



# 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.

28<sup>th</sup> August 2018

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 3<sup>rd</sup> September 2018 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.18/66 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.18/67 Minutes:

To agree as a correct record and approve the minutes of the meeting of 16<sup>th</sup> July 2018 (\*copy enclosed).

PL.18/68 Consideration of Planning Applications:

DNPA Applications listed to : None

TDC Applications listed to 10.8.18 :

- a) 18/001453/FUL Change of use from Sui Generis to A3 (Restaurant/Café) and A5 (Hot Food Takeaway) including new takeaway hatch at Public Conveniences, Mary Street Car Park.
- b) 18/01454/ADV Painted wall advertisements and wall-mounted board sign at Public Conveniences, Mary Street Car Park.

TDC Applications listed to 17.8.18: None

DNPA Applications listed to 17.8.18:

- c) 0437/18 Erection of implement store and greenhouse at Chapple Farm.
- d) 0440/18 Alterations and extension to existing dwelling at Huntersgate, Colehayes.

TDC Applications listed to 24.8.18:

- e) 18/01675/FUL Single storey side extension at 2 Staddons View.

PL.18/69 Planning Decisions:

Approvals:

a) TDC:

- i) Single storey rear extension and provision of pitched roof over flat roofed garage at Tor View, 16 Coombe Close. (N/O)
- ii) New steel building for storage at Unit 2, Cavalier Road, Heathfield Industrial Estate. (N/O)
- iii) Crown lift one oak (T1) to 5m above ground, removing secondary and tertiary limbs only and crown reduce on SW side by up to 4m to clear building at 1 Badgers Way.
- iv) Replacing the relevant flat entrance doors with approved fire doors in Devon House flats 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 27, 28 and 31 at Devon House, Devon House Drive. (N/O)
- v) Replacement oil tank at Church of St Peter, St Paul & St Thomas of Canterbury, Bradley Road. (N/O)
- vi) First floor extension to existing offices and new entrance feature at Amy House, Cavalier Road, Heathfield. (N/O)
- vii) Crown reduce one maple by 30% at 15 Lakeside Close, New Park.
- viii) Retention of building and change of use from B8 to mixed use classes B1, B2, B8 and Sui Generis (display and selling of vehicles). (O)
- ix) Maintenance pruning as specified in submitted report at 18 St. Peters Close.
- x) Fell one maple in area A9 at 56 Moorland Gate, Heathfield. (Ref'd.)
- xi) Removal of existing bitumastic felt covering on the front portico of the house and replace with lead covering at Dartmoor National Park Authority, Parke. (N/O)
- xii) Reduce hazel trees to hedge height at 22 East Street.

b) DNPA:

- i) Additional bay to existing barn and field shelter at Chapple Farm, Chapple Road. (Permitted Development)

Split Decision:

c) TDC:

Refuse - Crown reduce by 3m. Approve - The removal of epicormic growth. Proposal - crown reduce one oak tree by 2-3m and remove epicormic growth At 77 Churchfields Drive. (Ref'd.)

Refusals:

d) TDC:

- i) Erection of three single storey dwellings, demolition of existing double garage to Woodlea and replacement with single garage to form access at land rear of Bramley, Pottery Road. (N/O)

e) DNPA: None

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

PL.18/70 Recess Report:

To receive and note the report of the observations made on planning applications considered during the Recess Period - July & August 2018 (\*copy enclosed).

PL.18/71 Planning Site Inspections - Attendance of Parish & Town Council Representatives:

To receive the report of the TDC Portfolio Holder for Housing & Planning (\*copy enclosed) and consider making representation.

PL.18/72 Public Consultation - Draft NA3 Wolborough Development Framework:

To note the public consultation taking place until 28<sup>th</sup> September 2018 on the Draft NA3 Wolborough Development Framework. A public-drop session takes place on 6<sup>th</sup> September (2pm-8pm) at Buckland Athletic F.C.

PL.18/73 General Planning Matters brought forward by Councillors:  
(For information only).

SIGNED .....  
M WELLS  
TOWN CLERK



DATE 28/09/18.....

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER  
ON MONDAY 16<sup>TH</sup> JULY 2018 AT 6.30PM.

Present:

The Town Mayor, Cllr Ms J H Blair

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

In attendance:

Cllr G J Gribble\*\*/\*  
Mr M Wells - Town Clerk  
Mrs L M Warren  
Two members of the press

\*\*County Cllr  
\*District Cllr

The meeting was chaired by Cllr Evans

Interests: The Town Council declared an interest, as landowner, in item PL.18/62c.  
Cllr Evans declared an interest in item PL.18/62e as the applicant is known to him.

