



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.

8th October 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 14th October 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.19/91 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.19/92 Minutes:

To agree as a correct record and approve the minutes of the meeting of 30th September 2019 (*copy enclosed).

PL.19/93 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 impact (emissions and biodiversity etc) of decisions, ensuring a fully integrated and systematic approach to the Council's own response to this challenge.

PL.19/94 Consideration of Planning Applications:

DNPA Applications listed to 20.9.19:

- a) **0436/19** Change of use from redundant barn to holiday let at Plumley Barn, Forder Lane

TDC Applications listed to 27.9.19:

- b) **19/01876/DEM** 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 half bay of warehouse subject to end user at BCT Limited, Old Newton Road, Heathfield.

DNPA Applications listed to 27.9.19: None

TDC Applications listed to 4.10.19:

- c) **19/01835/FUL** Construction of first floor rear extension over existing parking area at 8 Cannon Road, Heathfield.

PL.19/95 Planning Decisions:

a) Approvals:

TDC:

- i) Prune one oak tree where overhanging, to clear building at play area adjacent to 17 Naseby Drive, Heathfield. (N/C)
- ii) Alterations to provide parking bay at 7 Centenary Way. (N/O)
- iii) Removal of existing cement fibre roof to replace with new metal composite roof with integral insulation at 22 Fairfax Road, Heathfield Industrial Estate. (N/O)
- iv) Single storey rear/side extension at 11 Storrs Close. (N/O)

DNPA:

- i) Menage with timber and rail fencing (retrospective) at land at Templar Way, Haytor Road. (N/O)
- ii) Erection of single storey extension at 7 Hawkmoor Cottages. (N/O)

b) Refusals: None

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

PL.19/96 Pedestrian Safety – Station Road Crossing to Riverside Co-op:

Item brought forward by Cllr U Arnold.

PL.19/97 General Planning Matters brought forward by Councillors:
(For information only).

SIGNED



DATE

08/10/19

**M WELLS
TOWN CLERK**

**PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 30TH SEPTEMBER 2019 AT 6.30PM**

Present:

Cllr U Arnold Cllr E Kelly
Cllr S Brooke Cllr S Light

In attendance:

Cllr A Allen
Cllr G J Gribble**/*
Mr M Wells – Town Clerk
One member of the press
Seven members of the public

**County Cllr

*District Cllr

The meeting was chaired by Cllr Kelly

Interests declared: None

PL.19/82 Apologies for absence:

Cllr J Arnold - Leave
Cllr R Bradshaw – Leave
Cllr A J Kerswell - Leave

****Public Participation:**

Mr C Towell referred to application 19/01532/FUL (change of use at Brian Harris Ltd, Pottery Road). He stated his objection to the proposal and noted his reasons which included highway issues, operating hours and disturbance to bats and other wildlife.

Mr J Bannister also noted his objection to application 19/01532/FUL and advised that he has forwarded his comments to the TDC Planning Officer.

Mr L Calder thanked Cllr Gribble and the Town Clerk for arranging the grass cutting of two areas in Rendells Meadow.

Mr D Brand referred to application 19/01532/FUL and stated that he has contacted TDC regarding road safety. He also expressed his concerns regarding noise levels.

PL.19/83 Minutes:

The minutes of the meeting of 2nd September 2019 (**copy previously circulated*) were confirmed as correct and were approved.

PL.19/84 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.19/85 **Consideration of Planning Applications:**

DNPA Applications listed to 23.8.19: None

TDC Applications listed to 30.8.19: None

DNPA Applications listed to 30.8.19: None

TDC Applications listed to 6.9.19:

- a) **19/01532/FUL** Change of use from commercial vehicle repairers to use Classes B1, B2 & B8 with ancillary Sui Generis use for electric moped/motorcycle test facilities with wholesale distribution at Brian Harris Ltd, Pottery Road.
Observations: The Town Council objects to the application on the grounds of highway safety, increased traffic generation, noise disturbance and air pollution. Also concerns were expressed regarding the proposed increase in working hours.

