

# BOVEY TRACEY TOWN COUNCIL

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Office hours: 10.30am - 12.30pm Mon. Wed. & Fri.

22<sup>nd</sup> October 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 28<sup>th</sup> October 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.19/98 **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.19/99 **Minutes:**

**To agree** as a correct record and approve the minutes of the meeting of 14<sup>th</sup> October 2019 (\*copy enclosed).

PL.19/100 **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.19/101 **Consideration of Planning Applications:**

**DNPA Applications listed to 4.10.19:** None

TDC Applications listed to 11.10.19:

- a) **19/01867/FUL** Single storey rear extension and replacement front first floor windows, painted signage, rendering works and replacement canopy at 1 Station Road

DNPA Applications listed to 11.10.19: None

TDC Applications listed to 18.10.19:

- b) **19/01990/FUL** Dormer window with Juliet balcony to replace roof window at 11 Heathfield House.
- Withdrawn application – (To note)
- c) **18/01111/FUL** Retention of existing hardstanding and two new polytunnels at Bovey Heath Farm, Newton Road.

**PL.19/102 Planning Decisions:**

a) Approvals: None

b) Refusals: None

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

**PL.19/103 Pedestrian Safety – Station Road Crossing to Riverside Co-op:**

Item brought forward by Cllr U Arnold (PL.19/66 deferred) (\*copy enclosed).

**PL.19/104 Teignbridge Planning Committee – Scheme of Delegation to include Parish Call In:**

**To receive and note** a re-draft of the Teignbridge Planning Scheme of Delegation (\*copy enclosed). The Town Clerk will provide an update at the meeting.

**PL.19/105 General Planning Matters brought forward by Councillors:**

*(For information only).*

SIGNED .....



DATE ..... 22/10/19 .....

**M WELLS  
TOWN CLERK**

**PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER  
ON MONDAY 14<sup>TH</sup> OCTOBER 2019 AT 6.30PM**

**Present:**

Cllr J Arnold  
Cllr S Brooke

Cllr A J Kerswell\*  
Cllr S Light

**In attendance:**

Cllr A Allen  
Cllr G J Gribble\*\*  
Mr M Wells – Town Clerk  
One member of the press

\*\*County Cllr

\*District Cllr

In the absence of the Committee Chair and Vice Chair, Cllr Brooke was elected to chair the meeting.

**Interests declared:** None

**PL.19/91      Apologies for absence:**

Cllr U Arnold – Leave  
Cllr R Bradshaw – Leave  
Cllr E Kelly – Work commitment

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**\*\*Public Participation:** None

**PL.19/92      Minutes:**

The minutes of the meeting of 30<sup>th</sup> September 2019 (*\*copy previously circulated*) were considered.

Ref. PL.19/90 i) (speeding – Newton Road) it was noted that this was a matter for DCC to progress.

ii) The Town Clerk confirmed an email had been sent to the applicant converting the Mary Street toilets, however no reply has been received to date.

The minutes of the meeting of 30<sup>th</sup> September 2019 were then confirmed as a correct record and were approved.

**PL.19/93      Standing Item – Climate Emergency:**

Members noted the Council Declaration and will 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.19/94      Consideration of Planning Applications:**

DNPA Applications listed to 20.9.19:

- a) **0436/19** Change of use from redundant barn to holiday let at Plumley Barn, Forder Lane.  
Observations: No objection.

TDC Applications listed to 27.9.19:

- b) **19/01876/DEM** Part demolition of former British Ceramic Tile (BCT) demolition areas to include: spray dryer; goods-in and mill area; processing; shop; storage and mezzanine bay;

external plant/enclosures and half bay of warehouse subject to end user at BCT Limited, Old Newton Road, Heathfield.

Observations: No objection.

DNPA Applications listed to 27.9.19: None

TDC Applications listed to 4.10.19:

- c) **19/01835/FUL** Construction of first floor rear extension over existing parking area at 8 Cannon Road, Heathfield.  
Observations: No objection in principle. Members noted the implementation of a travel policy which is commendable. Parking in Cannon Road is already an issue and the Town Council would like to ensure this situation is not exacerbated.

**PL.19/95** Planning Decisions: Noted

a) Approvals:

TDC:

- i) Prune one oak tree where overhanging, to clear building at play area adjacent to 17 Naseby Drive, Heathfield. (N/C)
- ii) Alterations to provide parking bay at 7 Centenary Way. (N/O)
- iii) Removal of existing cement fibre roof to replace with new metal composite roof with integral insulation at 22 Fairfax Road, Heathfield Industrial Estate. (N/O)

DNPA:

- i) Menage with timber and rail fencing (retrospective) at land at Templar Way, Haytor Road. (N/O)
- ii) Erection of single storey extension at 7 Hawkmoor Cottages. (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.19/96** Pedestrian Safety – Station Road Crossing to Riverside Co-op:

Item brought forward by Cllr U Arnold. Item deferred to the next meeting.

