



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.

4th December 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 10th December 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.18/96 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.18/97 Minutes:

To agree as a correct record and approve the minutes of the meeting of 26th November 2018 (*copy enclosed).

PL.18/98 Consideration of Planning Applications:

DNPA Applications listed to 16.11.18: None

TDC Applications listed to 23.11.18:

- a) 18/02406/TPO Crown reduce one oak in Area A2 by 2m at Footlands, Chapple Road.

DNPA Applications listed to 23.11.18: None

TDC Applications listed to 30.11.18:

- b) 18/02430/CAN Removal of one self-seeded silver birch at The Old Manse, Mary Street.

Provisional Tree Preservation Order:

- c) E2/08/63 - 13 Fore Street - (The Mews, 1B South View). (To note)

Tree Preservation Order Confirmed:

- d) E2/08/62 - 5 Heathfield Close. (To note)
e) E2/08/63 - 13 Fore Street - (The Mews, 1B South View). (To note)

Appeal Received:

- e) 18/00049/REF (Written Representations) Appeal against refusal of planning application 18/00302/FUL - 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. (To note)

PL.18/99 Planning Decisions:

Approvals:

- a) TDC:
i) Detailed application for initial phase of residential development of 156 dwellings including access, associated infrastructure and landscaping; outline application for 12 self build housing plots and employment use site (B1/B2/B8) at Land at NGR 280887 78068, To West of Monks Way. (O)
ii) Ground and first floor rear extension at 1 Orchard Terrace. (N/O)
- b) DNPA:
i) To fell a tree at Hawkmoor Parke and replace with one half standard oak tree. (Referred)

Refusals:

- c) TDC:
i) Fell one sycamore at The Mews, 1B South View. (Referred)
- d) Appeal Decision:
APP/P1133/W/18/3204369 Retention of use of building as a dwelling at The Paddocks, Southbrook Lane - Appeal dismissed.

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

PL.18/100 Dartmoor Local Plan 2018-2033 (First Draft):

To consider a response to the Draft Dartmoor Local Plan (*copy of Guidance for Commenting on the Plan enclosed). The consultation is open until Monday 4th February 2019.

PL.18/101 General Planning Matters brought forward by Councillors:
(For information only).

SIGNED
M WELLS
TOWN CLERK

DATE 04/12/18

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 26TH NOVEMBER 2018 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 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 declared:

Cllrs Arnold, Ashby & Evans declared an interest in application no. 18/01986/FUL - rural workers dwelling at Moorwood. Cllr Evans declared an interest in PL.18/02294/TPO - tree works at Templer Place.

PL.18/91 Apologies for absence: None

**Public Participation:

Mr M Warren outlined the proposals included in application no. 18/02032/FUL - The Anchorage, Mary Street.

PL.18/92 Minutes:

The minutes of the meeting of 29th October 2018 (**copy previously circulated*) were confirmed as a correct record and were approved.

PL.18/93 Consideration of Planning Applications:

DNPA Applications listed to 19.10.18: None

TDC Applications listed to 26.10.18:

- a) 18/02158/CAN Fell one sycamore at The Mews, 1B South View. Noted.
- b) 18/02185/TPO Crown lift one oak (T16) to 3m above ground level and crown thin by removing crossing branches at 31 Rendells Meadow.
Observations: Referred to TDC's Arboricultural Officer.

DNPA Applications listed to 26.10.18:

- c) 0569/18 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.
Observations: No objection.
- d) 18/0070 Fell one ash tree at Hawkmoor Parke.
Observations: Referred to DNPA's Trees and Landscape Officer.

TDC Applications listed to 2.11.18:

- e) 18/01986/FUL Permanent rural workers dwelling at Moorwood, Road from Gypsy Corner to Shewte Cross.
Observations: No objection.

- f) 18/02110/TPO Height reduce one ash and one oak in Area A1 where overhanging conservatory at Rippon, Brimley Grange.
Observations: Referred to TDC's Arboricultural Officer.

DNPA Applications listed to 2.11.18:

- g) 0592/18 Erection of single storey porch extension and conversion of garage to annexe at Spring Gardens, Lowerdown.
Observations: No objection.

TDC Applications listed to 9.11.18:

- h) 18/02258/FUL Two garden sheds at 2 Sadler Green.
Observations: No objection.

- i) 18/02294/TPO Works as submitted in tree report at Templer Place.
Observations: Referred to TDC's Arboricultural Officer.

DNPA Applications listed to 9.11.18: None

TDC Applications listed to 16.11.18:

- j) 18/02032/FUL Alteration of roof to form new gables with windows and conversion of roof space to provide accommodation at The Anchorage, Mary Street.
Observations: No objection.

- k) 18/02302/FUL Erection of new unit to provide additional manufacturing facilities and staff toilets at Mustang Engineering, Leaf Mill.
Observations: No objection.

PL.18/94 Planning Decisions: Noted.

