



BOVEY TRACEY TOWN COUNCIL

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

19th November 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 25th November 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.19/106 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.19/107 Minutes:

To agree as a correct record and approve the minutes of the meeting of 28th October 2019 (*copy enclosed).

PL.19/108 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.19/109 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.

TDC Applications listed to 25.10.19:

- b) **19/02003/FUL** First floor rear extension at Ashwell Cottage, Trough Lane.
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.

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.
e) **19/02029/ADV** Painted sign on east elevation at 1 Station Road.

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.

DNPA Applications listed to 8.11.19:

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

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.
i) **19/02220/TPO** Removal of eight conifers at 10 Redwoods.

PL.19/110 Planning Decisions:

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:**

To receive correspondence from Teignbridge District Council (*copy enclosed) and **consider** action as appropriate.

PL.19/112 **General Planning Matters brought forward by Councillors:**
(For information only).

SIGNED



DATE

19/11/19

M WELLS
TOWN CLERK

**PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 28TH OCTOBER 2019 AT 6.30PM**

Present:

Cllr U Arnold Cllr S Brooke
Cllr R Bradshaw Cllr A J Kerswell*

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
One member of the press

**County Cllr

*District Cllr

The meeting was chaired by Cllr Bradshaw

Interests to be declared: None

PL.19/98 Apologies for absence:

Cllr J Arnold – Work commitment
Cllr E Kelly – Work commitment
Cllr S Light – Work commitment

****Public Participation:** None

PL.19/99 Minutes:

The minutes of the meeting of 14th October 2019 (**copy previously circulated*) were confirmed as a correct record and were approved.

PL.19/100 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 impact (emissions and biodiversity etc) of decisions, ensuring a fully integrated and systematic approach to the Council's own response to this challenge.

PL.19/101 Consideration of Planning Applications:

DNPA Applications listed to 4.10.19: None

TDC Applications listed to 11.10.19:

- a) **19/01867/FUL** Single storey rear extension and replacement front first floor windows, painted signage, rendering works and replacement canopy at 1 Station Road.

Observations: No objection.

DNPA Applications listed to 11.10.19: None

TDC Applications listed to 18.10.19:

- b) **19/01990/FUL** Dormer window with Juliet balcony to replace roof window at 11 Heathfield House.
Observations: The Town Council did not support this application on design grounds and it considered the proposal is not in keeping with the surrounding area.

Cllr Elphick joined the meeting at 6.40pm.

- Withdrawn application – Noted
c) **18/011111/FUL** Retention of existing hardstanding and two new polytunnels at Bovey Heath Farm, Newton Road.

PL.19/102 Planning Decisions:

a) Approvals: None

b) Refusals: None

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

PL.19/103 Pedestrian Safety – Station Road Crossing to Riverside Co-op:

Item brought forward by Cllr U Arnold (PL.19/66 deferred) (**copy previously circulated*).

The Town Clerk provided an update on funding sources and safety audit requirements. Cllr U Arnold explained the proposal. It was noted that the Residents' Association, nearby residents and Business for Bovey members are supportive of the proposal.

Resolved:

To support the proposal and recommend its acceptance to Full Council. To progress the provision of a stage 1 safety audit. Cllr U Arnold agreed to discuss possible funding assistance for the safety audit.

PL.19/104 Teignbridge Planning Committee – Scheme of Delegation to include Parish Call In:

Members noted a re-draft of the Teignbridge Planning Scheme of Delegation (**copy previously circulated*). The Town Clerk provided an update and highlighted that Town/Parish Councils can now call in an application for consideration by committee. It was noted that the scheme will be trialled for six months.

PL.19/105 General Planning Matters brought forward by Councillors:
(For information only).

Cllr Bradshaw advised that he together with Cllr Brooke and the Town Clerk had attended a Planning Workshop at TDC. He provided an update of the event.

Cllr U Arnold:

- i) referred to the commencement of the construction of the Community Centre and enquired on progress with the possible installation of electric vehicle charging points. The Town Clerk agreed to follow this up with TDC.
ii) referred to the planned closure of Monks Way for several weeks and highlighted the traffic problems this will cause. The Town Clerk advised that it is possible that the road works will be undertaken under traffic control. The Town Clerk agreed to make further enquiries.

