



# BOVEY TRACEY TOWN COUNCIL

TOWN HALL • BOVEY TRACEY • NEWTON ABBOT • DEVON TQ13 9EG  
Tel: 01626 834217 • E-mail: [info@boveytracey.gov.uk](mailto:info@boveytracey.gov.uk) • [www.boveytracey.gov.uk](http://www.boveytracey.gov.uk)  
Office hours: 10.30am - 12.30pm Mon, Wed. & Fri.

27<sup>th</sup> August 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 2<sup>nd</sup> September 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.19/73 **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.19/74 **Minutes:**

**To agree** as a correct record and approve the minutes of the meeting of 15<sup>th</sup> July 2019 (\*copy enclosed).

PL.19/75 **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.19/76 **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.

DNPA Applications listed to 9.8.19:

- b) **0333/19** Menage with timber and rail fencing (retrospective) at land at Templer Way, Haytor Road.

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.
- 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.
- 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.

DNPA Applications listed to 16.8.19:

- f) **0365/19** Erection of single storey extension at 7 Hawkmoor Cottages.

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.
- 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.
- i) **19/01651/FUL** Single storey rear/side extension at 11 Storrs Close.
- 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.

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

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 beechtree 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:**

**To receive and note** the report and observations made on planning applications considered during the recess period (*\*copy enclosed*).

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

**To consider** attendance (no more than two delegates) at:  
Parish Council Workshop – Local Plan & Development Management - Meeting Room,  
Parke, Bovey Tracey – Tuesday 17<sup>th</sup> September , 2pm – 4pm.

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

**To receive** correspondence (*\*copy enclosed*) and **consider** any action as appropriate.

**PL.19/81 General Planning Matters brought forward by Councillors:**  
(*For information only*).

SIGNED .....  .....

DATE ..... 27.8.19 .....

  
P.P. WELLS  
TOWN CLERK

**PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER  
ON MONDAY 15<sup>TH</sup> JULY 2019 AT 6.30PM**

**Present:**

Cllr U Arnold  
Cllr R Bradshaw

Cllr S Brooke  
Cllr S Light

**In attendance:**

Cllr A Allen  
Cllr G J Gribble\*\*/\*  
Mr W Wells – Town Clerk  
One member of the press  
Three members of the public

\*\*County Cllr

\*District Cllr

The meeting was chaired by Cllr Bradshaw

**Interests declared:** None

**PL.19/65      Apologies for absence:**

Cllr J Arnold – Leave  
Cllr E Kelly – Business commitment  
Cllr A J Kerswell – Personal commitment

**\*\*Public Participation:**

**Mr P Beecher (Residents' Association)** advised that he and other local residents had recently met with County Cllr Gribble regarding road safety issues on Le Molay-Littry Way.

**PL.19/66      Minutes:**

The minutes of the meeting of 17<sup>th</sup> June 2019 (*\*copy previously circulated*) were confirmed as a correct record and were approved.

**PL.19/67      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.

*Cllr Morgan-West joined the meeting at 6.40pm.*

**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.

Observations: The Town Council:

- i) does not support the proposed rear extension as it considers it is not in keeping with the Listed Building.
- ii) raised no objection to the proposed garden studio/home office.

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.

Observations: The Town Council does not support the removal of this significant amount of trees.

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.

Observations: The Town Council does not support this application as it is concerned with the proposed roof height (overlooking).

*Cllr Elphick joined the meeting at 6.50pm.*

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.  
Observations: No objection.

- e) **19/01281/TPO** Reduce canopy on west side of one oak tree by 2.5m at 7 Redwoods.  
Observations: Referred to TDC's Arboricultural Officer.

**PL.19/69** Planning Decisions: Noted

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:

Members considered a request (*\*copy previously circulated*) to suggest the street names for the BT3 Challabrook development. Following discussion it was

**Resolved:**

To use the names of those listed on the town's war memorial who lost their lives in WW2.

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

Members agreed that planning applications received during the recess will be circulated by email and available for inspection and comment at the Town Council office.

*Cllr Cole joined the meeting at 6.58pm.*

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

**Cllr U Arnold** referred to the access to the Riverside Co-op store. He advised that the NDP Traffic Group has prepared a proposal to be tabled for consideration at the next meeting.

The meeting closed at 7.15pm.

REPORT OF PLANNING APPLICATIONS CONSIDERED DURING THE RECESS PERIOD - JULY/AUGUST 2019

Members of the Planning Committee viewed planning applications during the recess in order to make relevant comments. The following report gives details of action taken.

