



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.

24th September 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 30th September 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.19/82 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.19/83 Minutes:

To agree as a correct record and approve the minutes of the meeting of 2nd September 2019 (**copy enclosed*).

PL.19/84 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.19/85 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.
- 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.
- 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.

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.
- e) **19/01826/TPO** Reduce height of four conifers by half and prune where overhanging neighbouring garden at 10 Redwoods.

PL.19/86 Planning Decisions:

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:

To **receive and consider** any updates or actions in relation to the "Life on the Verge" project.

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

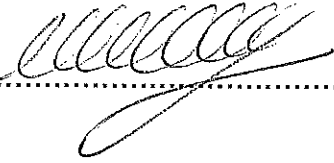
To **receive** correspondence (**copy enclosed*) and **consider** any further action as appropriate.

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

Item brought forward by Cllr U Arnold. To **consider** any further action as appropriate
(*copy of "The Plug In Revolution" enclosed).

PL.19/90 General Planning Matters brought forward by Councillors:
(For information only).

SIGNED



DATE

24/09/19

M WELLS
TOWN CLERK

**PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 2ND SEPTEMBER 2019 AT 6.30PM**

Present:

Cllr J Arnold Cllr A J Kerswell*
Cllr S Brooke Cllr S Light

In attendance:

Cllr A Allen
Cllr G J Gribble**/*
Mr M Wells – Town Clerk
Mrs L Warren – Assistant to the Town Clerk
Two members of the public

**County Cllr

*District Cllr

As the Chairman and Vice-Chairman of the Committee were absent it was agreed that Cllr Brooke would chair the meeting.

Interests declared: Cllr Brooke, as a nearby property owner, declared an interest in 19/00708/PROW (footpath – land to west of Blenheim Terrace).

PL.19/73 Apologies for absence:

Cllr U Arnold – Leave
Cllr R Bradshaw – Leave
Cllr E Kelly - Leave

****Public Participation:** Cllr Brooke advised that Mr S Wilmore has contacted the Clerk regarding the proposed change of use from retail to residential at 65a Fore Street. It was noted that this application will be considered by TDC on 3rd September. District Cllr Kerswell will represent the views of the Town Council at the meeting.

PL.19/74 Minutes:

The minutes of the meeting of 15th July 2019 (**copy previously circulated*) were considered. Ref. PL.19/72 (access to Riverside Co-op store) in the absence of Cllr U Arnold, it was requested that the proposal be available for consideration at the next meeting. The minutes of the meeting of 15th July 2019 were then confirmed as a correct record and were approved.

PL.19/75 Standing Item – Climate Emergency:

Members noted the Council Declaration and will 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.19/76 Consideration of Planning Applications:

DNPA Applications listed to 2.8.19: None

TDC Applications listed to 9.8.19:

- a) **19/01212/FUL** Alterations to provide parking bay at 7 Centenary Way.
Observations: No objection.

DNPA Applications listed to 9.8.19:

- b) **0333/19** Menage with timber and rail fencing (retrospective) at land at Templer Way, Haytor Road.
Observations: No objection.

TDC Applications listed to 16.8.19:

- c) **19/01471/FUL** Removal of existing cement fibre roof to replace with new metal composite roof with integral insulation at 22 Fairfax Road, Heathfield Industrial Estate, Heathfield.
Observations: No objection.
- d) **19/01486/FUL** Remove and rebuild approximately 13 metres of the southern wall, works to northern wall of the church yard and renew existing path east to west at Church of St John the Evangelist, Ashburton Road.
Observations: No objection.
- e) **19/01499/LBC** Conversion of former public house into art centre with art gallery, artists' studios, cinema/theatre and café/bar, including demolition of outbuildings at The King of Prussia, 83 Fore Street.
Observations: No objection.

Cllr Elphick joined the meeting at 6.40pm.

DNPA Applications listed to 16.8.19:

- f) **0365/19** Erection of single storey extension at 7 Hawkmoor Cottages.
Observations: No objection.

