a use for you – DCC Link: <https://new.devon.gov.uk/historicenvironment/tithe-map/>

Should you wish to discuss this in more detail, please call me on telephone number: 01626 215128.

Kind Regards

Tracy Barkley
For Street Naming and Numbering
(Monday – Friday)
Telephone Number: 01626 215128

We are committed to ensuring that your privacy is protected by adhering to the EU General Data Protection Regulation (GDPR).

Any personal information provided will be used by us solely for the purpose of your property address application and contacting you regarding this.

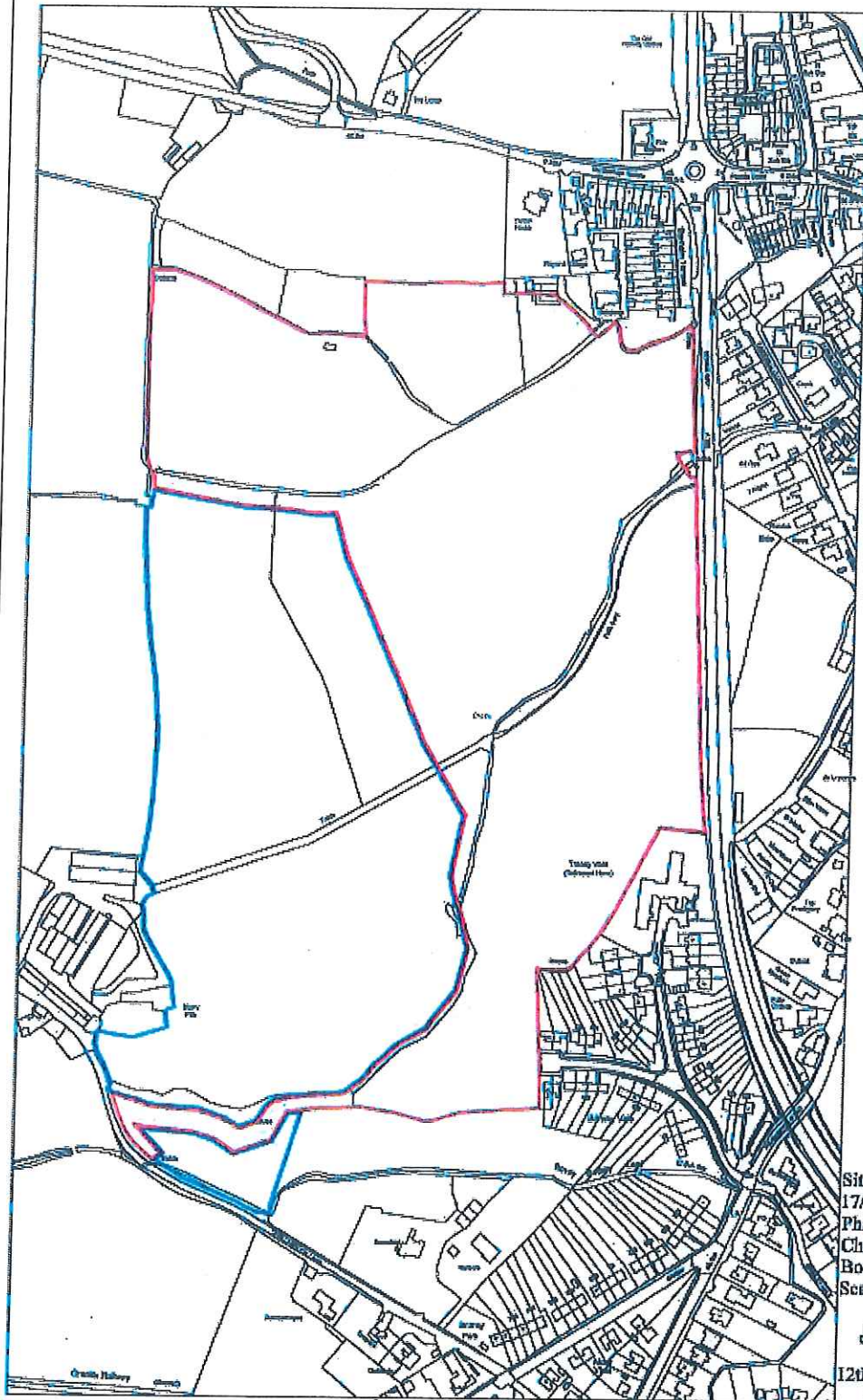
Otherwise your personal information will not be disclosed to anybody outside Teignbridge District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection.