R.19/01 Consideration of Planning Applications:

DNPA Applications listed to 5.7.19: None.

TDC Applications listed to 12.7.19:

a) 19/01262/FUL Demolition of attached garage and construction of single storey extension to front and single storey extension to rear at The Vicarage, Coombe Cross.

Observations: No objection.

b) 19/01362/TPO Prune one oak tree in Group 5 to clear building at 25 Becket Road.

Observations: Referred to TDC's Arboricultural Officer.

DNPA Application listed to 12.7.19: None.

TDC Applications listed to 19.7.19:

c) 19/00912/FUL First floor flat to rear and creation of dementia friendly sensory garden and community area at 45 Fore Street.

Observations: No objection in principle although concerns were expressed regarding the impact of additional parking in the area.

d) 19/01342/FUL Construction and operation of an urban reserve 2.5MW gas fired power plant and associated equipment at Sabre Power Station Park, Haytor View, Heathfield.

Observations: Objection as the proposals appear to contradict the Town, County and District Councils' climate change policies.

DNPA Application listed to 19.7.19: None

TDC Applications listed to 26.7.19:

e) 19/01437/CLDE Certificate of existing lawfulness to demonstrate implementation of planning consent 14/02262/FUL at Willowray, Mary Street.

Observations: No observations made.

DNPA Applications listed to 26.7.19: None

TDC Applications listed to 2.8.19: None

FAO Planning or Estates Manager

By email only

Dear Sir / Madam,

### **Greater Exeter Urban Capacity Study - Land and buildings with redevelopment potential**

The Greater Exeter Councils, comprising East Devon, Exeter City, Mid Devon, and Teignbridge are currently undertaking an Urban Capacity Study across the Greater Exeter Strategic Plan (GESP) area. This study will form part of the evidence base of local planning policy.

The Urban Capacity Study is focussing on potential land and buildings assets across all the larger settlements within the study area that could offer a redevelopment opportunity. A list of all the settlements in the study area is attached. The aim of the Urban Capacity Study is to maximise the opportunities for redeveloping brownfield land for additional housing, before greenfield sites are considered.

The Councils are interested in receiving information concerning land and building assets which your organisation may wish to dispose of, or which you believe have redevelopment potential. The Councils are interested in any sites within the study areas, identified in the attached list, which have the capacity to potentially accommodate 5 or more dwellings or measure at least 0.15 hectares.

If you are interested in submitting potential sites located within the study area settlements, please submit the following to [GESP@devon.gov.uk](mailto:GESP@devon.gov.uk) by Monday 16<sup>th</sup> September.

- A map of the area with the outline of the site clearly defined
- Land Registry records where available, to demonstrate land ownership and covenants
- A description of the kind of development proposal which may be suitable

Any information submitted will be stored in line with General Data Protection Regulations (GDPR). The data will be shared within those teams for the purposes of the Urban Capacity Study and plan making process only. Any personal data you provide will be kept on file by us for the duration of the plan making process and may be used to provide further updates in relation to this Urban Capacity Study. We will not pass your details on to any third party outside the GESP Councils. You may request to be removed from our lists at any time by e-mailing [GESP@devon.gov.uk](mailto:GESP@devon.gov.uk)

Please note that the Urban Capacity Study is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land, and provides background evidence on the potential availability of sites. The inclusion of sites within the Urban Capacity Study should not be seen as an intention to allocate these sites for development, or that planning permission will be granted.

If you have any further questions please email the GESP team directly at:  
[jenny.barnett@exeter.gov.uk](mailto:jenny.barnett@exeter.gov.uk) or [TSpurway@eastdevon.gov.uk](mailto:TSpurway@eastdevon.gov.uk) or [alex.lessware@teignbridge.gov.uk](mailto:alex.lessware@teignbridge.gov.uk)  
or [abeecham@middevon.gov.uk](mailto:abeecham@middevon.gov.uk)

Yours sincerely,

GESP Team



## LIST OF SETTLEMENTS IN THE STUDY AREA

- Exeter
- Exmouth
- Sidmouth
- Honiton
- Seaton
- Axminster
- Budleigh Salterton
- Ottery St Mary
- Cranbrook
- Tiverton
- Cullompton
- Crediton
- Willand
- Newton Abbot
- Kingsteignton
- Teignmouth
- Dawlish
- Bovey Tracey
- Heathfield
- Kingskerswell
- Chudleigh