



# 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.

26<sup>th</sup> March 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 1<sup>st</sup> April 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.19/25 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.19/26 Minutes:

To agree as a correct record and approve the minutes of the meeting of 4<sup>th</sup> March 2019 (\*copy enclosed).

PL.19/27 Consideration of Planning Applications:

DNPA Applications listed to 22.2.19: None

TDC Applications listed to 1.3.19:

- a) 19/00390/FUL New single storey annexe & roof terrace to replace demolished two storey extension at Rosemount, Hind Street.

DNPA Applications listed to 1.3.19: None

TDC Applications listed to 8.3.19:

- b) 19/00329/FUL Change of use from business (Use Class B1) to mixed use business (Use Class B1), a trade sales counter or small shop area (Use Class A1) and a nail parlour (Use Class Sui Generis) at Unit 7, Cavalier Road, Heathfield Industrial Estate, Heathfield.

DNPA Applications listed to 8.3.19: None

TDC Applications listed to 15.3.19: None

DNPA Applications listed to 15.3.19: None

TDC Applications listed to 22.3.19:

- c) 19/00548/VAR Variation of condition 2 on planning permission 17/02927/FUL (conversion and extension of former public house into art centre with art gallery, artists' studios, cinema/theatre and café/bar including demolition of outbuildings) to include minor dimensional alterations following a new survey, restoration of a historic plank and muntin screen, internal alterations to kitchen and toilet areas, addition of sound lobbies to auditorium and fire-lining to first floor landing. Existing drawings 2220/11revC, 2220/12revC, 2220/13revC and 2220/14revC to be replaced with 2220/30, 2220/31, 2220/32, 2220/33. Additionally, the document ACD 1804 (Programme of Archaeological Investigations) should be included within the application documents. The requirement for the programme was previously included as Condition 9. Location: The King of Prussia, 83 Fore Street.

Appeal: (To note)

- d) 19/00012/REF (Written Representations) Appeal against the refusal of planning permission for 18/01461/FUL - Change of use of former Gospel Hall to two dwellings.

PL.19/28 Planning Decisions:

Approvals:

- a) TDC:
- i) Erection of new commercial building to provide additional manufacturing facilities and staff toilets at Mustang Engineering, Leaf Mill, Pottery Road. (N/O)
  - ii) Fell one hawthorn identified as T1 on the submitted plan at Cross Cottage, Mary Street. (N/C)
  - iii) Remove hanging dead branches from one Monterey cypress and reduce lower limbs of one Monterey cypress by up to 3m (T1 & T2 respectively on submitted plan) at Hilary House, Ashburton Road. (Ref'd)
  - iv) Erection of a porch at 32 Five Acres, New Park. (N/O)
  - v) Works to trees as detailed in attached report at Heathfield Units, Battle Road. (N/C)

b) Exemption of works to trees in a Conservation Area:

- i) Fell one hawthorn and reduce height of hawthorn and hazel trees to clear overhead lines at Cross Cottage, Mary Street.

c) DNPA:

- i) Raised patio extension and cladding at Brocks Ways. (N/O)

Refusals: None

d)

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

PL.19/29 Highways & Traffic Orders Committee (HATOC) - Annual Waiting Restriction Review:

To receive and consider proposed sites prior to formal consultation (\*copies enclosed).

PL.19/30 General Planning Matters brought forward by Councillors:  
(For information only).

SIGNED .....  
M WELLS  
TOWN CLERK

DATE 26/03/19 .....

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER  
ON MONDAY 4<sup>TH</sup> MARCH 2019 AT 6.30PM

Present:

The 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	Cllr Mrs A J Kerswell*

In attendance:

Cllr D K Elphick  
Cllr G J Gribble\*\*/\*  
Cllr M Tregoning  
Mr M Wells - Town Clerk  
One member of the press  
Two members of the public

\*\*County Cllr  
\*District Cllr

The meeting was chaired by Cllr Evans

Interests declared: None

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PL.19/19    Apologies for absence:    None

\*\*Public Participation:    None

PL.19/20    Minutes:

The minutes of the meeting of 18<sup>th</sup> February 2019 (\*copy previously circulated) were confirmed as a correct record and were approved.