The data will be stored and retained in accordance with our full <https://www.teignbridge.gov.uk/help/website-help/cookies-and-privacy/privacy-policy/>

17/01821

RECEIVED 12.11.18

A3



Site Location Plan
17/01821/MAJ
Phase 1 Development Land
Challabrook
Bovey Tracey
Scale 1 : 2500

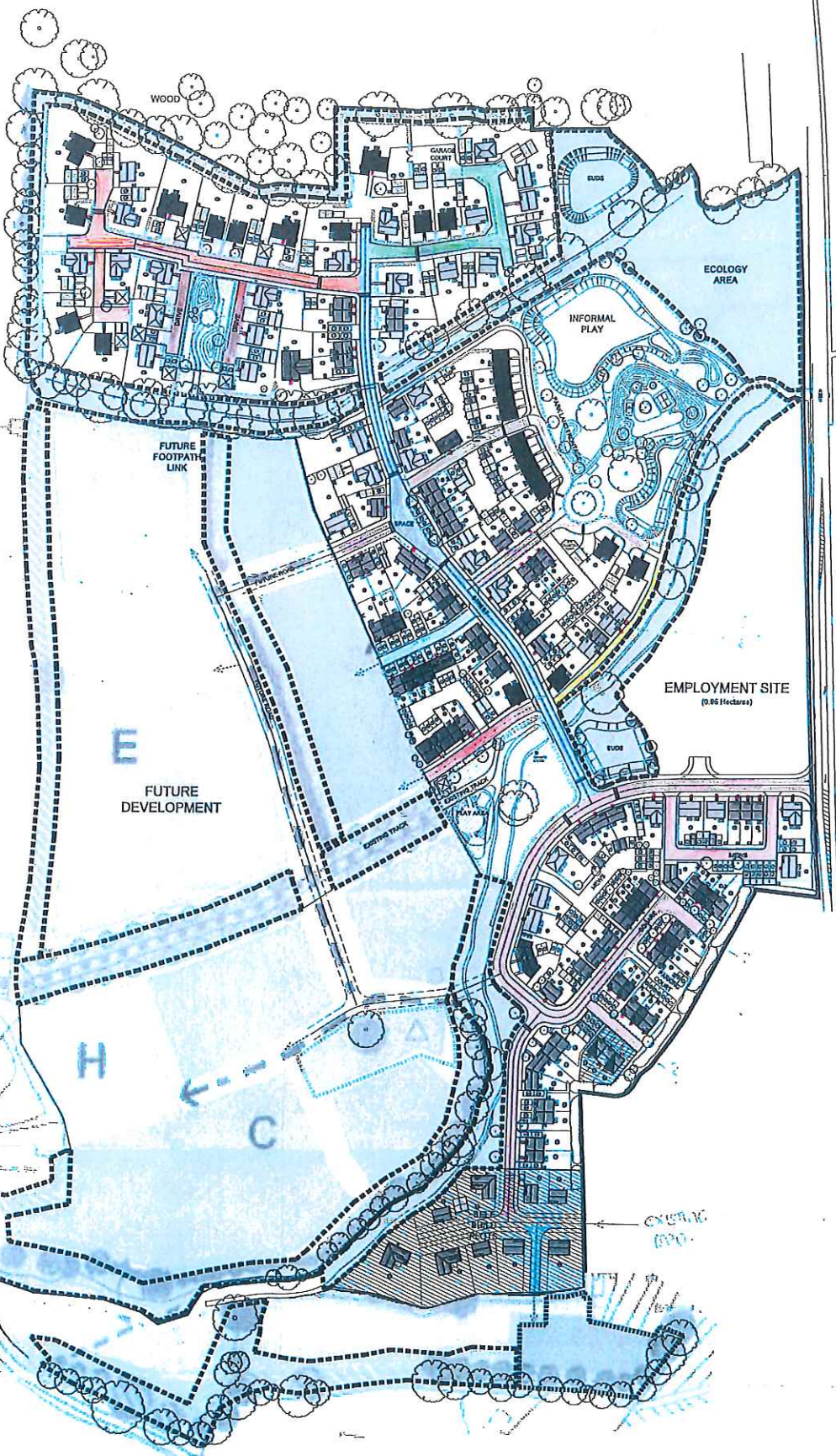


12th November 2018
498-001-C

NOTES:

It will be the responsibility of the contractor to ensure that all works are carried out in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that all works are carried out in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that all works are carried out in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that all works are carried out in accordance with the approved plans and specifications.

For details of off-site highways works refer to Engineers drawing.
For details of landscape schema see Landscape Architects drawing.



| HOUSE TYPES | PHASE | | |
|--------------------|-------|---|---|
| | 1 | 2 | 3 |
| D03 3storey porch | 1 | 1 | |
| D04 3storey porch | 1 | 1 | |
| D05 3storey porch | 1 | 1 | |
| D06 3storey porch | 1 | 1 | |
| D07 3storey porch | 1 | 1 | |
| D08 3storey porch | 1 | 1 | |
| D09 3storey porch | 1 | 1 | |
| D10 3storey porch | 1 | 1 | |
| D11 3storey porch | 1 | 1 | |
| D12 3storey porch | 1 | 1 | |
| D13 3storey porch | 1 | 1 | |
| D14 3storey porch | 1 | 1 | |