PL.18/60 Apologies for absence:

Cllr R A Bray (Leave)

\*\*Public Participation: None

PL.18/61 Minutes:

The minutes of the meeting of 18<sup>th</sup> June 2018 (*\*copy previously circulated*) were confirmed as a correct record and were approved.

PL.18/62 Consideration of Planning Applications:

DNPA Applications listed to 8.6.18: None

TDC Applications listed to 15.6.18:

- a) 18/00062/FUL Single storey front and rear extensions, overcladding of roof and addition of insulation and render to outside walls at Garden Cottage, Brimley Road.  
It was noted that the application had been determined - see Planning Decisions PL.18/63.

- b) 18/01008/LBC Replacing the relevant flat entrance doors with approved fire doors in Devon House Flats 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 27, 28 and 31 at Devon House, Devon House Drive.  
Observations: No objection.

DNPA Applications listed to 15.6.18: None

TDC Applications listed to 22.6.18:

- c) 18/01214/FUL Proposed flood lighting column to enable Devon Air Ambulance night landing at Recreation Ground, Newton Road.  
Observations: Application noted.



- Application Withdrawn: (Noted)
- d) 18/00255/FUL Demolition of attached garage and single storey addition and construction of single storey extension and second storey at The Vicarage, Coombe Cross.

DNPA Applications listed to 22.6.18: None

*Cllr Elphick entered the Council Chamber at 6.42pm.*

TDC Applications listed to 29.6.18:

- e) 18/01127/FUL Change of use from former bank to community kitchen hub and ancillary accommodation including kitchen, food preparation and storage areas. In addition, change of use of first floor from former bank office to 2 bedroomed flat at 45 Fore Street.  
Observations: No objection.
- f) 18/01318/LBC Removal of existing bitumastic felt covering on the front portico of the house and replace with lead covering at Dartmoor National Park Authority, Parke.  
Observations: No objection.

*Cllr Allen entered the Council Chamber at 6.48pm.*

DNPA Applications listed to 29.6.18: None

TDC Applications listed to 6.7.18:

- g) 18/01362/TPO Fell one maple in area A9 at 56 Moorland Gate, Heathfield.  
Observations: Referred to TDC's Arboricultural Officer.
- h) 18/01393/TPO Crown reduce one oak tree by 2-3m and remove epicormic growth at 77 Churchfields Drive.  
Observations: Referred to TDC's Arboricultural Officer

PL.18/63 Planning Decisions: Noted.

Approvals:

a) TDC:

- i) Re-opening of former upstairs doorway at 66-70 Fore Street. (N/O)  
ii) Change of use from sui generis to office/light industrial (use Class B1) with an ancillary retail trade counter at St Margarets House, Station Road. (N/O)  
iii) Two storey side and single storey rear extensions at 34 Kiln Close. (N/O)  
iv) Single storey front and rear extensions, overcladding of roof and addition of insulation and render to outside walls at Garden Cottage, Brimley Road.  
v) Variation of condition 2 on planning permission 16/01720/FUL to vary internal floor plan and elevation and include a new sunroom extension to the east elevation at Rosemount, Hind Street. (O)

Refusals:

b) TDC:

- i) First floor rear extension at 5 Heathfield Terrace, Newton Road. (N/O)

c) DNPA:

- i) Alterations and change of use of former threshing barn and linhay into two tourism units ancillary to Bullaton Farmhouse, Bullaton Farm. (Unable to reach a majority decision)

d) Tree Preservation Order:

E2/84/01 The District of Teignbridge (Network Rail) Tree Preservation Order 2018. Variation Order states that only the parishes of Newton Abbot and Kingskerswell are affected.

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

Pl.18/64 Recess Arrangements for Summer 2018:

Members noted that the summer recess period will take place between Monday 23<sup>rd</sup> July and Friday 31<sup>st</sup> August 2018. Planning applications received during the recess will be circulated by email and available for inspection and comment at the Town Council office.

PL.18/65 General Planning Matters brought forward by Councillors:  
(For information only).

Cllr Mrs Kerswell:

i) reported on the site meeting at the Challbrook site and advised that TDC's Arboricultural Officer has been requested to place a Tree Preservation Order on all trees on the site.

ii) advised that TDC Planning Committee had approved the variations to the approved plans at Rosemount, Hind Street.

Cllr Ms Blair advised that she had attended the Challabrook site meeting and noted that an area will be allocated as a Suitable Alternative Natural Green Space (SANGS).

Cllr Arnold enquired on progress with the Community Centre. The Town Clerk provided an update.