TDC Applications listed to 23.8.19:

- g) **19/00137/MAJ** Hybrid planning application comprising a full application for 64 dwellings, together with access, landscaping, open space and associated infrastructure and an outline application for 3 self/custom build plots with all matters reserved except for access at land at Moretonhampstead Road, Monks Way.
**It was agreed to circulate the previous observations to all other Councillors for their consideration. If additions/changes are highlighted these would be further discussed.
Observations: To remain consistent with the previous comments issued on 4.3.19.
- h) **19/01474/FUL** Change of use from B8 (storage or distribution) to B2 (general industrial) at Unit 2, Roundhead Road, Heathfield Industrial Estate, Heathfield.
Observations: No objection.
- i) **19/01651/FUL** Single storey rear/side extension at 11 Storrs Close.
Observations: No objection.
- j) **19/00708/PROW** Stopping up of a section of the Public Right of Way, known as Bovey Tracey Footpath 8, and creation of new alternative section of footpath under Section 257 of the Town and Country Planning Act 1990 at land to west of Blenheim Terrace.
Observations: The Town Council does not support this proposal. Concern was expressed as the proposed route is not fully accessible (steps) and the available non step route is less scenic. Further concern was also expressed regarding the proposed relocation of the cross.
**It was noted that the Town Council will seek clarification around the connecting pedestrian route between the site and the town.

PL.19/77 **Planning Decisions:** Noted

a) Approvals:

TDC:

- i) Fell one alder at 22 Kiln Close. (Ref'd)

- ii) Prune trees to clear overhead wires at land at NGR 283075 76441, School Lane, Heathfield. (N/C)
- iii) Raising of roof on existing garage to provide ancillary accommodation at 20 Pottery Road. (O)
- iv) Reduce canopy on west side of one oak tree by 2.5m at Hilary, Ashburton Road. (Ref'd)
- v) Change of use of former Gospel Hall to dwelling at Gospel Hall, Mary Street. (N/O)
- vi) Variation of condition 2 on planning permission 18/01986/FUL (permanent dwelling for rural worker) to amend design to replace the tanked rear wall with a conventional external wall separated from the new bank retaining wall at Moorwood, Gypsy Corner. (N/O)

DNPA:

- i) Replacement rear extension and erection of garden studio/home office at Byways, Lower Brimley. (O – rear extension; N/O – garden studio/home office)

b) Refusals: None

c) Split Decision:

- i) Refusal: The felling of 10 pine trees and 12 birch trees.

Approval: The pruning of one beech tree to allow a 2m clearance from adjacent building.

The felling of goat willows and removal of one birch tree and two dead willow trees at Unit 4, Roundhead Road, Heathfield Industrial Estate. (O)

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

PL.19/78 Recess Report:

Members received and noted the report and observations made on planning applications considered during the recess period (**copy previously circulated*).

PL.19/79 Dartmoor Local Plan – Final Draft Consultation:

Members considered attendance (no more than two delegates) at:

Parish Council Workshop – Local Plan & Development Management - Meeting Room, Parke, Bovey Tracey – Tuesday 17th September, 2pm – 4pm.

It was agreed that Mr Wells (Town Clerk) will attend. Any Councillor wishing to attend to contact the Town Clerk.

PL.19/80 Greater Exeter Urban Capacity Study:

Members received and noted correspondence (**copy previously circulated*).

PL.19/81 General Planning Matters brought forward by Councillors:

(For information only).

Cllr Brooke commented favourably on the recent Brimley Field consultation meeting and thanked the Town Clerk for arranging this.

Cllr Kerswell referred to development land at Bradley Bends and noted the recent lack of activity on the site.

The meeting closed at 6.59pm.

Local Plan consultation – briefing note

www.dartmoor.gov.uk/localplanreview



DARTMOOR LOCAL PLAN
guiding planning applications in Dartmoor National Park

What is the Local Plan?

The Local Plan (also known as the 'development plan') is the starting point for all planning decision made in the National Park. It guides what development can and cannot happen in the National Park. In order for DNPA to make robust decisions, we must have an up to date Local Plan, based on up to date evidence.

What does it include?

