

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.

10th July 2018

To Members of the Planning Committee

Cllrs Ms Blair (Ex Officio), Arnold, Ashby, Bray, Evans, Kelly & Mrs Kerswell.

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 16th July 2018 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.18/60 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.18/61 Minutes:

To agree as a correct record and approve the minutes of the meeting of 18th June 2018 (*copy enclosed).

PL.18/62 Consideration of Planning Applications:

DNPA Applications listed to 8.6.18: None

TDC Applications listed to 15.6.18:

- a) 18/00062/FUL Single storey front and rear extensions, overcladding of roof and addition of insulation and render to outside walls at Garden Cottage, Brimley Road. Please note: Application already determined - see Planning Decisions PL.18/63.
- b) 18/01008/LBC Replacing the relevant flat entrance doors with approved fire doors in Devon House Flats 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 27, 28 and 31 at Devon House, Devon House Drive.

DNPA Applications listed to 15.6.18: None

TDC Applications listed to 22.6.18:

- c) 18/01214/FUL Proposed flood lighting column to enable Devon Air Ambulance night landing at Recreation Ground, Newton Road.

Application Withdrawn: (To note)

- d) 18/00255/FUL Demolition of attached garage and single storey addition and construction of single storey extension and second storey at The Vicarage, Coombe Cross.

DNPA Applications listed to 22.6.18: None

TDC Applications listed to 29.6.18:

- e) 18/01127/FUL Change of use from former bank to community kitchen hub and ancillary accommodation including kitchen, food preparation and storage areas. In addition, change of use of first floor from former bank office to 2 bedroomed flat at 45 Fore Street.
- f) 18/01318/LBC Removal of existing bitumastic felt covering on the front portico of the house and replace with lead covering at Dartmoor National Park Authority, Parke.

DNPA Applications listed to 29.6.18: None

TDC Applications listed to 6.7.18:

- g) 18/01362/TPO Fell one maple in area A9 at 56 Moorland Gate, Heathfield.
- h) 18/01393/TPO Crown reduce one oak tree by 2-3m and remove epicormic growth at 77 Churchfields Drive.

PL.18/63 Planning Decisions:

Approvals:

a) TDC:

- i) Re-opening of former upstairs doorway at 66-70 Fore Street. (N/O)
- ii) Change of use from sui generis to office/light industrial (use Class B1) with an ancillary retail trade counter. (N/O)
- iii) Two storey side and single storey rear extensions at 34 Kiln Close. (N/O)
- iv) Single storey front and rear extensions, overcladding of roof and addition of insulation and render to outside walls at Garden Cottage, Brimley Road.
- v) Variation of condition 2 on planning permission 16/01720/FUL to vary internal floor plan and elevation and include a new sunroom extension to the east elevation at Rosemount, Hind Street. (O)

Refusals:

b) TDC:

- i) First floor rear extension at 5 Heathfield Terrace, Newton Road. (N/O)

c) DNPA:

- i) Alterations and change of use of former threshing barn and linyhay into two tourism units ancillary to Bullaton Farmhouse, Bullaton Farm. (Unable to reach a majority decision)

d) Tree Preservation Order:

E2/84/01 The District of Teignbridge (Network Rail) Tree Preservation Order 2018. Variation Order states that only the parishes of Newton Abbot and Kingskerswell are affected.

The Town Council's submitted observations: No objections - N/O. Objection - O.

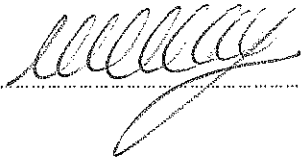
PL.18/64 Recess Arrangements for Summer 2018:

To note that the summer recess period will take place between Monday 23rd July and Friday 31st August 2018. Planning applications received during

the recess will be circulated by email and available for inspection and comment at the Town Council office.

PL.18/65 General Planning Matters brought forward by Councillors:
(For information only).

SIGNED
M WELLS
TOWN CLERK



DATE 10/07/18

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 18TH JUNE 2018 AT 6.30PM.