PL.19/21    Consideration of Planning Applications:

DNPA Applications listed to 8.2.19: None

TDC Applications listed to 15.2.19:

- a)    19/00137/MAJ Erection of 67 dwellings at land at Moretonhampstead Road Monks Way.  
Observations: The Town Council objects to the proposal on the following grounds:
- i) Highway safety - Concerns around access to phase 1 from Monks Way, turning across the traffic on an already narrow section of road. In addition, the generation of increased traffic along Mary Street (narrow with very few passing points).
  - ii) Private highways - Concerns were expressed with the amount of private highways proposed (e.g. non County Council adopted highways) and the numbers of housing served from these private highways requiring residents to take their refuse to and from the public highway for collection.
  - iii) Inadequate infrastructure - The Planning Statement makes reference to available facilities such as banks (none in Bovey), primary school and doctors' surgery (both already at capacity).
  - iv) Public transport - Reference is made to easy access to public transport. There is a lack of public transport serving this particular area of the parish.
  - v) Loss of trees - Concerns raised over the amount of trees affected, either being pruned or removed.
  - vi) Effect on listed building - The development will have a negative impact on the neighbouring listed buildings (Atway Farm and Cottages).
  - vii) Affordable housing - The application refers to a target of 30% to be delivered. Councillors are concerned that as this is only a target, it may well not be achieved.

If Teignbridge is minded to approve the application, Town Councillors would like to see rigorous conditions protecting remaining trees etc. on

site, in addition to appropriate conditions to ensure the deliverability of affordable housing.

*Cllrs Tregoning & Leigh joined the meeting.*

DNPA Applications listed to 15.2.19: None

TDC Applications listed to 22.2.19:

- b) 19/00344/FUL Erection of a porch at 32 Five Acres, New Park.  
Observations: No objection.

PL.19/22 Planning Decisions: Noted.

Approvals:

a) TDC:

i) Single storey rear extension and loft conversion and remove existing garage at 2 Fairfield Close. (N/O)

b) DNPA: None

Refusals: None

c)

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

*Cllr Robillard & one member of the public joined the meeting.*

PL.19/23 The Planning Cafe:

Members considered interest in attending the choice of two events (\*copy previously circulated).

Resolved:

To nominate Cllr Evans to attend the event taking place on 13<sup>th</sup> March 2019.

PL.19/24 General Planning Matters brought forward by Councillors: None.  
(For information only).

The meeting closed at 7.04pm.

## **Bovey Tracey Town Council**

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**From:** Highway Management Traffic Orders - Mailbox <highwaymanagementtrafficorders-mailbox@devon.gov.uk>  
**Sent:** 19 March 2019 11:43  
**To:** 'info@boveytracey.gov.uk' (info@boveytracey.gov.uk)  
**Cc:** Councillor George Gribble  
**Subject:** Bovey Tracey Proposals for HATOC 19/20  
**Attachments:** Abbey Close (SX8178).pdf; Cromwells Way (SX8178).pdf; Hind Street (SX8178).pdf; Mary Street (SX8178).pdf; Old Newton Road, Heathfield (SX8276).pdf; Pottery Road (SX8177).pdf; Priors (SX8178).pdf; St Johns Lane (SX8178).pdf

Dear Mr Wells

As part of the 19/20 Highways and Traffic Orders Committee (HATOC) Annual Waiting Restriction Review, the following proposed sites in Bovey Tracey have been agreed by the Local Member to be considered and put forward for formal consultation.

The sites are listed below:

- Abbey Close – to prevent inappropriate and obstructive parking.
- Cromwells Way - to prevent inappropriate and obstructive parking on and adjacent to bend and island.
- Hind Street - to prevent obstructive parking outside the church.
- Mary Street - to prevent parking on grass verges.
- Old Newton Road, Heathfield - to prevent inappropriate and obstructive parking and maintain visibility at junction.
- Pottery Road- to prevent inappropriate and obstructive parking and maintain visibility at junction.
- Priors - to prevent inappropriate and obstructive parking on and adjacent to bend and island.
- St Johns Lane - to prevent loading bay from being obstructed.

Please find attached plans of the sites for consideration. Please note, the plans only give an indicative idea of what we are looking at.

Does the Town Council have any comments on the above proposals at this stage prior to formal consultation?

It would be appreciative if I could have a reply by return of email at your earliest convenience.

