

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.

17th April 2018

To Members of the Planning Committee

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

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 23rd April 2018 at 6.15pm 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.18/33 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.18/34 Minutes:

To agree as a correct record and approve the minutes of the meeting of 9th April 2018 (*copy enclosed).

PL.18/35 Consideration of Planning Applications:

DNPA Applications listed to 30.3.18: None

TDC Applications listed to 6.4.18:

- a) 18/00650/FUL Change of use from sui generis to office/light industrial with an ancillary retail trade counter at St Margarets House, Station Road.
- b) 18/00681/OUT Construction of a dwelling with garage at 1 Ashburton Road.

DNPA Applications listed to 6.4.18: None

TDC Applications listed to 13.4.18:

- c) 18/00487/FUL Two storey side and single storey rear extensions at 34 Kiln Close.
- d) 18/00706/FUL Annexe building at 30 Kiln Close.

- e) 18/00797/FUL Dwelling and detached double garage at Brookfield House, Challabrook Lane.

PL.18/36 Planning Decisions:

Approvals:

a) TDC:

- i) First floor extension at 3 Musket Road, Heathfield. (N/O)
- ii) Single storey rear extension and first floor rear extension at Fairfax House, Avenue Road. (N/O)
- iii) Single storey extension at The Old Stable, Little Bovey Barns. (N/O)

b) DNPA:

- i) Change of use of barn to meeting and exhibition space ancillary to the farm shop/café at the Barn, Ullacombe Farm. (N/O)
- ii) Alterations, extension and erection of pitched roof to existing garage at Briarbank, Haytor Road. (N/O)

The Town Council's submitted observations: No objections - N/O. Objection - 0.

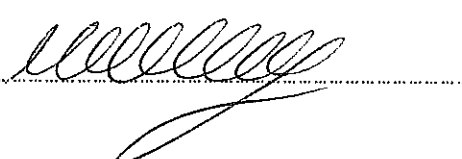
PL.18/37 Settlement Boundary Review Workshop:

To receive verbal feedback from Cllr Evans and Cllr Ms Blair.

PL.18/38 General Planning Matters brought forward by Councillors:

(For information only).

SIGNED
M WELLS
TOWN CLERK



DATE 17/04/18

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 9TH APRIL 2018 AT 6.15PM

Present:

The Town Mayor, Cllr Mrs A J Kerswell*
The Deputy Town Mayor, Cllr Ms J H Blair

Cllr U Arnold Cllr M J Evans
Cllr R J Ashby Cllr E Kelly
Cllr R A Bray

In attendance:

Cllr G J Gribble**/*
Cllr S P Leigh
Mr M Wells - Town Clerk
One member of the press

**County Cllr
*District Cllr

The meeting was chaired by Cllr Evans

PL.18/27 Apologies for absence: None

**Public Participation: None

PL.18/28 Minutes:

The minutes of the meeting of 5th March 2018 (**copy previously circulated*) were confirmed as a correct record and were approved.

PL.18/29 Consideration of Planning Applications:

DNPA Applications listed to 23.2.18:

- a) 0108/18 (Prior notification) Agricultural building 14m x 9m) at land to SE of Pullabrook Farm for Voyce Pullin.
It was noted that due to timescales and DNPA's refusal for an extension it has not been possible to issue comments/observations.

TDC Applications listed to 2.3.18:

- b) 18/00450/VAR 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 for Mr R Freeman
Observations: No objection.

DNPA Applications listed to 2.3.18: None

TDC Applications listed to 9.3.18:

- c) 18/00503/LBC Re-opening of former upstairs doorway at 66-70 Fore Street.
Observations: No objection.

DNPA Applications listed to 9.3.18: None

TDC Applications listed to 16.3.18:

- d) 18/00506/FUL First floor extension at 3 Musket Road, Heathfield.
Observations: No objection.
- e) 18/00576/FUL Detached garage on land to the rear of 12 Pottery Road.
Observations: No objection.

DNPA Applications listed to 16.3.18:

- f) 0143/18 Small extension to front elevation at Brocks Ways, Green Lane.

Observations: No objection.

TDC Applications listed 23.3.18:

- g) 18/00559/FUL Single storey rear extension at 3 Chapel Place.

Observations: No objection.

- h) 18/00629/ADV Advertisement boards at Recreation Ground, Newton Road.

Observations: Noted as the Town Council declared an interest as landowner.

DNPA Applications listed to 23.3.18: None

TDC Applications listed to 30.3.18: None

PL.18/30 Planning Decisions: Noted.

Approvals:

a) TDC:

- i) Two storey extension on east elevation and new vehicular entrance at Havenmere, Pottery Road. (N/O)
- ii) Construction of additional steel frame building to be used as garage at Varitech, Fairfax Road. (N/O)
- iii) Works to eight oak trees (T1-T8) as specified in submitted schedule at Summer Song, Ashburton Road. (Referred)
- iv) Replace existing timber windows with uPVC windows at 20 Station Court. (N/O)
- v) Conversion and extension 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. (N/O)
- vi) Crown reduce one horse chestnut in Area A2 by up to 3m and crown lift to 5m above ground level at Loughten, Brimley Grange. (Referred)
- vii) Reduce lowest branch of one horse chestnut labelled T8 on the accompanying plan by 3m and crown reduce south side; remove dead wood and hanging branches of two Monterey cypresses labelled T1 & T2 at Harton, Brimley Grange. (Referred)

b) DNPA:

- i) Agricultural building (14m x 9m), land SE of Pullabrook Farm.

Refusals:

c) TDC:

- i) Permanent dwelling for rural worker at Moorwood. (N/O)

The Town Council's submitted observations: No objections - N/O. Objection - 0.

Cllr Arnold joined the meeting at 6.40pm.

PL.18/31 Affordable Custom Build - Bradley Bends:

Members received correspondence (*copy previously circulated) from Teignbridge Housing Enabling Officer and considered representatives to meet with the Housing Enabling Officer to input into draft criteria for prioritising applicants.

Cllr Evans provided a verbal update following contact with the Housing Enabling Officer at TDC. The land proposed for custom affordable self build plots is at the rear of the Devonshire Homes site. A local couple are interested in setting up a Community Land Trust and have had discussions with TDC. The Planning Committee has been approached by TDC to provide input into the criteria used to prioritise applicants for future affordable housing. Following discussion it was

Resolved:

That Cllr Evans will provide a few dates for the TDC Housing Enabling

Officer to meet with Planning Committee representatives to further discuss. Cllr Kelly suggested inviting 1-2 representatives from the Neighbourhood Development Planning Group to take part.

Cllrs Allen and Elphick joined the meeting at 6.47pm

PL.18/32 General Planning Matters brought forward by Councillors:
(For information only).

Cllr Ms Blair advised that she had attended the recent site meeting for the proposed development at Indio. She expressed her concern that the row of mature trees described at the meeting as a "hedge" may be affected by the development. The Town Clerk advised that the Town Council's observations had highlighted the importance of not breaking through the hedge for alternative access. Cllr Mrs Kerswell noted that two residents will be attending the TDC Planning Committee meeting to speak on differing views relating to the application.

The meeting closed at 6.48pm.