Approvals:

a) TDC:

- i) New clubhouse to replace existing (revised scheme) Recreation Ground, Newton Road. (Noted)
ii) Variation of condition 2 on planning permission (three detached dwellings and creation of new vehicular access off of Brimley Road) to provide a garage per dwelling and shed to plot 3 at Blenheim, Brimley Road (N/O)
iii) Single storey link between garage and house at 20 Parkelands. (N/O)
iv) Two storey extension to form annexe at Oak Tree Farm. (N/O)
v) Fell one silver birch at 59 Mary Street. (Unable to make an observation due to insufficient information)
vi) Crown lift four oak, one ash and one sweet chestnut in Groups G1 and G2 as described in the submitted tree report at Brookfield House, Challabrook Lane (N/C)

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

PL.18/95 General Planning Matters brought forward by Councillors:
(For information only).

Cllr Ms Blair enquired if there was any further information regarding the removal of a hedge at the Bovis development at Bradley Bends. The Town Clerk advised that TDC's Major Projects Officer had responded to confirm that there had been no condition in place stipulating that the hedge must be retained.

Cllr Mrs Kerswell provided an update regarding parking and odour issues concerning a planning application at 7 Battle Road, Heathfield.

The meeting closed at 7.25pm.



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Commenting on Dartmoor's first draft Local Plan

This is the comment form for our first draft Local Plan 2018 – 2033.

Once you've read the Local Plan at Dartmoor.gov.uk/localplanreview, share your comments with us here. Your comments will help us identify what policies work well, if there are gaps, or areas which need to change. We will consider your comments and publish a revised Local Plan in Autumn 2019.

To formally submit your comments, please complete the comment form below.

Comments must be received by 5pm on Monday 4 February 2019 to be taken into consideration.

Guidance for Commenting on the Plan

You might like to consider the following general questions as guidance, but don't feel you need to respond to all of them. If you have a particular area of interest or knowledge, you may prefer to focus on this.

Questions to consider...

1. Do the policies respond to the right issues? Do they respond appropriately? Have we missed anything?
2. Is the scope of each chapter correct?
3. Are there any policies you particularly support, and why?
4. Are there any policies you would like to see change? If so, why and how?
5. Do you consider the Plan to be 'sound'?

According to the *National Planning Policy Framework* (2018), plans are 'sound' if they are:

- a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground;
- d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework

If you require further help, please contact the Forward Planning team:

Email: forwardplanning@dartmoor.gov.uk Tel: 01626 832093

Forward Planning, Dartmoor National Park Authority, Parke, Bovey Tracey, Devon, TQ13 9JQ

Comment Form

About you

For your comments to be considered, you must provide us with your full name and address. Anonymous comments submitted without a full name and address cannot be considered.

First name:*				
Surname:*				
Address:*				
Email address:*				
I am completing this form as:* [please select one†]	<input type="checkbox"/> A resident	<input type="checkbox"/> An agent	<input type="checkbox"/> A Town / Parish Council	<input type="checkbox"/> An organisation
	<input type="checkbox"/> A business	<input type="checkbox"/> A visitor	<input type="checkbox"/> A statutory agency	<input type="checkbox"/> Other [specify below]
	Other:			
Job title: [if applicable]				
Organisation: [if applicable]				

* Required fields

† Please circle only one. If more than one applies, please circle the one which you would like us to record against your comments

Data Protection Act 2018

Your personal data will be securely held by Dartmoor National Park Authority for the purpose of assisting with the Local Plan Review process. We will not publish your name, comments, or any other personal data or share it with any third parties as part of this consultation. For more information please refer to our Forward Planning Privacy Notice: dartmoor.gov.uk/about-us/how-we-work/open-data/freedom-of-information.

Tick the box below if you would like to be added to our Local Plan consultee database and kept up to date with the Local Plan Review process and other Planning Policy matters.

I would like to be added to the Local Plan consultee list

Share Your Comments

Your comments should relate to specific areas of the plan, so please tell us the chapter, as well as the policy or paragraph number(s) that your comment relates to. You should also state whether your comment is supporting, objecting, or simply making an observation. If there is something in the Plan you do not support, please tell us exactly which policy(s) or paragraph(s) you would change, and share any evidence you have to support your proposed changes. If this is a report or any other document which cannot be shared via this form then you can email it to us at forwardplanning@dartmoor.gov.uk.

Comment 1

To which chapter of the document does your comment relate?* [place a cross in one box]

<input type="checkbox"/> 1 - Vision and Spatial Strategy	<input type="checkbox"/> 2 - Environment
<input type="checkbox"/> 3 - Housing	<input type="checkbox"/> 4 - Communities, Services and Infrastructure
<input type="checkbox"/> 5 - Economy	<input type="checkbox"/> 6 - Minerals, Waste and Energy
<input type="checkbox"/> 7 - Towns, Villages and Development Sites	

Please tell us which policy or paragraph your comment relates to: *
[place a cross in one box and specify - can refer to multiple policies or paragraphs]

<input type="checkbox"/> Policy number Please specify:	<input type="checkbox"/> Paragraph number Please specify:
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Is your comment supporting, objecting or making an observation?* [place a cross in one box]

<input type="checkbox"/> Supporting	<input type="checkbox"/> Objecting	<input type="checkbox"/> Making an observation
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Your comment* [further space provided on page 8]

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Thank you for sharing your comment on the first draft local plan for Dartmoor. If you have more comments to share, please complete the additional comment boxes on pages 4-7.