Kind regards

**Maureen**

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**Traffic Management Team  
Devon Highways  
Lucombe House  
County Hall  
Exeter  
EX2 4QD**

**Phone: 0345 155 1004**



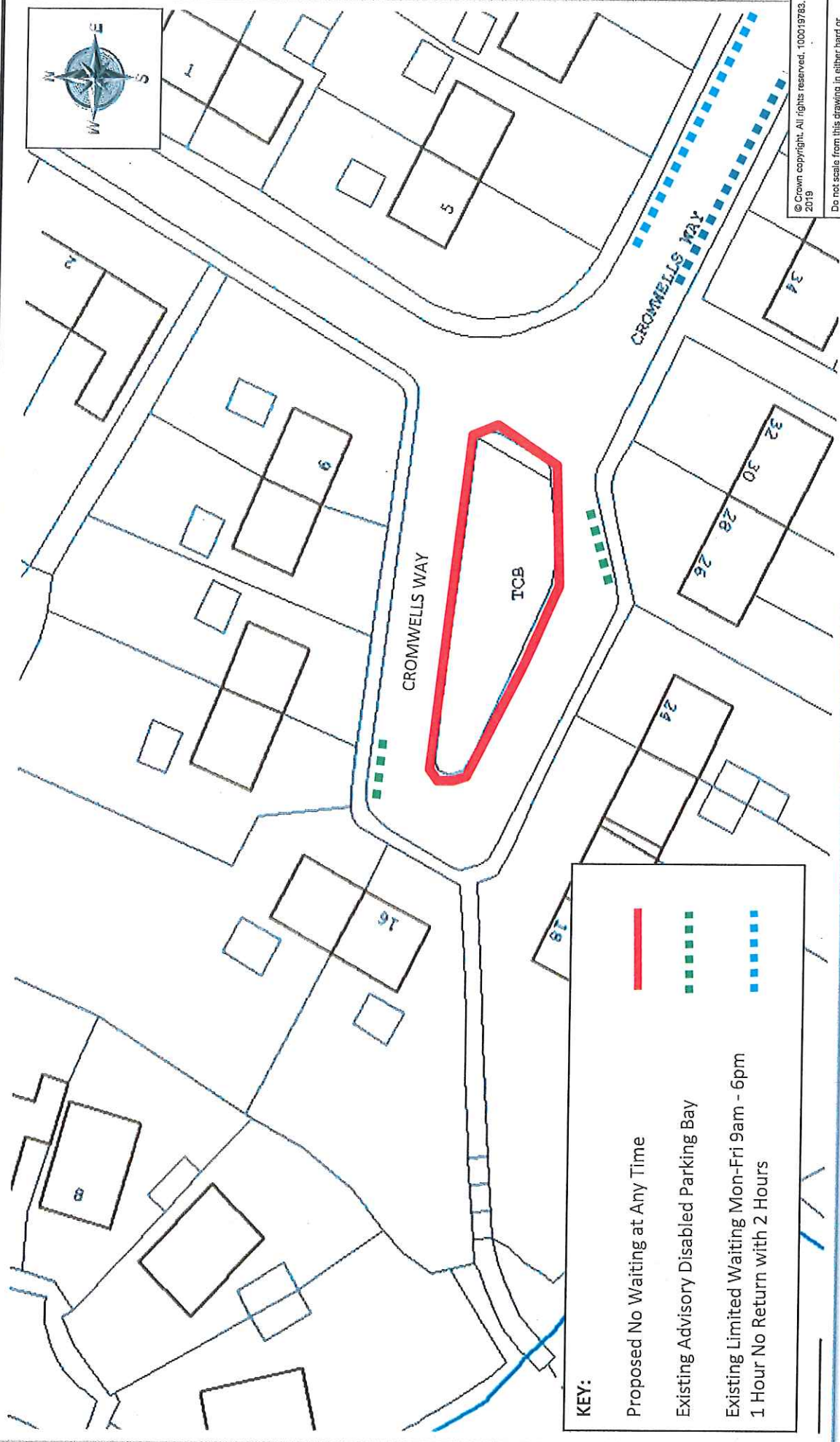
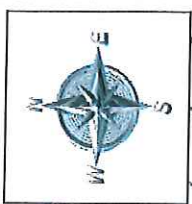
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**KEY:**

- Proposed No Waiting Mon-Sat 9am - 6pm
- Existing No Waiting Mon-Sat 9am - 6pm
- Existing School Entrance Clearway  
No Stopping at Any Time
- Existing Limited Waiting Mon-Fri 9am-6pm  
1 Hour No Return within 2 Hours

