



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.

12th May 2020

Access to the Remote Meeting:

The press and public are welcome and are encouraged to attend meetings. The Town Council will however be meeting online using zoom software for the foreseeable future to protect the public and members from spreading the virus. Public with a telephone line or an internet connection can still join the meetings by requesting a password by email from info@boveytracey.gov.uk at least two hours before the meeting which will be required to enable you to join the virtual meetings via the link below.

<https://us02web.zoom.us/j/85913711683?pwd=ejJlczJNaUNkVzJyVVd2dIMyTzR0Zz09>

Note: Calls are charged at zoom rates and are payable by the user. More information at <http://zoom.us/zoomconference/rates>

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 virtual meeting of the **Planning Committee** which will be held on **Monday 18th May 2020 at 6.00pm** 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.20/41 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.20/42 Minutes:

To agree as a correct record and approve the minutes of the meeting of 20th April 2020 (*copy enclosed).

PL.20/43 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.20/44 Consideration of Planning Applications:

Deferred item:

- a) **19/02541/MAJ** Construction of industrial building (for manufacturing, administration and support space), access and associated parking at land at Heathlands, Old Newton Road.

DNPA Applications listed to 10.4.20: None

TDC Applications listed to 17.4.20:

- b) **20/00628/FUL** Installation of additional culvert and road link to Phase B over Challbrook Stream at land west of Monks Way.

DNPA Applications listed to 17.4.20: None

TDC Applications listed to 24.4.20:

- c) **20/00606/LBC** Relocation of existing stone cross at Challabrook Cross Public Footpath Devon.

DNPA Applications listed to 24.4.20: None

TDC Applications listed to 1.5.20:

- d) **19/02332/FUL** Removal of garage and construction of dwelling to rear at 5 Heathfield Close.

- e) **20/00647/MAJ** Approval of details for 22 dwellings and associated works (approval sought for appearance, scale, landscaping and layout) at land north of Indio House, Newton Road.

- f) **20/00649/FUL** Single storey extension and internal reconfiguration at 1 Storrs Close.

DNPA Applications listed to 1.5.20: None

TDC Applications listed to 8.5.20:

- g) **20/00666/FUL** Construction of single storey and two storey extensions at 17 Badgers Way.

PL.20/45 Planning Decisions:

a) Approvals:

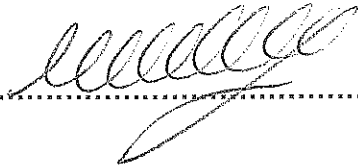
TDC:

- i) Conversion of ground floor Post Office to two flats at Brimley Post Office, Ashburton Road. (N/O)
- ii) 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. (N/O)
- iii) Construction of sun lounge to replace existing conservatory at Strelna, Lowerdown. (N/O)
- iv) Fell one dead beech and one dead oak at Little Woodland, Old Newton Road. (N/C)

b) Refusals: None

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

PL.20/46 General Planning Matters brought forward by Councillors:
(For information only).

SIGNED 

DATE 12/05/2020

M WELLS
TOWN CLERK

VIRTUAL PLANNING COMMITTEE MEETING HELD ON MONDAY 20TH APRIL 2020 AT 6.30PM

Present:

Cllr J Arnold Cllr E Kelly
Cllr S Brooke Cllr A Kerswell*
Cllr R Bradshaw Cllr S Light

**County Cllr
*District Cllr

In attendance:

Cllr G J Gribble**/*
Mr M Wells – Town Clerk

Interests to be declared: None

PL.20/34 Apologies for absence:

Cllr U Arnold – Work commitment

****Public Participation:** None

PL.20/35 Minutes:

i) The minutes of the meeting of 9th March 2020 (**copy previously circulated*) were confirmed as a correct record and were approved.

ii) Members noted and approved the observations made on application 20/00399/MAJ (BCT Factory, Old Newton Road, Heathfield) (**copy previously circulated*). It was further agreed to include a request that the operating hours remain as originally set out or if a variation is required this should have wider consultation. It was noted that Cllr Kerswell will present the observations at the TDC Planning meeting.