| D15 3storey porch | 1 | 1 | |
| D16 3storey porch | 1 | 1 | |
| D17 3storey porch | 1 | 1 | |
| D18 3storey porch | 1 | 1 | |
| D19 3storey porch | 1 | 1 | |
| D20 3storey porch | 1 | 1 | |
| D21 3storey porch | 1 | 1 | |
| D22 3storey porch | 1 | 1 | |
| D23 3storey porch | 1 | 1 | |
| D24 3storey porch | 1 | 1 | |
| D25 3storey porch | 1 | 1 | |
| D26 3storey porch | 1 | 1 | |
| D27 3storey porch | 1 | 1 | |
| D28 3storey porch | 1 | 1 | |
| D29 3storey porch | 1 | 1 | |
| D30 3storey porch | 1 | 1 | |
| D31 3storey porch | 1 | 1 | |
| D32 3storey porch | 1 | 1 | |
| D33 3storey porch | 1 | 1 | |
| D34 3storey porch | 1 | 1 | |
| D35 3storey porch | 1 | 1 | |
| D36 3storey porch | 1 | 1 | |
| D37 3storey porch | 1 | 1 | |
| D38 3storey porch | 1 | 1 | |
| D39 3storey porch | 1 | 1 | |
| D40 3storey porch | 1 | 1 | |
| D41 3storey porch | 1 | 1 | |
| D42 3storey porch | 1 | 1 | |
| D43 3storey porch | 1 | 1 | |
| D44 3storey porch | 1 | 1 | |
| D45 3storey porch | 1 | 1 | |
| D46 3storey porch | 1 | 1 | |
| D47 3storey porch | 1 | 1 | |
| D48 3storey porch | 1 | 1 | |
| D49 3storey porch | 1 | 1 | |
| D50 3storey porch | 1 | 1 | |
| D51 3storey porch | 1 | 1 | |
| D52 3storey porch | 1 | 1 | |
| D53 3storey porch | 1 | 1 | |
| D54 3storey porch | 1 | 1 | |
| D55 3storey porch | 1 | 1 | |
| D56 3storey porch | 1 | 1 | |
| D57 3storey porch | 1 | 1 | |