<p><b>Devon County Council</b></p> <p>Meg Booth - Chief Officer for Highways, Infrastructure Development &amp; Waste</p> <p>TRAFFIC ORDERS &amp; POLICY TEAM DEVON COUNTY COUNCIL, HIGHWAY MANAGEMENT, LUDCOMBE HOUSE, COUNTY HALL, TOPSHAM ROAD, EXETER, EX2 4DD Telephone 0345 155 1004</p>	<p><b>SCHEME</b></p> <p>ABBEY CLOSE, BOVEY TRACEY</p>		<p>drawn by</p> <p>MS</p>	<p>scale</p> <p>NTS</p>
	<p><b>DRAWING</b></p> <p>PROPOSED WAITING RESTRICTIONS</p>		<p>date</p> <p>06-Mar-2019</p>	<p>O.S.Ref</p> <p>281467,78488</p>
			<p>drawing number</p> <p>DRAFT</p>	



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**KEY:**

- Proposed No Waiting at Any Time —
- Existing Advisory Disabled Parking Bay - - - - -
- Existing Limited Waiting Mon-Fri 9am - 6pm - - - - -
- 1 Hour No Return with 2 Hours - - - - -

drawn by scale

MS

NTS

O.S.Ref

06-Mar-2019 281349.78583

date

drawing number

**DRAFT**

CROMWELLS WAY, BOVEY TRACEY

SCHEME

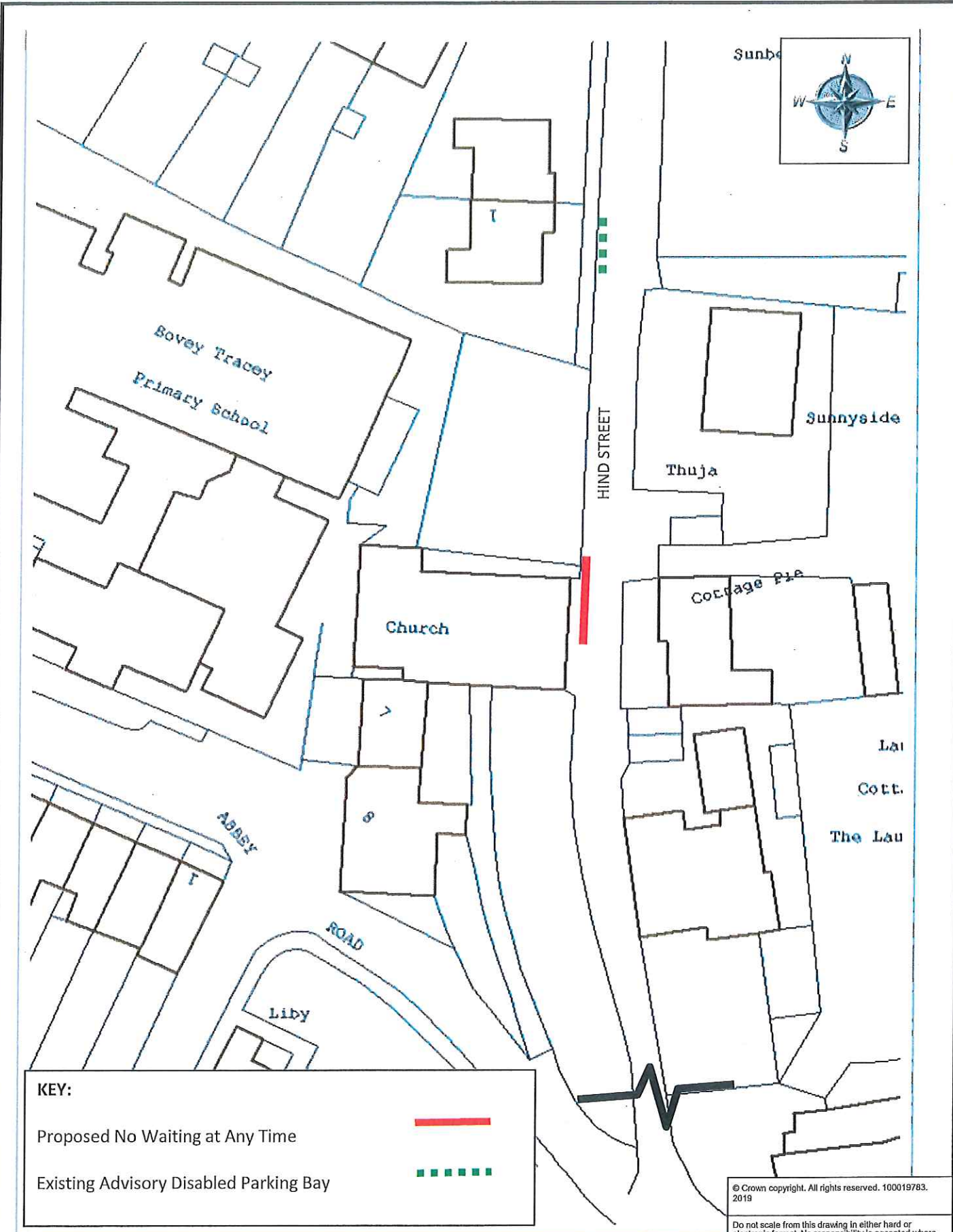
Meg Booth - Chief Officer for Highways, Infrastructure Development & Waste  
TRAFFIC ORDERS & POLICY TEAM  
DEVON COUNTY COUNCIL - HIGHWAY MANAGEMENT, LUCOMBE HOUSE, COUNTY HALL, TOPSHAM ROAD, EXETER, EX2 4DD  
Telephone 0345 155 1004



