

**PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 2ND SEPTEMBER 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
Mrs L Warren – Assistant to the Town Clerk
Two members of the public

**County Cllr

*District Cllr

As the Chairman and Vice-Chairman of the Committee were absent it was agreed that Cllr Brooke would chair the meeting.

Interests declared: Cllr Brooke, as a nearby property owner, declared an interest in 19/00708/PROW (footpath – land to west of Blenheim Terrace).

PL.19/73 Apologies for absence:

Cllr U Arnold – Leave
Cllr R Bradshaw – Leave
Cllr E Kelly - Leave

****Public Participation:** Cllr Brooke advised that Mr S Wilmore has contacted the Clerk regarding the proposed change of use from retail to residential at 65a Fore Street. It was noted that this application will be considered by TDC on 3rd September. District Cllr Kerswell will represent the views of the Town Council at the meeting.

PL.19/74 Minutes:

The minutes of the meeting of 15th July 2019 (**copy previously circulated*) were considered. Ref. PL.19/72 (access to Riverside Co-op store) in the absence of Cllr U Arnold, it was requested that the proposal be available for consideration at the next meeting. The minutes of the meeting of 15th July 2019 were then confirmed as a correct record and were approved.

PL.19/75 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.19/76 Consideration of Planning Applications:

DNPA Applications listed to 2.8.19: None

TDC Applications listed to 9.8.19:

- a) **19/01212/FUL** Alterations to provide parking bay at 7 Centenary Way.
Observations: No objection.

DNPA Applications listed to 9.8.19:

- b) **0333/19** Menage with timber and rail fencing (retrospective) at land at Templer Way, Haytor Road.
Observations: No objection.

TDC Applications listed to 16.8.19:

- c) **19/01471/FUL** Removal of existing cement fibre roof to replace with new metal composite roof with integral insulation at 22 Fairfax Road, Heathfield Industrial Estate, Heathfield.
Observations: No objection.
- d) **19/01486/FUL** Remove and rebuild approximately 13 metres of the southern wall, works to northern wall of the church yard and renew existing path east to west at Church of St John the Evangelist, Ashburton Road.
Observations: No objection.
- e) **19/01499/LBC** Conversion of former public house into art centre with art gallery, artists' studios, cinema/theatre and café/bar, including demolition of outbuildings at The King of Prussia, 83 Fore Street.
Observations: No objection.

Cllr Elphick joined the meeting at 6.40pm.

DNPA Applications listed to 16.8.19:

- f) **0365/19** Erection of single storey extension at 7 Hawkmoor Cottages.
Observations: No objection.

TDC Applications listed to 23.8.19:

- g) **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.
**It was agreed to circulate the previous observations to all other Councillors for their consideration. If additions/changes are highlighted these would be further discussed.
Observations: To remain consistent with the previous comments issued on 15.2.19.
- h) **19/01474/FUL** Change of use from B8 (storage or distribution) to B2 (general industrial) at Unit 2, Roundhead Road, Heathfield Industrial Estate, Heathfield.
Observations: No objection.
- i) **19/01651/FUL** Single storey rear/side extension at 11 Storrs Close.
Observations: No objection.
- j) **19/00708/PROW** 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 under Section 257 of the Town and Country Planning Act 1990 at land to west of Blenheim Terrace.
Observations: The Town Council does not support this proposal. Concern was expressed as the proposed route is not full accessible (steps) and the available non step route is less scenic. Further concern was also expressed regarding the proposed relocation of the cross.

PL.19/77 **Planning Decisions:** Noted

a) Approvals:

TDC:

- i) Fell one alder at 22 Kiln Close. (Ref'd)
- ii) Prune trees to clear overhead wires at land at NGR 283075 76441, School Lane, Heathfield. (N/C)
- iii) Raising of roof on existing garage to provide ancillary accommodation at 20 Pottery Road. (O)
- iv) Reduce canopy on west side of one oak tree by 2.5m at Hilary, Ashburton Road. (Ref'd)
- v) Change of use of former Gospel Hall to dwelling at Gospel Hall, Mary Street. (N/O)
- vi) 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. (N/O)

DNPA:

- i) Replacement rear extension and erection of garden studio/home office at Byways, Lower Brimley. (O – rear extension; N/O – garden studio/home office)

b) Refusals: None

c) Split Decision:

- i) Refusal: The felling of 10 pine trees and 12 birch trees.

Approval: The pruning of one beech tree to allow a 2m clearance from adjacent building. The felling of goat willows and removal of one birch tree and two dead willow trees at Unit 4, Roundhead Road, Heathfield Industrial Estate. (O)

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

PL.19/78 **Recess Report:**

Members received and noted the report and observations made on planning applications considered during the recess period (**copy previously circulated*).

PL.19/79 **Dartmoor Local Plan – Final Draft Consultation:**

Members considered attendance (no more than two delegates) at:

Parish Council Workshop – Local Plan & Development Management - Meeting Room, Parke, Bovey Tracey – Tuesday 17th September, 2pm – 4pm.

It was agreed that Mr Wells (Town Clerk) will attend. Any Councillor wishing to attend to contact the Town Clerk.

PL.19/80 **Greater Exeter Urban Capacity Study:**

Members received and noted correspondence (**copy previously circulated*).

PL.19/81 **General Planning Matters brought forward by Councillors:**

(For information only).

Cllr Brooke commented favourably on the recent Brimley Field consultation meeting and thanked the Town Clerk for arranging this.

Cllr Kerswell referred to development land at Bradley Bends and noted the recent lack of activity on the site

The meeting closed at 6.59pm.