| D58 3storey porch | 1 | 1 | |
| D59 3storey porch | 1 | 1 | |
| D60 3storey porch | 1 | 1 | |
| D61 3storey porch | 1 | 1 | |
| D62 3storey porch | 1 | 1 | |
| D63 3storey porch | 1 | 1 | |
| D64 3storey porch | 1 | 1 | |
| D65 3storey porch | 1 | 1 | |
| D66 3storey porch | 1 | 1 | |
| D67 3storey porch | 1 | 1 | |
| D68 3storey porch | 1 | 1 | |
| D69 3storey porch | 1 | 1 | |
| D70 3storey porch | 1 | 1 | |
| D71 3storey porch | 1 | 1 | |
| D72 3storey porch | 1 | 1 | |
| D73 3storey porch | 1 | 1 | |
| D74 3storey porch | 1 | 1 | |
| D75 3storey porch | 1 | 1 | |
| D76 3storey porch | 1 | 1 | |
| D77 3storey porch | 1 | 1 | |
| D78 3storey porch | 1 | 1 | |
| D79 3storey porch | 1 | 1 | |
| D80 3storey porch | 1 | 1 | |
| D81 3storey porch | 1 | 1 | |
| D82 3storey porch | 1 | 1 | |
| D83 3storey porch | 1 | 1 | |
| D84 3storey porch | 1 | 1 | |
| D85 3storey porch | 1 | 1 | |
| D86 3storey porch | 1 | 1 | |
| D87 3storey porch | 1 | 1 | |
| D88 3storey porch | 1 | 1 | |
| D89 3storey porch | 1 | 1 | |
| D90 3storey porch | 1 | 1 | |
| D91 3storey porch | 1 | 1 | |
| D92 3storey porch | 1 | 1 | |
| D93 3storey porch | 1 | 1 | |
| D94 3storey porch | 1 | 1 | |
| D95 3storey porch | 1 | 1 | |
| D96 3storey porch | 1 | 1 | |
| D97 3storey porch | 1 | 1 | |
| D98 3storey porch | 1 | 1 | |
| D99 3storey porch | 1 | 1 | |
| D100 3storey porch | 1 | 1 | |

