



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.

29th January 2019

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 4th February 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.19/07 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.19/08 Minutes:

To agree as a correct record and approve the minutes of the meeting of 7th January 2019 (*copy enclosed).

PL.19/09 Consideration of Planning Applications:

DNPA Applications listed to 21.12.18:

- Appeal lodged with the Secretary of State
- a) W/18/321776 Refusal of Full Planning Permission for alterations and change of use of former threshing barn and linhay into two tourism units ancillary to Bullaton Farmhouse at Bullaton Farm. (To note)

TDC Applications listed to 4.1.19:

- b) 18/02567/FUL Installation of balcony and external stairs on south elevation at 1 The Gateways, Mary Street.

DNPA Applications listed to 4.1.19: None

TDC Applications listed to 11.1.19:

- c) 18/02574/FUL Single storey rear extension and loft conversion and remove existing garage at 2 Fairfield Close.

DNPA Applications listed to 11.1.19: None

TDC Applications listed to 18.1.19:

Confirmation of Tree Preservation Order

- d) E2/08/63 13 Fore Street (South View). (To note)

DNPA Applications listed to 18.1.19:

- e) 0030/19 Raised patio extension and cladding at Brocks Way, Green Lane.

Withdrawn application:

- f) 0668/18 & 0669/18 Replacement rear extension and erection of garden studio/home office at Byways, Lower Brimley. (To note)

TDC Applications listed to 25.1.19: None

PL.19/10 Planning Decisions:

Approvals:

a) TDC:

- i) Removal of one self-seeded silver birch at The Old Manse, Mary Street (Ref'd)
ii) Crown reduce one oak in Area A2 by 2m at Footlands, Chapple Road. (Ref'd)
iii) Alteration to roof to form new gable to rear with windows and conversion of roof space to provide accommodation at 1 The Anchorage, Mary Street. (N/O)
iv) Crown reduce one oak (T1) by 2m and remove epicormic growth at 11 Ashburton Road. (Referred)

b) DNPA:

- i) Erection of single storey porch extension and conversion of garage to annexe at Spring Gardens, Lowerdown. (N/O)

Refusals:

- c) i) Change of use of former Gospel Hall to two dwellings. (N/O)

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

PL.19/11 Off-Street Parking:

Item brought forward by Cllr Arnold (on behalf of the Regeneration Committee). To discuss off-street parking charges for the winter period.

PL.19/12 General Planning Matters brought forward by Councillors:
(For information only).

SIGNED
M WELLS
TOWN CLERK

DATE 29/01/19.....

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 7th JANUARY 2019 AT 6.30PM

Present:

The Town Mayor, Cllr Ms J H Blair

Cllr U Arnold Cllr E Kelly
Cllr R J Ashby Cllr Mrs A J Kerswell*
Cllr M J Evans

In attendance:

Cllr G J Gribble**/*
Mr M Wells - Town Clerk
One member of the public

**County Cllr
*District Cllr

The meeting was chaired by Cllr Evans

Interests to be declared: None

19/01 Apologies for absence:

Cllr R J Bray - Unwell

**Public Participation: None

PL.19/02 Minutes:

The minutes of the meeting of 10th December 2018 (*copy previously circulated) were confirmed as a correct record and were approved.

PL.19/03 Consideration of Planning Applications:

DNPA Applications listed to 30.11.18: None

TDC Applications listed to 7.12.18:

- a) 18/02434/FUL Change of use from Sui Generis (beauty salon) to use class A2 (financial and professional services) at St Margarets House, Station Road.
Observations: No objection.

Withdrawn Application:

- b) 18/01882/CLDE Certificate of Lawfulness for existing use of land and buildings for equestrian purposes. (Noted)

DNPA Applications listed to 7.12.18: None

TDC Applications listed to 14.12.18:

- c) 18/02442/FUL Change of use from A2 (Solicitors Office to D1 (Chiropractic Clinic) at 46A Fore Street).
Observations: No objection.

- d) 18/02521/TPO Crown reduce one oak (T1) by 2m and remove epicormic growth at 11 Ashburton Road.
Observations: Referred to TDC's Arboricultural Officer.

Cllr Ms Richardson joined the meeting at 6.37pm
A member of the public joined the meeting at 6.40pm
Cllr Allen joined the meeting at 6.45pm

DNPA Application listed to 14.12.18:

- e) 0668/18 & 0669/18 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 Application listed to 20.12.18: None

PL.19/04 Planning Decisions: Noted

Approvals:

a) TDC:

- i) Installation of secondary vehicular access at Strelna, Lowerdown. (N/O)
- ii) Detached double garage and single storey extensions at Whitstone Lodge. (N/O)
- iii) Works as detailed in submitted tree report at Templer Place. (Ref'd)
- iv) Construction of extension to main warehouse and new external freezer at 7 Battle Road, Heathfield Industrial Estate. (N/O with provisos)
- v) Works to trees as detailed in submitted report at verge north of Bovey Straight Garage, Newton Road. (N/C)
- vi) Two garden sheds and extension of existing retaining wall to 12.7 metres at 2 Sadler Green. (N/O)

b) DNPA:

- i) Alterations and formation of ground and first floor extension to provide an additional bedroom, family bathroom, utility room and front porch at Rosemary Cottage, Lower Brimley. (N/O)

c) Split Decision (Part Approval and Part Refusal):

- i) Proposal: Height reduce one ash and one oak in Area 1 where overhanging conservatory at Rippon, Brimley Grange. (Ref'd)
Refusal: Reduction of one oak tree.
Approval: Reduction of one ash tree.
- ii) Crown lift one oak (T16) to 3m above ground level and crown thin by removing crossing branches at 31 Rendells Meadow. (Ref'd)
Refusal: Crown thinning.
Approval: Crown lifting

d) Appeal Decision:

Appeal ref. APP/P1133/W/18/3207470 - Outline planning application for up to 30 dwellings and associated works (means of access to be determined only) at land to the north of Indio House, Newton Road.
Appeal allowed.

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

PL.19/05 Dartmoor Local Plan 2018-2033 (First Draft):

Following item PL.18/100, Members considered a response to the Draft Dartmoor Local Plan (**copy provided at the meeting*). Cllr Ashby referred to new dwellings approved conditionally for those with local connections. Stronger enforcement of these "local reference" conditions should be included within the draft response (i.e. affordable needs to remain so for local people). It was agreed to issue the draft response including the above amendment.

PL.19/06 General Planning Matters brought forward by Councillors:

(For information only).

Cllr Mrs Kerswell had attended a site meeting today of the new planned NA3 development between Newton Abbot and Kingskerswell. This will provide in excess of 2000 homes.

Cllr Ms Blair referred to rumours that £200K is being spent by TDC on development plans for NA3.

Cllr Kelly:

- i) Noted that the King of Prussia project appears to have stalled. He suggested a future agenda item to consider support if required.
- ii) Reported that the vegetation along Monks Way is encroaching the road.

It was noted that this has been reported. Cllr Gribble agreed to investigate.

Cllr Arnold enquired when the archaeological survey will commence at the Community Centre site. The Town Clerk confirmed that it will commence on 8th January 2019.

Cllr Ashby reported that a "Prestige Furniture" sign has appeared at Bradley Bends. The Town Clerk agreed to report this.

The meeting closed at 6.53pm.