- b) **19/01721/TPO** Fell one black pine, one Monterey pine and one oak and crown reduce southern stem of one eucalyptus by 3m in Area A1 at Devon House, Devon House Drive.
Observations: Referred to TDC's Arboricultural Officer.

- c) **19/01717/DCC** Consultation from Devon County Council on County Matter application for new profiled metal clad portal frame building for de-watering/treatment plant (DCC ref. RH/DCC/4145/2019) at K J Howard Civil Engineering, King Charles Business Park, Old Newton Road, Heathfield.
Observations: No objection.

DNPA Applications listed to 6.9.19: None

TDC Applications listed to 13.9.19: None

DNPA Applications listed to 13.9.19: None

TDC Applications listed to 20.9.19:

- d) **19/01786/TPO** Reduce height of six oak trees by 10m and prune overhanging branches at land to the rear of 1, 2 & 3 St Catherines Cottages, Brow Hill, Heathfield.
Observations: Referred to TDC's Arboricultural Officer.

- e) **19/01826/TPO** Reduce height of four conifers by half and prune where overhanging neighbouring garden at 10 Redwoods.
Observations: Referred to TDC's Arboricultural Officer.

PL.19/86 **Planning Decisions:** Noted

a) Approvals:

TDC:

- i) Single storey side extension at 5 Heathfield Close. (N/O)
- ii) Fell one Monterey cypress on safety grounds at Hilary House, Ashburton Road. (N/C)
- iii) Prune one oak tree in Group G5 to clear building at 25 Becket Road. (Ref'd)
- iv) Change of use from retail (use Class C3) including replacement fenestration details and replacement single storey rear roof at 65A Fore Street. (O)
- v) Certificate of existing lawfulness to demonstrate implementation of planning consent 14/02262/FUL at Willowray, Mary Street. (No observations made)
- vi) Mixed species trees – reduce lateral growth and crown lift to 3m above ground level where overhanging gardens at land to rear of 20 Holmes Road, Heathfield. (N/C)
- vii) Reduce height of one hazel tree to approx.. 3m and laterally where overhanging neighbouring property at Cross Cottage, Mary Street. (N/C)

b) Refusals: None

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

– O. Referred – Ref'd. Not consulted – N/C.

PL.19/87 Wildflower Verges:

Cllr U Arnold provided an update in relation to the "Life on the Verge" project. He noted that four sites have been identified and quotations for the preparation of the ground have been requested. An article in the local press has generated interest from the local community.

PL.19/88 Local Plan Consultation – Dartmoor National Park:

Members noted correspondence (**copy previously circulated*). The Town Clerk provided an update following his attendance at a Local Plan workshop.

PL.19/89 Electric Vehicle (EV) Charging Points:

Item brought forward by Cllr U Arnold. (**Copy of "The Plug In Revolution" previously circulated*). Cllr U Arnold referred to a recent TDC consultation. Following discussion, it was agreed to reply supporting the proposed pledges and offering to work in partnership on the delivery of an EV charging point at Station Road car park, if trial sites were being sought.

PL.19/90 General Planning Matters brought forward by Councillors:

(For information only).

Cllr Arnold:

- i) referred to pedestrian safety issues for crossing Station Road from the Riverside Co-op entrance and requested that this is placed on a future agenda.
- ii) noted an email from a resident of Newton Road expressing concerns regarding speeding motorists. DCC Cllr Gribble advised that DCC, although aware of this issue, do not consider it a priority.

Cllr Kelly:

- i) referred to the speed issue awareness campaign undertaken by DNPA and requested DCC Cllr Gribble to enquire on the effectiveness of this.
- ii) referred to the conversion of the Mary Street public toilets to a café and enquired on progress. The Town Clerk agreed to make enquiries.

The meeting closed at 7.05pm.