Cllr Fletcher joined the meeting at 6.58pm.

Cllr Kerswell:

i) advised that she had received a report of slow-worms being collected at the Dean Park site. This has been referred to the TDC Planning Officer for confirmation that it is part of an ecological survey.

ii) advised that whilst on a recent holiday abroad she noted charity containers on the streets for the collection of milk bottle tops. She considered this could be adopted in the town. It was agreed to refer this to the Climate Action Group.

The meeting closed at 7.08pm.

Tel: 01626 215743
Email: planning@teignbridge.gov.uk



My Ref: 19/00708/PROW

Your Ref:

Bovey Tracey Town Council
[By Email Only]

4 November 2019

Dear Sir/Madam

Location: BOVEY TRACEY - Land At NGR 280887 78068, To West Of Monks Way
Proposal: 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
Applicant Devonshire Homes Ltd - Jason Ledward

You recently submitted a representation to the above application. Below I have set out a response to each of the issues you raised and I hope it will help to clarify matters of concern. Should the responses below satisfactorily address the issues you have raised, I would be grateful if you could confirm in writing that your objection can be withdrawn via email or letter. Emails can be sent to planning@teignbridge.gov.uk and letters can be sent to Development Management, Teignbridge District Council, Forde House, Newton Abbot, Devon, TQ12 4XX. Please quote application reference 19/00708/PROW on any correspondence. If we have not heard from you within 14 days of the date of this letter we will assume that your objection remains.

Why does it need to be relocated?

The Public Right of Way route needs to be relocated to facilitate the required stream improvement flood alleviation works along the Challabrook stream. These works have already been approved as part of application reference 17/01821/MAJ and are required to ensure flood storage capacity which should then reduce the risk of flooding for downstream properties both new and existing. The route has also been considered in relation to the open space and amenity spaces on the new development to achieve an appropriate route in keeping with the existing Public Right of Way away from vehicular traffic.

The scheme approved under 17/01821/MAJ did include a footbridge which has now been omitted but irrespective of whether or not a footbridge is present the Public Right of Way continued to be rerouted to the other side of Challabrook stream as proposed within this application, reference 19/00708/PROW. The footbridge has not been omitted to facilitate the rerouting of the Public Right of Way but has instead been omitted due to concerns that a footbridge has the potential to increase the risk of blockage, and the proposed access ramps had the potential to impede flood flows.

Teignbridge District Council, Forde House, Newton Abbot, Devon TQ12 4XX
DX121075 Newton Abbot 5

Irrespective of whether the existing Public Right of Way is rerouted or not, the footpath will pass through the proposed development of application reference 17/01821/MAJ once implemented. Therefore it is considered that once 17/01821/MAJ is implemented the amenity value of both the existing and proposed Public Right of Way would be similar.

Accessibility

The surface treatments of the route will be a mixture of bituminous and hoggin (binded gravel) footways which should allow people to be able to safely use the route. Whilst it is appreciated that the stepped route will not be accessible to every user, it should be noted that the existing route is not fully accessible to all. There will also be an alternative step free access route through the adoptable footways through the development as an alternative route for users with more limited mobility. As described above both the Public Right of Way route and the step free access route will both pass through the development.

The Chavalier Cross

The listed Cross does not need to be relocated to facilitate the proposed Public Right of Way route. The original application, reference 17/01821/MAJ included reference to the relocation of the Cross and this was discussed within the Committee Report. As the Cross is listed, a listed building application will be required which will be considered on its own merits. It has been proposed to relocate the Cross as it is currently located in an area which will be subject to stream improvement flood alleviation shelving works along Challabrook stream to be implemented in accordance with the approved application reference 17/01821/MAJ and the associated Flood Risk Assessment approved as part of this permission. It is proposed to move the Cross outside of these stream shelving works. It is currently proposed for the Cross to be relocated to the Central Green Play Area, this proposal will be properly considered as part of a listed building consent application for the relocation of the listed Cross. There will be opportunity for comment as part of this application once the application is submitted and validated. As part of this application, a heritage statement will be submitted which will include information about the listed Cross including its previous locations prior to being sited in its existing position.

Yours faithfully

Carly Millman
Case Officer