We will take your comments into consideration before publishing the revised draft local plan in autumn 2019. We will also publish a summary of the main comments received as part of this consultation, and how we have responded to them.

You can keep up to date on progress by:

- Reading our latest [Local Plan Newsletter](#)
- Emailing us at forwardplanning@dartmoor.gov.uk to be added to the Local Plan consultee list
- Follow us on Twitter [@DartmoorPlan](#) and Facebook [/DartmoorPlan](#)

Comment 2 (optional)

To which chapter of the document does your comment relate? [place a cross in one box]		
<input type="checkbox"/> 1 - Vision and Spatial Strategy	<input type="checkbox"/> 2 - Environment	
<input type="checkbox"/> 3 - Housing	<input type="checkbox"/> 4 - Communities, Services and Infrastructure	
<input type="checkbox"/> 5 - Economy	<input type="checkbox"/> 6 - Minerals, Waste and Energy	
<input type="checkbox"/> 7 - Towns, Villages and Development Sites		

Please tell us which policy or paragraph your comment relates to: [place a cross in one box and specify - can refer to multiple policies or paragraphs]		
<input type="checkbox"/> Policy number Please specify:	<input type="checkbox"/> Paragraph number Please specify:	

Is your comment supporting, objecting or making an observation? [place a cross in one box]		
<input type="checkbox"/> Supporting	<input type="checkbox"/> Objecting	<input type="checkbox"/> Making an observation

Your comment [further space provided on page 8]

Comment 3 (optional)

To which chapter of the document does your comment relate? [place a cross in one box]			
<input type="checkbox"/>	<input type="checkbox"/> 1 - Vision and Spatial Strategy	<input type="checkbox"/>	<input type="checkbox"/> 2 - Environment
<input type="checkbox"/>	<input type="checkbox"/> 3 - Housing	<input type="checkbox"/>	<input type="checkbox"/> 4 - Communities, Services and Infrastructure
<input type="checkbox"/>	<input type="checkbox"/> 5 - Economy	<input type="checkbox"/>	<input type="checkbox"/> 6 - Minerals, Waste and Energy
<input type="checkbox"/>	<input type="checkbox"/> 7 - Towns, Villages and Development Sites		

Please tell us which policy or paragraph your comment relates to: [place a cross in one box and specify - can refer to multiple policies or paragraphs]	
<input type="checkbox"/> Policy number Please specify:	<input type="checkbox"/> Paragraph number Please specify:

Is your comment supporting, objecting or making an observation? [place a cross in one box]		
<input type="checkbox"/> Supporting	<input type="checkbox"/> Objecting	<input type="checkbox"/> Making an observation

Your comment [further space provided on page 8]

Comment 4 (optional)

To which chapter of the document does your comment relate? [place a cross in one box]		
<input type="checkbox"/> 1 - Vision and Spatial Strategy	<input type="checkbox"/> 2 - Environment	
<input type="checkbox"/> 3 - Housing	<input type="checkbox"/> 4 - Communities, Services and Infrastructure	
<input type="checkbox"/> 5 - Economy	<input type="checkbox"/> 6 - Minerals, Waste and Energy	
<input type="checkbox"/> 7 - Towns, Villages and Development Sites		

Please tell us which policy or paragraph your comment relates to: [place a cross in one box and specify - can refer to multiple policies or paragraphs]		
<input type="checkbox"/> Policy number Please specify:	<input type="checkbox"/> Paragraph number Please specify:	

Is your comment supporting, objecting or making an observation? [place a cross in one box]		
<input type="checkbox"/> Supporting	<input type="checkbox"/> Objecting	<input type="checkbox"/> Making an observation

Your comment [further space provided on page 8]

Comment 5 (optional)

To which chapter of the document does your comment relate? [place a cross in one box]	
<input type="checkbox"/> 1 – Vision and Spatial Strategy	<input type="checkbox"/> 2 – Environment
<input type="checkbox"/> 3 – Housing	<input type="checkbox"/> 4 – Communities, Services and Infrastructure
<input type="checkbox"/> 5 – Economy	<input type="checkbox"/> 6 – Minerals, Waste and Energy
<input type="checkbox"/> 7 – Towns, Villages and Development Sites	

Please tell us which policy or paragraph your comment relates to: [place a cross in one box and specify - can refer to multiple policies or paragraphs]	
<input type="checkbox"/> Policy number Please specify:	<input type="checkbox"/> Paragraph number Please specify:

Is your comment supporting, objecting or making an observation? [place a cross in one box]		
<input type="checkbox"/> Supporting	<input type="checkbox"/> Objecting	<input type="checkbox"/> Making an observation

Your comment [further space provided on page 8]

Continuation from comment number

[please specify]

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