



BOVEY TRACEY TOWN COUNCIL

TOWN HALL • BOVEY TRACEY • NEWTON ABBOT • DEVON TQ13 9EG
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Office hours: 10.30am - 12.30pm Mon. Wed. & Fri.

4th February 2020

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 10th February 2020 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.20/07 **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.20/08 **Minutes:**

To agree as a correct record and approve the minutes of the meeting of 13th January 2020 (*copy enclosed).

PL.20/09 **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 environmental impact of decisions, ensuring a fully integrated approach to mitigating the impact of climate change.

PL.20/10 **Consideration of Planning Applications:**

DNPA Applications listed to 3.1.20: None

TDC Applications listed to 10.1.20: None

DNPA Applications listed to 10.1.20: None

TDC Applications listed to 17.1.20: None

- a) **19/02381/FUL** Construction of two storey rear extension at 6 Blenheim Terrace.
- b) **19/02583/MAJ** Application for second phase of residential development of 128 dwellings. Outline application for employment site and 5 self build dwelling plots at land to west of Monks Way.
- c) **20/00062/TPO** Prune overhanging branches of three oak trees back to boundary at 3 St Catherines Cottage, Brow Hill, Heathfield.
DNPA Applications listed to 17.1.20: None
TDC Applications listed to 24.1.20: None
DNPA Applications listed to 24.1.20: None
TDC Applications listed to 31.1.20:
- d) **20/00035/FUL** Extension to front, new terrace, access ramped steps and external alterations at Moorlea, Avenue Road.
- e) **20/00138/FUL** Demolition of existing barn, construction of new dwelling, change of use of land to residential/domestic curtilage and erection of shed at Willowray, Mary Street.
- f) **20/00175/TPO** Prune one lime tree (T1) and crown lift to 5m above ground; prune one sweet chestnut (T2) and one Scots pine (T3) at The Thornes, Pottery Road.

PL.20/11 **Planning Decisions:**

a) Approvals:

TDC:

- i) Outline planning application for 18 self build dwelling plots (access to be approved) at land north of Bovey Road NGR 282703 78114, Bradley Road. (N/O)
- ii) Photovoltaic panels to be mounted on the detached art studio roof at Little Wolleigh. (N/O)
- iii) Widening of garage door at 9 Pound Place, East Street. (N/O)

Split Decision:

- i) Refusal: Fell one Douglas fir.
- ii) Approval: Crown lift one Douglas fir at land adjacent Templer Place.

b) Refusals: None

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

PL.20/12 **Fore Street – Vehicle Loading/Unloading Times:**

Item brought forward by Cllr Brooke to **discuss and consider** any further action as appropriate.

PL.20/13 General Planning Matters brought forward by Councillors:
(For information only).

SIGNED 

DATE 04/02/2020

M WELLS
TOWN CLERK

**PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 13TH JANUARY 2020 AT 6.30PM**

Present:

Cllr J Arnold
Cllr U Arnold
Cllr A J Kerswell*

In attendance:

Cllr A Allen
Cllr G J Gribble**/*
Mr M Wells – Town Clerk
Mrs L Warren – Assistant to the Town Clerk
Six members of the public
One member of the press

**County Cllr

*District Cllr

In the absence of the Chairman and Vice Chairman of the Committee it was agreed that Cllr Kerswell would chair the meeting.

Interests declared:

Cllr Gribble declared a personal interest in 19/02490/FUL (Cricket Club member).

PL.20/01 Apologies for absence:

Cllr R Bradshaw - Personal commitment
Cllr S Brooke - Leave
Cllr E Kelly - Work commitment
Cllr S Light – Work commitment

****Public Participation:**

Mr A Payne spoke stating his objections to the proposed development at Moretonhampstead Road/Monks Way (19/00137/MAJ). He noted the lack of a landscape plan for the whole site. He considered the cycle route to town was unsafe. He also expressed his concern regarding the future loss of trees indicated in phase 3.

Mr P Beecher (Residents' Association) referred to the proposed development at Moretonhampstead Road/Monks Way and advised that local residents are concerned that no building work should take place on the Public Right of Way.

Mr A Bunn also spoke stating his objections to the proposed development at Moretonhampstead Road/Monks Way. He noted the impact this development would have on local infrastructure.

PL.20/02 Minutes:

Cllr Allen advised that his attendance at the meeting had been omitted. Following noting this, the minutes of the meeting of 9th December 2019 (**copy previously circulated*) were confirmed as a correct record and were approved.

PL.20/03 Standing Item – Climate Emergency:

Members noted the Council Declaration to embed the climate emergency declaration across all Council services, activities, plans and other relevant work, considering the

environmental impact of decisions, ensuring a fully integrated approach to mitigating the impact of climate change.

