



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.

3rd December 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 9th December 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.19/113 **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.19/114 **Minutes:**

To agree as a correct record and approve the minutes of the meeting of 25th November 2019 (*copy enclosed).

PL.19/115 **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.19/116 Consideration of Planning Applications:

DNPA Applications listed to 8.11.19:

Deferred item

- a) **0512/19 (LBC)** Conversion of barn for holiday use at Plumley Barn, Forder Lane.

DNPA Applications listed to 15.11.19: None

TDC Applications listed to 22.11.19:

- b) **19/02223/FUL** Widening of entrance to the right-hand garage and remove some of the breeze block partition wall, new lintels/steel beams at 9 Pound Place, East Street.

DNPA Applications listed to 22.11.19: None

TDC Applications listed to 29.11.19:

- c) **19/02144/FUL** Photovoltaic panels to be mounted on the detached art studio roof at Little Wolleigh.
- d) **19/02232/FUL** Porch at 31 Five Acres, New Park.
- 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.

PL.19/117 Planning Decisions:

a) Approvals:

TDC:

- i) Change of use from B8 (storage or distribution) to B2 (general industrial) and B8 (storage or distribution) at Unit 2, Roundhead Road. (N/O)
- ii) Erection of first floor extension on east elevation, new rear porch and window (north elevation) and alterations/replacement glazing in conservatory at Little Whitstone. (N/O)
- iii) Construction of first floor rear extension over existing parking area at 8 Cannon Road, Heathfield Industrial Estate. (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.19/118 General Planning Matters brought forward by Councillors:
(For information only).

SIGNED

DATE ..03/12/19.....

M WELLS
TOWN CLERK

**PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 25TH NOVEMBER 2019 AT 6.30PM**

Present:

Cllr J Arnold
Cllr U Arnold
Cllr R Bradshaw

Cllr E Kelly
Cllr A J Kerswell*

In attendance:

Cllr A Allen
Mr M Wells – Town Clerk
Two members of the public

**County Cllr
*District Cllr

The meeting was chaired by Cllr Kelly

Interests declared: None

PL.19/106 Apologies for absence:

Cllr S Brooke – Leave
Cllr S Light - Work commitment

****Public Participation:**

Mr P Beecher (Residents' Association) spoke reference item PL.19/111 (Footpath 8) raising concerns from members of the public reference the proposed stopping-up/relocation.

PL.19/107 Minutes:

The minutes of the meeting of 28th October 2019 (**copy previously circulated*) were confirmed as a correct record and were approved.

PL.19/108 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.19/109 Consideration of Planning Applications:

DNPA Applications listed to 18.10.19:

- a) **0476/19** Variation of condition 2 of approved planning consent 0168/19 to reduce the size of the extension at Tor Reach, 10 Hawkmoor Parke.
Observations: No objection.

TDC Applications listed to 25.10.19:

- b) **19/02003/FUL** First floor rear extension at Ashwell Cottage, Trough Lane.
Observations: No objection.
- c) **19/02017/TPO** Crown lift six oak trees and height reduce one birch at land known as the Old Bowling Green, Haytor View, Heathfield.
Observations: Referred to TDC's Arboricultural Officer.

DNPA Applications listed to 25.10.19: None

TDC Applications listed to 1.11.19:

- d) **19/01878/FUL** Erection of first floor extension on east elevation, new rear porch and window (north elevation) and alterations/replacement glazing in conservatory at Little Whitstone.
Observations: No objection.

Cllr U Arnold joined the meeting at 6.44pm.

- e) **19/02029/ADV** Painted sign on east elevation at 1 Station Road.
Observations: The Town Council did not support this proposal as the lettering appears to be too large and suggested that perhaps a different font should be considered. As the property is in the conservation area the sign needs to be aesthetically pleasing.

DNPA Applications listed to 1.11.19: None

TDC Applications listed to 8.11.19:

- f) **19/02146/CAN** Fell one mountain ash at Little St Katherines, East Street.
Observations: Referred to TDC's Arboricultural Officer.

DNPA Applications listed to 8.11.19:

- g) **0512/19 (LBC)** Conversion of barn for holiday use at Plumley Barn, Forder Lane.
Observations: To request an extension and defer to the next meeting in order to understand the Conservation Officer's views.

TDC Applications listed to 15.11.19:

- h) **19/02215/MAJ** Variation of condition 19 (plans condition) on application 17/01821/MAJ affecting plots 152 to 159 to area known as phase D, to allow site layout and house type change at land to west of Monks Way.
Observations: No objection on the proviso that there is no reduction in floor area to the affected affordable dwellings.
- i) **19/02220/TPO** Removal of eight conifers at 10 Redwoods.
Observations: Referred to TDC's Arboricultural Officer.

PL.19/110 Planning Decisions: Noted

a) Approvals:

TDC:

- i) Reduce height of four conifers by half and prune where overhanging neighbouring garden 10 Redwoods. (Ref'd)
- ii) 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 1/2 bay of warehouse subject to end user at BCT Ltd, Old Newton Road. (N/O)
- iii) Demolition of attached garage and construction of single storey extension to front and single storey extension to rear at The Vicarage, Coombe Cross. (N/O)
- iv) Crown lift one oak tree (T16) to 5m from ground level at 31 Rendells Meadow. (N/C)

Split Decision - Part Approval & Part Refusal:

Refusal:

Felling of Monterey pine and black pine.

Approval:

Crown reduce southern stem of one eucalyptus by 3m. Fell one oak tree at Devon House, Devon House Drive. (Ref'd)

DCC:

- i) New profiled metal clad portal frame building for de-watering/treatment plant at K J Howard Civil Engineering, King Charles Business Park, Old Newton Road, Heathfield. (N/O)

b) Refusals:

TDC:

- i) Reduce height of six oak trees by 10m and prune overhanging branches at land to the rear of 1, 2 & 3 St Catherine's Cottages, Brow Hill. (Ref'd)

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

PL.19/111 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 reviewed correspondence from Teignbridge District Council (**copy previously circulated*) and considered action as appropriate.

Resolved:

To reply stating that the Town Council does not agree to the withdrawal of comments previously submitted as these remain valid.

PL.19/112 General Planning Matters brought forward by Councillors:

(For information only).

Cllr Kerswell noted feedback from a number of parishioners which has been negative towards the Riverside Co-op crossing proposals. Cllr U Arnold noted that

the commissioned Stage 1 Safety Audit would highlight any issues for further consideration.

Cllr Kelly highlighted a new sign at Choy's Chinese Takeaway and suggested it should be checked to ensure that it falls within Advertisement Consent Regulations.

The meeting closed at 7.14pm.