*Four members of the public entered the Council Chamber at 6.55pm.*

Cllr Evans reported on the Challabrook site meeting and explained the proposed highway and road safety arrangements.

The meeting closed at 7pm.



REPORT OF PLANNING APPLICATIONS CONSIDERED DURING THE RECESS PERIOD - JULY/AUGUST 2018

Members of the Planning Committee viewed planning applications during the recess in order to make relevant comments. The following report gives details of action taken.

R.18/01 Consideration of Planning Applications:

DNPA Applications listed to 6.7.18: None.

TDC Applications listed to 13.7.18:

- a) 18/01414/FUL Two storey extension to form annexe at Oak Tree Farm.  
Observations: No objection.

DNPA Application listed to 13.7.18: None.

TDC Applications listed to 20.7.18:

- b) 18/01407/FUL Two storey rear extension at La Rosta, Brimley Road.  
Observations: No objection.
- c) 18/01467/FUL Annexe building at 30 Kiln Close.  
Observations: The Town Council does not support this application and agrees with the Arboricultural Officer's report. Concerns were also raised regarding the proposed siting of the annexe .

- d) 18/01452/FUL Construction of extension to main warehouse and new external freezer at 7 Battle Road, Heathfield Industrial Estate, Heathfield.  
Observations: No objection in principle subject to Environmental Control raising no concerns and providing alternative adequate parking arrangements can be provided to mitigate current on-street parking issues in the vicinity.

- e) 18/01493/FUL Light industrial/Storage building with first floor office at Beech Tree Depot, St Johns Lane.  
Observations: No objection.  
*\*\*Cllr Evans & Cllr Arnold declared personal interests.*

Appeal Noted.

- f) 18/0003/REF Appeal against the refusal of planning application - Retention of use of building as a dwelling at The Paddocks, Southbrook Lane.

DNPA Application listed to 20.7.18: None

TDC Applications listed to 27.7.18:

- g) 18/01461/FUL Change of use of former Gospel Hall to two dwellings at Gospel Hall, Mary Street.  
Observations: No objection.
- h) 18/01479/FUL New flat over existing and the creation of two new flats in a detached block at 45 Fore Street.  
Observations: The Town Council does not support the proposed development of the two new flats in a detached block as it considers it is overdevelopment of the site. Concerns are also expressed regarding the lack of parking facilities.  
*\*\*Cllr Evans declared a personal interest.*

DNPA Applications listed to 27.7.18: None

TDC Applications listed to 3.8.18:

- i) 18/01560/FUL Two storey office extension at 8 Cannon Road, Heathfield Industrial Estate.  
Observations: No objection.

Withdrawn Application: Noted.

- j) 18/00681/OUT Dwelling with garage (outline, all matters reserved) at 1 Ashburton Road.

DNPA Applications listed to 3.8.18: None

TDC Applications listed to 10.8.18:

- k) 18/01111/FUL Agricultural barn, two polytunnels and proposed new site access at Bovey Heath Farm, Newton Road.  
Observations: The Town Council does not support this application on the grounds of the unsatisfactory access.
- l) 18/01486/FUL Two storey side extension and single storey front extension at 41 Kiln Close.  
Observations: No objection.
- m) 18/01537/FUL Renewal of existing frontage in hardwood frames with rounded glazing bars and double glazed safety glass at 9 Fore Street.  
Observations: No objection.
- n) 18/01553/VAR Variation of condition 2 on permission 17/00635/NPA to change internal layout at Daffodils.  
Observations: No objection.  
*Cllr Evans declared a personal interest.*
- o) 18/01644/TPO Crown reduce five oak trees in Area A9 by 25% shortening branches which overhang buildings at 23 Naseby Drive, Heathfield.  
Observations: Referred to TDC's Arboricultural Officer.

DNPA Applications listed to 10.8.18: None



TEIGNBRIDGE DISTRICT COUNCIL

**PORTFOLIO HOLDER(S) DECISION No. 12-2018**

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Humphrey Clemens

**PART A (COMPLETED BY ORIGINATING OFFICER)**

**SUBJECT:** Planning Site Inspections – Attendance of Parish & Town Council Representatives

**DATE:** 29 May, 2018

**REQUEST OF:** Democratic Services Manager

**REQUEST TO:** Cllr Clemens (Portfolio Holder for Housing and Planning)

**PART I**

**PROGRESS BOX**

Stage number	Stage description	Progress - requesting officer to mark with <b>completed</b> or <b>current</b> if "live" stage	Date
1	First draft	Completed	29 May 18
2	BL/BM consultation	Completed	31 May 18
3	Discussion with PH/Chair of Planning	Completed	June 2018
4	Group Leaders/ Chair O&S comments	Completed	17 July 2018
5	MO/151 consulted	Completed	29 May 18
6	Check – any objections from stages 4 & 5		
7	PH approved for consultation?	Completed	June 2018
		Democratic Services to complete subsequent stages	
8	All Councillors consulted	In progress	18 July 2018
9	Call in completed	Noon 25 July 2018	
10	Originating Officer advised		

**1. PROPOSED DECISION**

The consent of the Portfolio Holder for Housing and Planning is sought to approve a change in the current planning site inspection procedure to no longer invite Town and Parish Council representatives to attend the inspections.