PL.20/36 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 environmental impact of decisions, ensuring a fully integrated approach to mitigating the impact of climate change.

PL.20/37 Consideration of Planning Applications:

Deferred item:

- a) **19/02541/MAJ** Construction of industrial building (for manufacturing, administration and support space), access and associated parking at land at Heathlands, Old Newton Road. Observations: It was noted that some representations have indicated sensitivities with the proposed use of the site. It was agreed to wait until further information is available before making a formal observation.

TDC Applications listed to 27.3.20:

- b) **20/00463/FUL** Construction of sun lounge to replace existing conservatory at Strelna, Lowerdown.
Observations: No objection.
- c) **20/00485/FUL** Rear extension at Ashwell Cottage, Trough Lane.

Observations: No objection.

- d) **20/00503/FUL** Demolition of existing offices, installation of new loading doors into existing front elevation at Warburtons Bakery, Fairfax Road, Heathfield Industrial Estate, Heathfield.
Observations: No objection.

DNPA Applications listed to 27.3.20: None

TDC Applications listed to 3.4.20:

- e) **20/00486/MAJ** Variation of drawing 462-050 on application 18/00839/MAJ (outline for 18 dwelling plots) to reflect a change in the layout with drawing 562-050a at Lower Bradley Farm.

Observations: The Town Clerk advised that TDC had confirmed that this application was invalidated. Therefore no observations were made.

DNPA Applications listed to 3.4.20:

- f) **0165/20** Erection of bat roost at site north west of Plumley Barn, Forder Lane.
Observations: No objection.

TDC Applications listed to 10.4.20:

- g) **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.

Observations: It was highlighted that this related to an amended location plan to include Challabrook Lane. The Town Council does not support access to any part of the site via Challabrook Lane (private road).

- h) **20/00605/NPA** Application for Prior Approval under Part 3 Class Q (a) & (b) and paragraph W of the GPDO for change of use of an agricultural building from agricultural building (agricultural use) to a dwelling at Five Wyches Farm.

Observations: No objection.

PL.20/38 Planning Decisions: Noted.

a) Approvals:

TDC:

- i) Loft conversion including roof lights at 1 South View. (N/O)
- ii) Certificate of Lawfulness for existing use of property as B8 (storage & distribution) at 1 Heathfield Units, Battle Road. (N/O)
- iii) Extension to front, new terrace, access ramped steps and external alterations at Moorlea, Avenue Road. (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.20/39 Stopping up of a Section of the Public Right of Way known as Bovey Tracey Footpath 8 and Creation of New Alternative Section of Footpath:

Members received new information (**copy previously circulated*) and considered the withdrawal of previous observation (ref. PL.19/111). It was noted that the applicant has addressed the Town Council's previous concerns.

Resolved:

To recommend to Full Council the reluctant withdrawal of the Town Council's previous objection.

PL.20/40

General Planning Matters brought forward by Councillors:

(For information only).

Cllr Kerswell advised of a sewerage issue at Wifford Farm. The Town Clerk will raise this matter with the Environment Agency.

Cllr Brooke:

i) Referred to parking in Fore Street and requested a follow up enquiry on the loading/unloading arrangements. The Town Clerk will raise this with the Chair of Business4Bovey.

ii) Raised concerns on behalf of a parishioner in relation to application 19/02583/MAJ. Cllr Kerswell confirmed that it has not been considered at a TDC Planning meeting.

Cllr Light:

a) Referred to road signs on Bovey Straight which are defective.

b) Enquired about the travellers that have gained entry into the DCC yard at Drumbridges. Cllr Gribble is progressing this with DCC and the Police.

Cllr Brooke requested an update on the road situation from Thorn Cross to New Park. Cllr Gribble confirmed that the matter is under discussion, parts of which are confidential at present.

Cllr Kelly reported potholes in Lower Canon Road and Musket Road, Heathfield.

The meeting closed at 7.43pm.