Present:

The Town Mayor, Cllr Ms J H Blair

Cllr R J Ashby

Cllr R A Bray

Cllr M J Evans

In attendance:

Cllr G J Gribble**/*

Cllr S P Leigh

Mr M Wells - Town Clerk

Mrs L Warren

Two members of the public

**County Cllr

*District Cllr

The meeting was chaired by Cllr Evans.

Interests: None

PL.18/53 Apologies for absence:

Cllr U Arnold - Leave

Cllr E Kelly - Leave

Cllr Mrs A J Kerswell - Personal commitment

**Public Participation:

Mr T Murrell and Ms C McGill spoke explaining that they would like to form a Community Land Trust (CLT) to facilitate the purchase of land to build modest eco-houses in the parish. Mr Murrell outlined the progress to date and noted that a Steering Group has been set up and discussions have taken place with TDC's Housing Enabling Officer. Mr Murrell and Ms McGill then answered questions raised by Councillors.

PL.18/54 Minutes:

The minutes of the meeting of 4th June 2018 (**copy previously circulated*) were confirmed as a correct record and were approved.

PL.18/55 Consideration of Planning Applications:

DNPA Applications listed to 25.5.18: None

TDC Applications listed to 1.6.18:

- a) 18/01018/FUL Single storey rear extension and provision of pitched roof over flat roofed garage at Tor View, 16 Coombe Close.
Observations: No objection.

Cllr Ms Richardson joined the meeting at 6.45pm.

DNPA Applications listed to 1.6.18: None

TDC Applications listed to 8.6.18:

- b) 18/00905/FUL First floor extension to existing offices at Amy House, Cavalier Road, Heathfield Industrial Estate.
Observations: No objection.

Cllr Allen joined the meeting at 6.47pm

- c) 18/01087/FUL Replacement oil tank at Church of St Peter, St Paul & St Thomas of Canterbury, Bradley Road.

Observations: No objection in principle providing the proposal is to the satisfaction of the Conservation Officer.

PL.18/56 Planning Decisions: Noted

Approvals:

a) TDC:

- i) Insertion of external door, fenestration changes and internal alterations at Hobland House, Devon House Drive. (N/O)
- ii) Removal of condition 3 on planning permission 12/00251/COU change of use from B1/B2 (business or general industrial) to B8 (storage or distribution) to permit business use (use Class B1) at 6 Fairfax Road, Heathfield Industrial Estate. (N/O)
- iii) Erection of boundary fencing and trellis and lean-to side extension at Doniford, Station Road. (N/O)

Refusals:

b) TDC:

- i) Application for Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO change of use of agricultural building to a dwelling at Little Bradley. (O)

c) Provisional Tree Preservation Order:

Land at rear of Bramley, Pottery Road

The Town Council's submitted observations: No objections - N/O. Objection - O.

PL.18/57 Community Land Trust:

Item brought forward by Cllr Ms Blair. Cllr Blair referred to the presentation made by Mr Murrell and Ms McGill. Following discussion it was

Resolved:

To refer the item for consideration at the Full Council meeting.

PL.18/58 Settlement Boundary & Local Plan Review Issues Consultation:

Members considered a draft response prepared by Cllrs Ashby and Bray. Cllr Evans thanked Cllrs Ashby and Bray for preparing the response. Following discussion it was

Resolved:

To refer the item for consideration at the Full Council meeting. The Town Clerk advised that a Local Plan Review - Issues Consultation will take place at the Methodist Church Hall on 26th June, 1.30pm - 8pm.

PL.18/59 General Planning Matters brought forward by Councillors:

(For information only).

Cllr Evans advised that he had received a further communication from the prospective purchaser of Rosemount, Hind Street regarding the Town Council's negative observations to the proposed variations to the approved scheme. Reference was made in the letter to the Equality Act 2010 as the prospective purchaser has a disability. The Town Clerk will draft a reply.

The meeting closed at 6.55pm.