**PL.19/97** General Planning Matters brought forward by Councillors:

*(For information only).*

**Cllr Brooke:**

- i) advised that a donation towards the wildflower borders had been received from a member of the public. Work is due to commence shortly.
- ii) requested a regular verbal update at future meetings on Community Centre progress.

**Mr Wells (Town Clerk)** noted the commencement date for the building of the Community Centre.

The meeting closed at 6.50pm.

# BOVEY PARISH NEIGHBOURHOOD PLAN

INDICATIVE TRAFFIC  
MANAGEMENT SCHEME ON  
LOWER FORE STREET AT THE  
ENTRANCE TO THE COOP CAR  
PARK

Build out to enable 3.5m wide traffic lane with raised pedestrian crossing point and pedestrian access to COOP on east side utilising existing gap in footway boundary wall

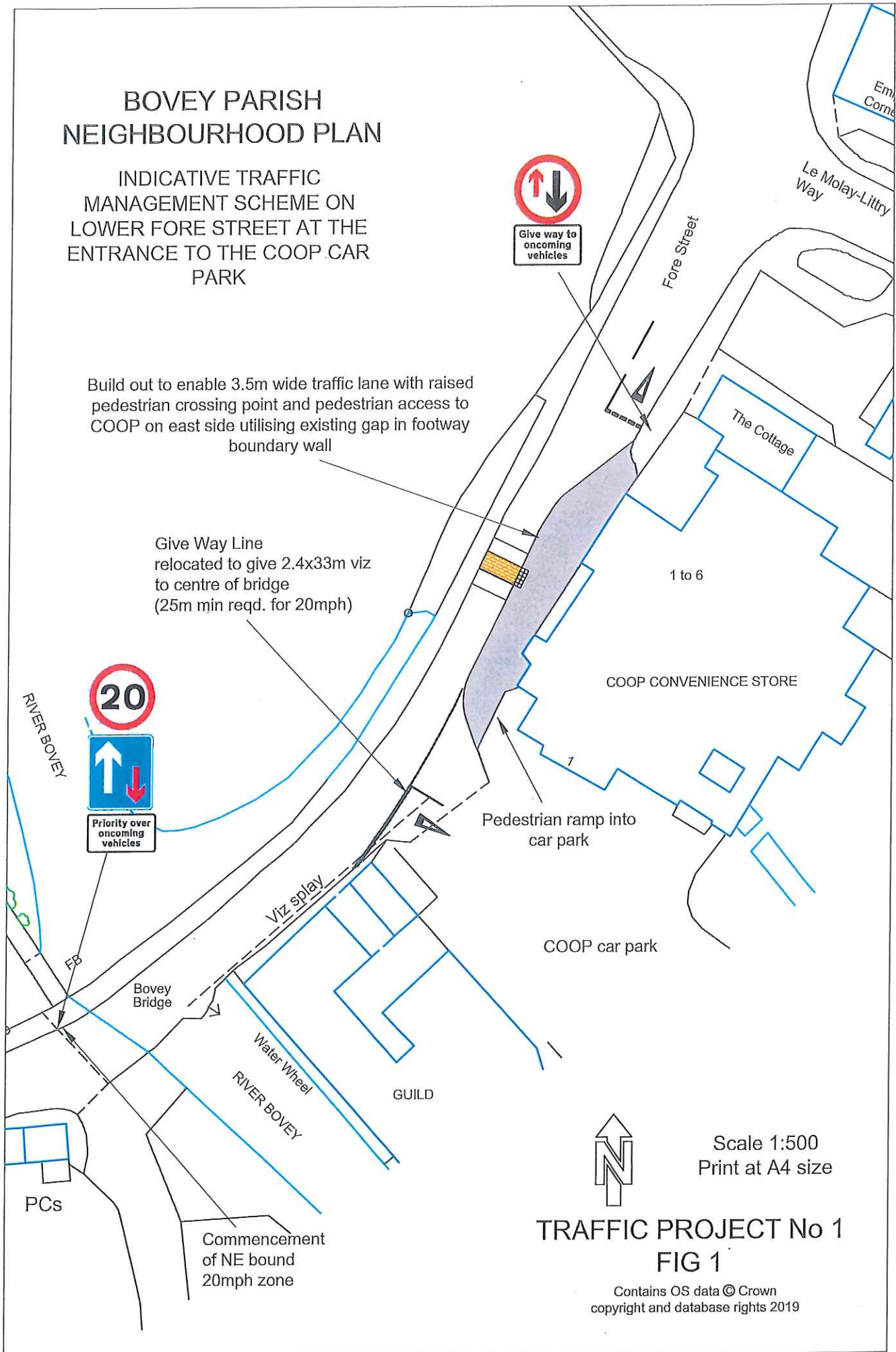
Give Way Line  
relocated to give 2.4x33m viz  
to centre of bridge  
(25m min reqd. for 20mph)