## TEIGNBRIDGE DISTRICT COUNCIL

I do not consider this a key decision and suggest you consult the Group Leaders and the Chairman of Overview and Scrutiny.

### 2. BACKGROUND

Town and Parish Council representatives have been invited to planning site inspections for a number of years as part of the Council's planning site inspection procedure, although there is no statutory duty to do so.

Town and Parish Councillors can only express the views already agreed by their Council, and reported in the Committee report of the Business Manager, so there is no provision for the representatives to add to the debate at site inspections.

Over the years, the presence of representatives of Town and Parish Councils at site inspections has resulted in the occasional formal and informal complaint from members of the public. The parish council representative should only report the parish council's views but there is a real risk of additional comment or discussion with the site inspection team members. However, the parish representatives are only meant to report the parish council's views, and any subsequent dialogue undermines the input of the public who attended the parish council meeting or know the formal views of the parish council

The latest formal complaint resulted in the Council reviewing its site inspection procedure, and concluding that an amendment should be made to the procedure that Parish and Town Council representatives are no longer invited to site inspections on the grounds of efficiency and effectiveness, and the Council's reputation in terms of transparency and accountability.

### 3. MAIN IMPLICATIONS

#### Legal

There is no legal requirement for Town and Parish Council representatives to be invited to planning site inspections.

Town and Parish Councils are a statutory consultee under the Town and Country Planning Act and are consulted on all planning applications within their wards. Their comments are included in the Committee reports of the Business Manager for applications referred to Committee for determination.

The Committee's public participation scheme enables the opportunity for members of the public to address the Committee to express objection to or support for an application. This also enables representatives of Town and Parish Councils to address the Committee in accordance with the scheme, at the time an application is being considered by the District Council.

When complaints from Members of the public are received, the Council's reputation in terms of transparency and accountability are brought into question.

## TEIGNBRIDGE DISTRICT COUNCIL

It is considered that the current consultation and process of having Town and Parish Council's views reported and considered by the Planning Committee when considering planning applications is robust and acceptable, and meets the Council's statutory requirements in terms of consultation.

### Financial

There would be an indirect administrative efficiency if Town and Parish Council representatives were no longer invited to site inspections.

In the past where the presence of Town and Parish Councillors at site inspection has resulted in complaints, both formal and informal, there has been a significant indirect cost to the Council of senior officer time in trying to resolve the issue.

### Human Resources

N/A

### Council Strategy

The Council's 'vision and values support appropriate involvement of all parties and to be equitable and avoid complaints by applicants and objectors of unfairness it is recommended that consultation with Town and Parish Councils on all planning applications within their wards, and reporting their views within the Committee report of the Business Manager is the correct process.

#### **4. GROUPS / INDIVIDUALS CONSULTED**

Group Leaders and the Chairman of the Overview and Scrutiny Committee. Town and Parish Councils will be advised of the procedural change and the reasons for it.

#### **5. TIME-SCALE**

It is recommended that the amendment to the procedure takes immediate effect.

#### **6. JUSTIFICATION**

The justification is evidenced in the implications sections above.

**Trish Corns**  
**Democratic Services Officer**



TEIGNBRIDGE DISTRICT COUNCIL

Wards affected	All
Contact for more information	Trish Corns 01626 215112
Background Papers (For Part I reports only)	Council's constitution Article 8
Key Decision	No
In Forward Plan	No
In O&S Work Programme	No

**PART B (COMPLETED BY DEMOCRATIC SERVICES)**

Decision No. 12-2018

Date of Implementation 23 July 2018 subject to call in

**PART C (COMPLETED BY PH)**

DECISION: I confirm the decision as set out in paragraph 1 above

REASONS FOR DECISION: I agree with the justification set out in paragraph 6 above.

I have no conflict of interest in making this decision having considered the provisions of the Teignbridge Code of Conduct.

Signed... *Humphrey Clemens* Dated: ... 18 July 2018.....

**Cllr Humphrey Clemens**  
**(Portfolio Holder for Housing and Planning)**