**Devon**  
County Council

DRAWING

PROPOSED NO WAITING AT ANY TIME



**KEY:**

Proposed No Waiting at Any Time —

Existing Advisory Disabled Parking Bay - - - - -

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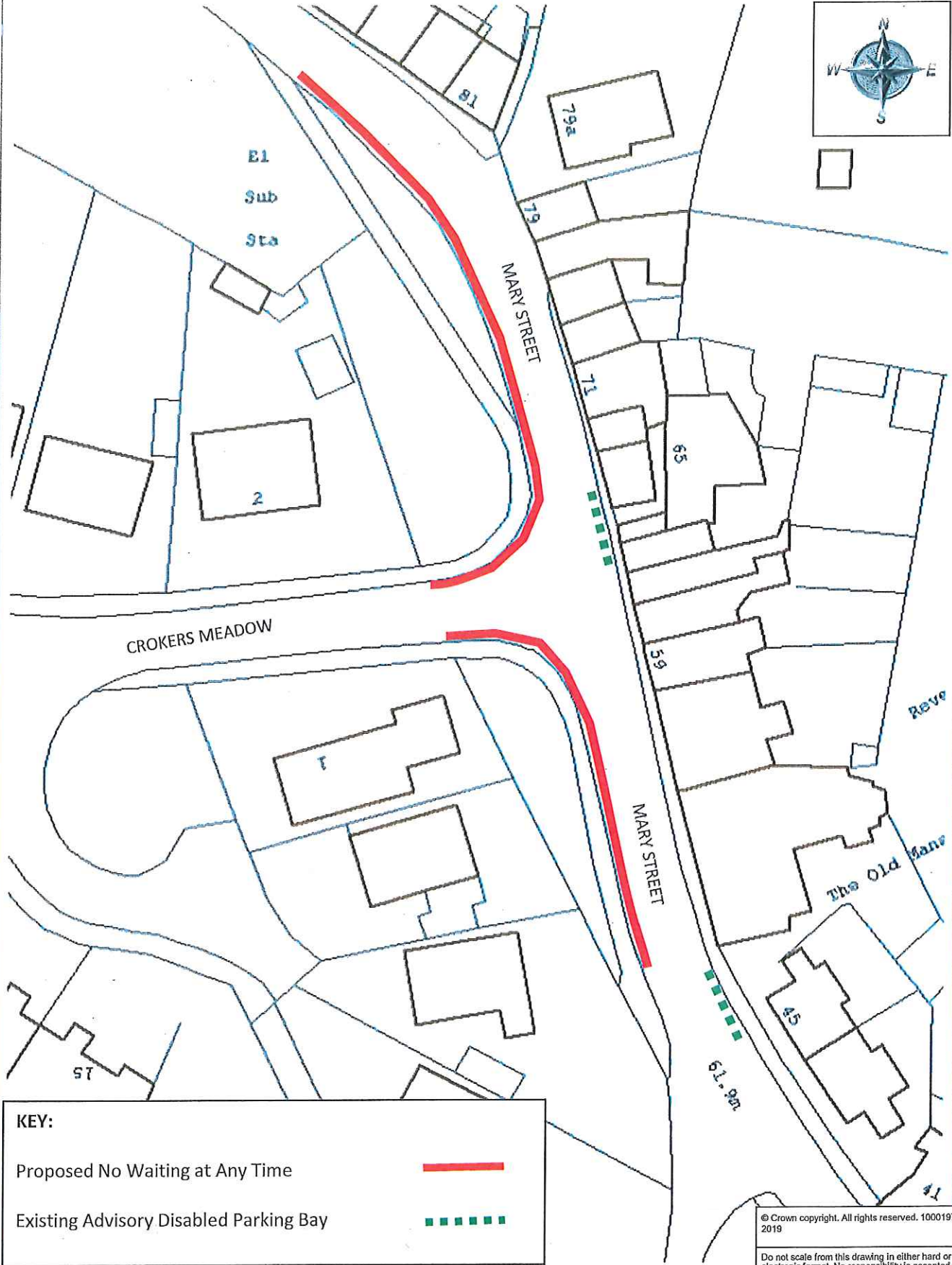
Meg Booth - Chief Officer for Highways, Infrastructure Development & Waste