Priority over  
oncoming  
vehicles



Give way to  
oncoming  
vehicles



Scale 1:500  
Print at A4 size

## TRAFFIC PROJECT No 1 FIG 1

Contains OS data © Crown  
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### **Scheme of Delegations: Planning Call in**

Delegation to Business Manager - Strategic Place (Development Services) to determine all planning applications and related planning matters (“**Applications**”) to which Article 8<sup>i</sup> refers UNLESS they consider the matter merits Planning Committee consideration or falls within one or more of the paragraphs 1 to 5 below<sup>ii</sup>

#### **1 Call in of Applications excluding planning enforcement matters<sup>iii</sup>**

1.1 Subject to 1.2 – 1.3 below, the delegation shall not apply to an application where:

- (a) a Member of the ward in which the application site is located or whose ward is contiguous to that ward (and which is demonstrably affected by the application); or
- (b) the Chairman of the Planning Committee; or
- (c) the Town / Parish Council of the parish in which the application site is located

makes a valid request to the Business Manager for the Application to be determined by Planning Committee.

1.2 To be valid, a request must:

- (a) set out the material planning reasons that are relevant to the application;
- (b) set out why the matter should be referred to committee; and
- (c) be received by the Business Manager or by [planning@teignbridge.gov.uk](mailto:planning@teignbridge.gov.uk) before the expiration of the consultation period being at least 21 days after the relevant weekly list of Applications

1.3 An application may not be referred to committee pursuant to paragraph 1 if it concerns a matter of technical appraisal or legal opinion; or is an application with fixed determination periods or an application with no statutory public consultation requirement which shall include for example:

- consultations
- notifications and prior approvals
- permission in principle
- certificates of lawfulness
- screening and scoping opinions
- advertisements
- hazardous substances applications
- public right of way orders
- works to protected trees
- hedgerow notifications
- high hedge remedial notices

## 2 Major Applications

The delegation shall not apply to any major Application<sup>iv</sup> where:

- (a) approval is recommended by the Business Manager and
- (b) which would represent a departure from the policies of the Development Plan.

## 3 Council Member or Officer Applications

- 3.1 The delegation shall not apply to an application where the applicant or agent (or their close associate / family member) is a Council Member or Officer.
- 3.2 For the avoidance of doubt this does not cover applications made on behalf of the Council e.g. in respect to Council owned land or development on behalf of the Council.

## 4 Tree Preservation Orders (TPOs)

- 4.1 The delegation shall not apply to an application concerning a TPO where objections are made (and not withdrawn) to the unconfirmed order
- 4.2 The decision whether to confirm the order will be determined by the Regulatory and Appeals Committee.

## 5 Enforcement Action

- 5.1 The delegation shall not apply to planning enforcement action which involves the cessation of the use of any land or building as a dwelling(s) unless urgent enforcement action (as determined by the Business Manager) is required
- 5.2 Subject to 5.3 and 5.4 below, the delegation shall not apply to planning enforcement action where:
  - (a) a Member of the ward in which the application site is located or
  - (b) the Chairman of the Planning Committee

makes a valid request to the Business Manager for the action to be approved by Planning Committee.

5.3 To be valid a request must meet the following requirements:

- (a) the request must set out the material planning reasons that are relevant to the Action;
- (b) why the matter should be referred to Planning committee; and
- (c) be received by the Business Manager or by [planning@teignbridge.gov.uk](mailto:planning@teignbridge.gov.uk) before the expiration of 14 days (or such shorter period as may be determined by the Business Manager e.g. due to urgency) from the date of the email advising them of the proposed action.

5.4 A matter may not be referred to committee pursuant to paragraph 5 if it concerns a matter of technical appraisal or legal opinion.

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- i The number of this part of the Constitution will change following the approval of Recommendation 1 in the CWG report (if appropriate)
  - ii Members who have an interest under the Member's Code of Conduct in the matter under consideration will not be entitled to call in an application (pursuant to paragraph 1 or paragraph 5) unless a dispensation has been granted.
  - iii For exclusions applicable to planning enforcement matters please see paragraph 5
  - iv Major applications are planning applications for dwelling houses of at least 10 or on a site of at least 0.5 hectares where the number of houses is not known to be at least 10; the provisions of a building(s) where the floor space to be created is at least 1000<sup>2</sup>m; or development on at least one 1 hectare