| NON-DH HOUSES | PHASE | | |
|---------------|-------|---|---|
| | 1 | 2 | 3 |
| H01 3bed | 1 | 1 | |
| H02 3bed | 1 | 1 | |
| H03 3bed | 1 | 1 | |
| H04 3bed | 1 | 1 | |
| H05 3bed | 1 | 1 | |
| H06 3bed | 1 | 1 | |
| H07 3bed | 1 | 1 | |
| H08 3bed | 1 | 1 | |
| H09 3bed | 1 | 1 | |
| H10 3bed | 1 | 1 | |
| H11 3bed | 1 | 1 | |
| H12 3bed | 1 | 1 | |
| H13 3bed | 1 | 1 | |
| H14 3bed | 1 | 1 | |
| H15 3bed | 1 | 1 | |
| H16 3bed | 1 | 1 | |
| H17 3bed | 1 | 1 | |
| H18 3bed | 1 | 1 | |
| H19 3bed | 1 | 1 | |
| H20 3bed | 1 | 1 | |
| H21 3bed | 1 | 1 | |
| H22 3bed | 1 | 1 | |
| H23 3bed | 1 | 1 | |
| H24 3bed | 1 | 1 | |
| H25 3bed | 1 | 1 | |
| H26 3bed | 1 | 1 | |
| H27 3bed | 1 | 1 | |
| H28 3bed | 1 | 1 | |
| H29 3bed | 1 | 1 | |
| H30 3bed | 1 | 1 | |
| H31 3bed | 1 | 1 | |
| H32 3bed | 1 | 1 | |
| H33 3bed | 1 | 1 | |
| H34 3bed | 1 | 1 | |
| H35 3bed | 1 | 1 | |
| H36 3bed | 1 | 1 | |
| H37 3bed | 1 | 1 | |
| H38 3bed | 1 | 1 | |
| H39 3bed | 1 | 1 | |
| H40 3bed | 1 | 1 | |
| H41 3bed | 1 | 1 | |
| H42 3bed | 1 | 1 | |
| H43 3bed | 1 | 1 | |
| H44 3bed | 1 | 1 | |
| H45 3bed | 1 | 1 | |
| H46 3bed | 1 | 1 | |
| H47 3bed | 1 | 1 | |
| H48 3bed | 1 | 1 | |
| H49 3bed | 1 | 1 | |
| H50 3bed | 1 | 1 | |
| H51 3bed | 1 | 1 | |
| H52 3bed | 1 | 1 | |
| H53 3bed | 1 | 1 | |
| H54 3bed | 1 | 1 | |
| H55 3bed | 1 | 1 | |
| H56 3bed | 1 | 1 | |
| H57 3bed | 1 | 1 | |
| H58 3bed | 1 | 1 | |
| H59 3bed | 1 | 1 | |
| H60 3bed | 1 | 1 | |
| H61 3bed | 1 | 1 | |
| H62 3bed | 1 | 1 | |
| H63 3bed | 1 | 1 | |
| H64 3bed | 1 | 1 | |
| H65 3bed | 1 | 1 | |
| H66 3bed | 1 | 1 | |
| H67 3bed | 1 | 1 | |
| H68 3bed | 1 | 1 | |
| H69 3bed | 1 | 1 | |
| H70 3bed | 1 | 1 | |
| H71 3bed | 1 | 1 | |
| H72 3bed | 1 | 1 | |
| H73 3bed | 1 | 1 | |
| H74 3bed | 1 | 1 | |
| H75 3bed | 1 | 1 | |
| H76 3bed | 1 | 1 | |
| H77 3bed | 1 | 1 | |
| H78 3bed | 1 | 1 | |
| H79 3bed | 1 | 1 | |
| H80 3bed | 1 | 1 | |
| H81 3bed | 1 | 1 | |
| H82 3bed | 1 | 1 | |
| H83 3bed | 1 | 1 | |
| H84 3bed | 1 | 1 | |
| H85 3bed | 1 | 1 | |
| H86 3bed | 1 | 1 | |
| H87 3bed | 1 | 1 | |
| H88 3bed | 1 | 1 | |
| H89 3bed | 1 | 1 | |
| H90 3bed | 1 | 1 | |
| H91 3bed | 1 | 1 | |
| H92 3bed | 1 | 1 | |
| H93 3bed | 1 | 1 | |
| H94 3bed | 1 | 1 | |
| H95 3bed | 1 | 1 | |
| H96 3bed | 1 | 1 | |
| H97 3bed | 1 | 1 | |
| H98 3bed | 1 | 1 | |
| H99 3bed | 1 | 1 | |
| H100 3bed | 1 | 1 | |



- REVISION DETAILS:
- N 01/18 F12 12/12/18
- N 02/18 F12 12/12/18
- N 03/18 F12 12/12/18
- N 04/18 F12 12/12/18
- N 05/18 F12 12/12/18
- N 06/18 F12 12/12/18
- N 07/18 F12 12/12/18
- N 08/18 F12 12/12/18
- N 09/18 F12 12/12/18
- N 10/18 F12 12/12/18

The Studio
Two Business Park
One St Mary
Exeter, EX5 1DP
1 444 (0) 1302 363814
www@architects.co.uk



RULE 5 LAND
CHALLABROOK
BOVEY TRACEY, DEVON
SITELAYOUT

| Date | Issue | Author |
|----------|-------|--------|
| JAN 2017 | EIL | DG |

1:1000 @A1

FOR PLANNING
Drawing no. 498 002 U