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DEVON COUNTY COUNCIL  
HIGHWAY MANAGEMENT, LUCOMBE HOUSE, COUNTY HALL, TOPSHAM ROAD, EXETER, EX2 4DD  
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<b>SCHEME</b>	HIND STREET, BOVEY TRACEY
<b>DRAWING</b>	PROPOSED NO WAITING AT ANY TIME

drawn by	scale
MS	NTS
date	O.S.Ref
06-Mar-2019	281506,78539
drawing number	<b>DRAFT</b>





**KEY:**

Proposed No Waiting at Any Time ———

Existing Advisory Disabled Parking Bay - - - - -

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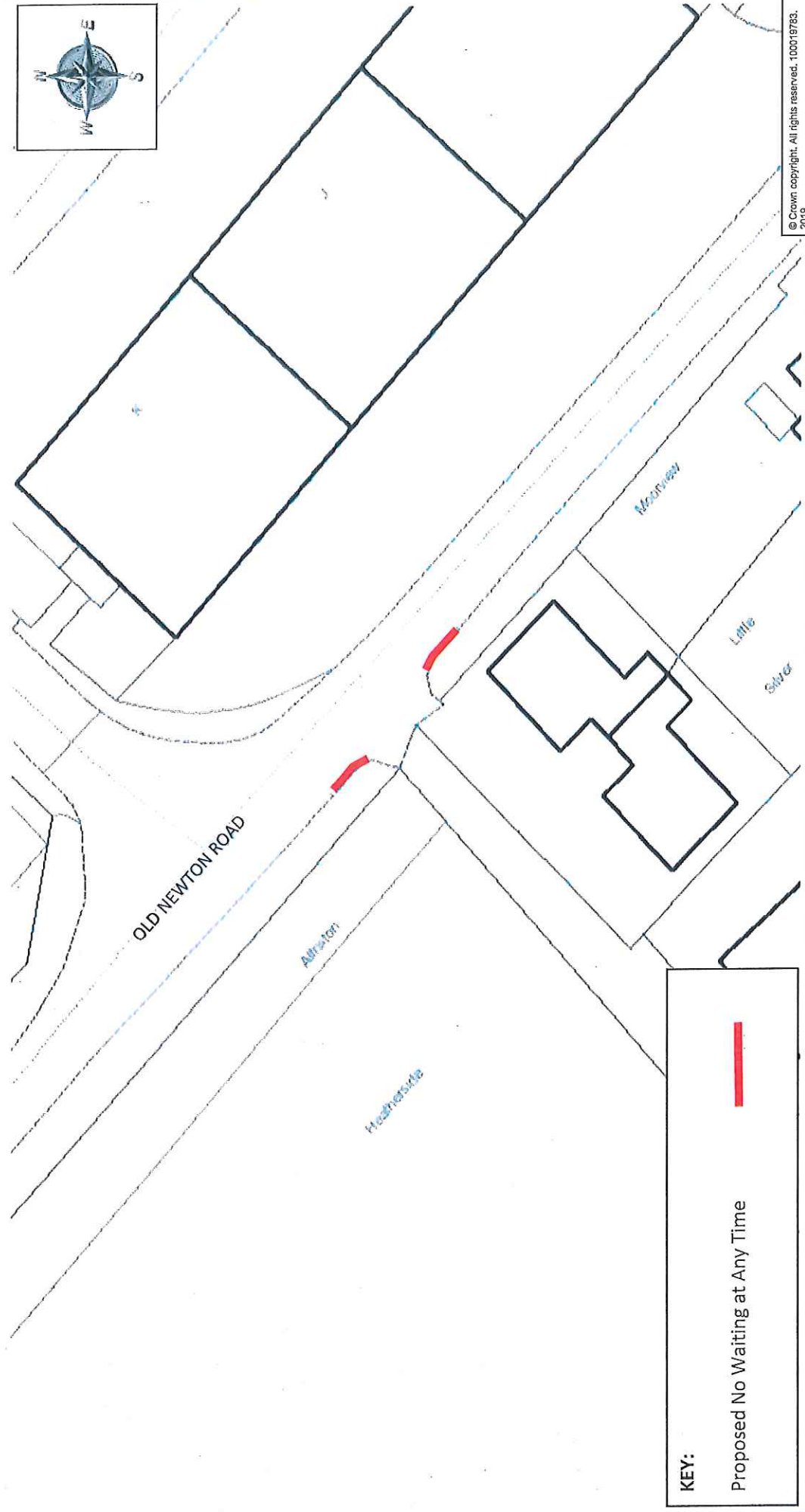
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DEVON COUNTY COUNCIL  
HIGHWAY MANAGEMENT, LUCOMBE HOUSE, COUNTY HALL, TOPSHAM ROAD, EXETER, EX2 4QD  
Telephone 0345 155 1004