PL.20/04 **Consideration of Planning Applications:**

DNPA Applications listed to 29.11.19:

- Deferred item
- a) **0512/19(LBC)** Conversion of barn for holiday use at Plumley Barn, Forder Lane.
Observations: No objection providing the proposal is to the satisfaction of the Conservation Officer.

TDC Applications listed to 6.12.19:

- b) **19/02431/TPO** In Woodland Area W3 fell one Douglas fir and crown lift one douglas fir to 5m from ground level at land adjacent to Templar Place.
Observations: Referred to TDC's Arboricultural Officer.

Withdrawn application (Noted)

- c) **19/01990/FUL** Dormer window with Juliet balcony to replace roof window at 11 Heathfield House, Ashburton Road.

DNPA Applications listed to 6.12.19: None

TDC Applications listed to 13.12.19:

- d) **19/02490/FUL** Extension and alterations to provide female changing room, showers, disabled toilet facility and machine store with associated works at Bovey Tracey Cricket Club, Recreation Ground, Newton Road.
Observations: No objection. It was noted that the Town Council is the landowner.

DNPA Applications listed to 13.12.19: None

TDC Applications listed to 20.12.19:

- e) **19/00137/MAJ** Hybrid planning application comprising a full application for 64 dwellings, together with access, landscaping, open space and associated infrastructure and an outline application for 3 self/custom build plots with all matters reserved except for access at land at Moretonhampstead Road/Monks Way. The application affects a Public Right of Way.
Observations: The Town Council objects to the proposal on the following grounds:
- i) Highway safety – Concerns around access to phase 1 from Monks Ways, turning across the traffic on an already narrow section of road. In addition, the generation of increased traffic along Mary Street (narrow with very few passing points).
 - ii) Private highways – Concerns were expressed with the amount of private highways proposed (e.g. non County Council adopted highways) and the numbers of housing served from these private highways requiring residents to take their refuse to and from the public highway for collection.
 - iii) Inadequate infrastructure – the Planning Statement makes reference to available facilities such as banks (none in Bovey), primary school and doctors' surgery (both already at capacity).
 - iv) Public transport – Reference is made to easy access to public transport. There is a lack of public transport serving this particular area of the parish.
 - v) Loss of trees – Concerns raised over the amount of trees affected, either being pruned or removed.
 - vi) Effect on listed building – The development will have a negative impact on the neighbouring listed buildings (Atway Farm and Cottages).
 - vii) Affordable housing – The application refers to a target of 30% to be delivered. Councillors are concerned that as this is only a target, it may well not be achieved.

If Teignbridge is minded to approve the application, Town Councillors would like to see rigorous conditions protecting remaining trees etc. on site, in addition to appropriate conditions to ensure the deliverability of affordable housing.

Cllr Kerswell confirmed that she will ensure the application is referred to TDC's Planning Committee.

- f) **19/02515/FUL** Creation of new mezzanine floor, new staircase and boiler and the change of use from retail to retail and office at 24 Battle Road, Heathfield Industrial Estate, Heathfield.
Observations: No objection.

TDC Applications listed to 3.1.20:

- g) **19/02573/TPO** Prune or fell trees of various species along the fence line within Area A5, as itemised in the submitted tree report, at BCT Ltd, Newton Road, Heathfield.
Observations: Referred to TDC's Arboricultural Officer.

PL.20/05 Planning Decisions: Noted.

a) Approvals:

TDC:

- i) Single storey rear extension and replacement front first floor windows, painted signage, rendering works and replacement canopy at 1 Station Road. (N/O)
- ii) Painted sign on east elevation at 1 Station Road. (O)
- iii) Crown lift six oak trees and height reduce one birch at land known as the Old Bowling Green, Haytor View, Heathfield. (Ref'd)
- iv) Prune lower limb of one oak tree in Area A3 to clear summerhouse at La Rosta, Brimley Road. (Ref'd)
- v) Fell one mountain ash at Little St Katherines, East Street. (Ref'd)
- vi) Fell one diseased beech tree at BCT Ltd, Old Newton Road, Heathfield. (N/C)
- vii) Removal of 8 conifers at 10 Redwoods. (Ref'd)
- viii) Porch at 31 Five Acres. (N/O)

DNPA:

- i) Variation of condition 2 of approved planning consent 0168/19 to reduce the size of the extension at Tor Reach, 10 Hawkmoor Parke. (N/O)

b) Refusals:

TDC:

- i) First floor rear extension at Ashwell Cottage, Trough Lane. (N/O)

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

PL.20/06 General Planning Matters brought forward by Councillors:
(For information only).

Cllr U Arnold:

- i) Enquired on progress regarding the Traffic Management Plan. Cllr Gribble advised that it should be considered by DCC at the HATOC meeting on 5th March 2020.
- ii) Enquired on progress regarding the safety audit at the Riverside Co-op. The Town Clerk advised that feedback should be available at the next meeting.

The meeting closed at 7.05pm.