**SCHEME**  
MARY STREET/CROKERS MEADOW, BOVEY TRACEY

**DRAWING**  
PROPOSED NO WAITING AT ANY TIME

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date	06-Mar-2019	O.S.Ref	281499,78751
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**KEY:**  
 Proposed No Waiting at Any Time

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drawing number	DRAFT		

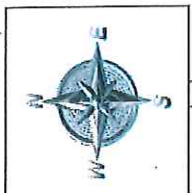
**SCHEME**  
 OLD NEWTON ROAD, HEATHFIELD, BOVEY TRACEY

**DRAWING**  
 PROPOSED NO WAITING AT ANY TIME

**Devon County Council**

Meg Booth - Chief Officer for Highways, Infrastructure Development & Waste

TRAFFIC ORDERS & POLICY TEAM  
 DEVON COUNTY COUNCIL HIGHWAY MANAGEMENT, LICOMBE HOUSE COUNTY HALL, TIPSISHAW ROAD, BRETTON, EX4 4DD  
 Telephone 0345 155 1004



35

35.4m

POTTERY ROAD

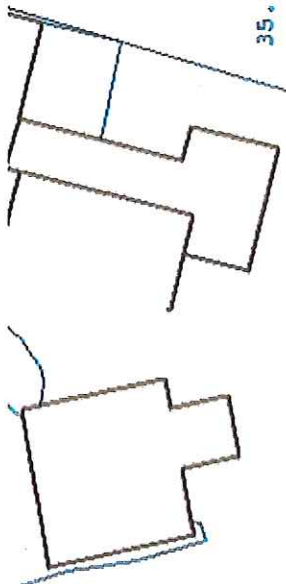
POTTERY ROAD

ROAD TO BLUE WATERS INDUSTRIAL ESTATE


Brimley Business Park


The Old Paint Shop

ISSUES



**KEY:**

Proposed No Waiting at Any Time 

Existing No Waiting at Any Time 

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POTTERY ROAD, BOVEY TRACEY

PROPOSED NO WAITING AT ANY TIME

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Telephone 0345 155 1024

**SCHEME**  
POTTERY ROAD, BOVEY TRACEY

**DRAWING**  
PROPOSED NO WAITING AT ANY TIME



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drawing number	DRAFT		

PRIORITY/CROMWELLS WAY, BOVEY TRACEY

PROPOSED NO WAITING AT ANY TIME

**KEY:**

Proposed No Waiting at Any Time

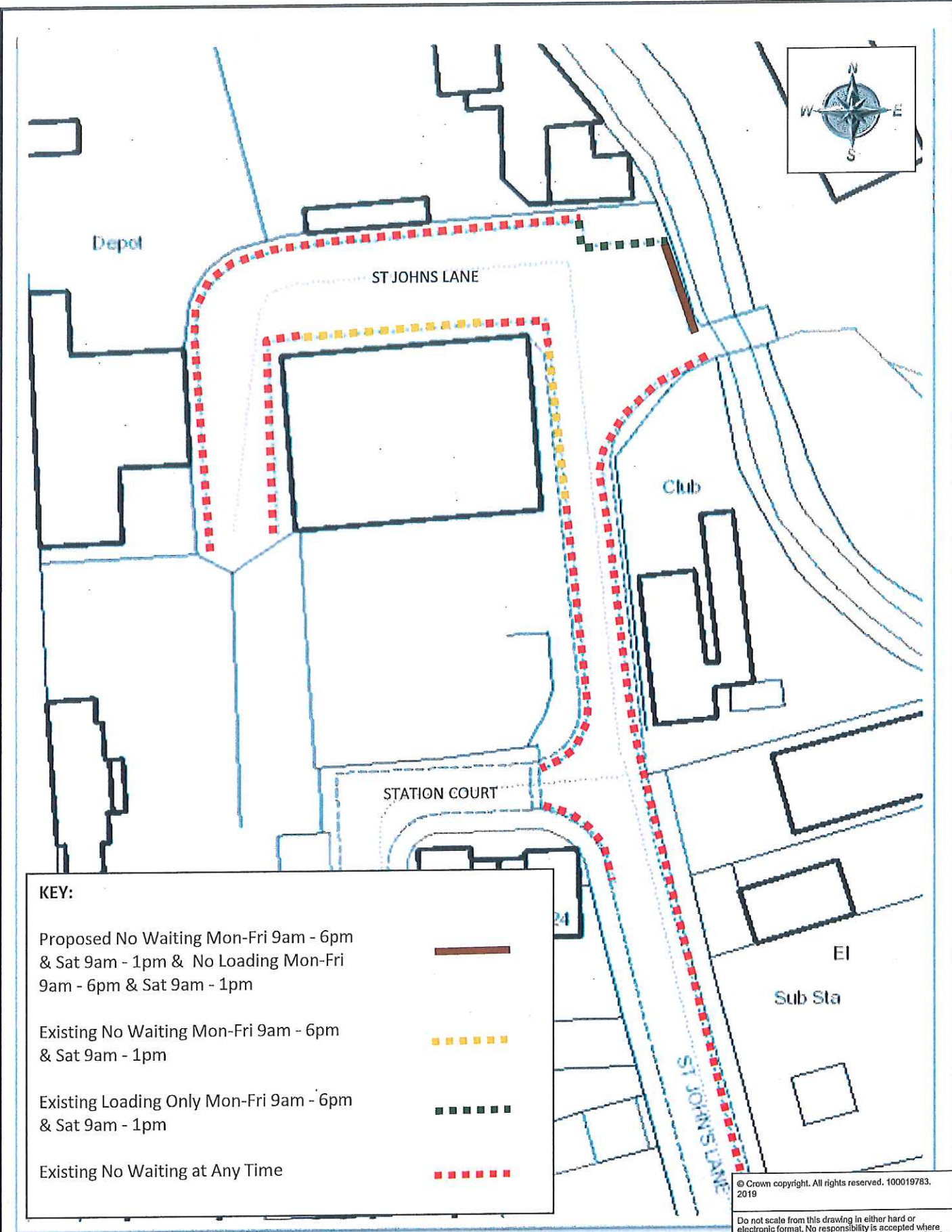
Existing Advisory Disabled Parking Bay

**Devon County Council**

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Telephone 0345 155 1054



**KEY:**

- Proposed No Waiting Mon-Fri 9am - 6pm  
& Sat 9am - 1pm & No Loading Mon-Fri  
9am - 6pm & Sat 9am - 1pm
- Existing No Waiting Mon-Fri 9am - 6pm  
& Sat 9am - 1pm
- Existing Loading Only Mon-Fri 9am - 6pm  
& Sat 9am - 1pm
- Existing No Waiting at Any Time

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HIGHWAY MANAGEMENT, LUCOMBE HOUSE, COUNTY HALL, TOPSHAM ROAD, EXETER, EX2 4DD  
Telephone: 0345 155 1004

**SCHEME**  
ST JOHNS LANE, BOVEY TRACEY

**DRAWING**  
PROPOSED WAITING RESTRICTIONS

drawn by	MS	scale	NTS
date	06-Mar-2019	O.S.Ref	281171,78341
drawing number	DRAFT		