It is a single Local Plan covering strategic, local and site specific policies, as well as minerals and waste. It includes policies for development such as house extensions, agricultural development, listed buildings, new housing, employment development, quarrying, and identifies land in our larger settlements to meet the future need for affordable housing.

When is the consultation running?

Consultation runs from the 16th Sep and comments must be received by 5pm 1st Nov 2019. The Plan is online, and available to view in district council offices, visitors centres, libraries, and all parish/town councils have a copy. We are holding some drop-in events and a parish council workshop - these are an opportunity to raise awareness and for questions, but comments will need to be in writing.

How do people comment?

Ideally online using the comment form at www.dartmoor.gov.uk/localplanreview – there is also guidance on how to comment, too.

What's different?

The table below sets out the main things which could change between the current adopted Local Plan (the Core Strategy, and Development Management DPD) and this Plan. This is not an exhaustive list, but covers the main issues and proposed changes.

Do we start using it yet?

It is still an 'emerging' plan at the moment, and will not be used for making planning decision. After we complete this consultation some policies may start to carry some weight. We hope the Plan will be adopted in early 2021, which is when it would fully come into effect.

What happens next?

We hope to submit the Local Plan to the Secretary of State in March 2020. The Plan, evidence base, and the views of consultees will be scrutinised by a Planning Inspected at a set of hearings, to decide if the Plan is 'sound', before it can be adopted.

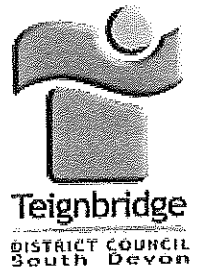
Policy Area	Changes/Issues	Ref
Spatial Strategy	The Plan is moving to a 3 tier settlement hierarchy with the same 8 Local Centres, a new middle tier, where there will be more opportunity for small scale development than currently, and a lower tier which is similar to the current approach in smaller villages. The list is based upon the current (adopted) classified settlements, with the addition of Teign Village.	Policy 1.4 (P.22)
Major Development	A new and clearer Major Development policy is included, more clearly describing what Major Development in the National Park sense is, how a proposal is assessed to be Major Development, and the tests then applied.	Policy 1.5 (P.24)
Design	The design policy provides clearer and stronger language on design, in order to seek to achieve higher quality design and enable us to prevent poor quality development.	Policy 1.6 (P.26)
Sustainable development and climate change	Sustainable development and the policy response to climate change is woven through the Local Plan, and in particular reflected in the spatial strategy (1.4), sustainable construction (1.7), biodiversity and geodiversity (Section 2.3 and policy 2.2), water environment (2.9), sustainable transport (4.3), electric vehicle charging (4.5),	Multiple
Sustainable Construction	A <i>requirement</i> for sustainable construction is added, reflecting our ability to now require a level of energy efficiency above that of Building Regulations, helping to minimise our impact on climate change. The % requirement is not yet included in the draft Plan. Officers are seeking to maximise this figure through viability testing. The final % to be agreed by delegated authority.	Policy 1.7 (P.28)
Landscape	The policy for the protection of landscape character and quality remains robust, and the Landscape Character Assessment has been updated to ensure we continue to successfully defend important decisions.	Policy 2.1 (P.34)
Biodiversity Net Gain	A trailblazing policy responding to very recent government consultation. For small scale development a floorspace calculation and a number of enhancement options to keep a complex issue more simple. For larger proposals the Defra Net Gain Metric will be used to calculate a 10% net gain requirement.	Policy 2.3 (P.42)
Water Environment and Flood Risk	Following discussions with the Environment Agency a broader approach to the water environment is now included in a policy in the Environment chapter.	Policy 2.9 (P.55)
Size and Accessibility of new housing	The nationally described space standards are used to ensure homes are fit for purpose, but not excessive in size. A requirement for all homes to meet higher accessibility and adaptability standards reflects the need to respond to Dartmoor's ageing population needs.	Policy 3.2 (P.63)
Definition of 'Local'	In response to the projected loss of working age people, the new definition of 'Local' gives more weight to employment. It also extends the time for which people may have moved away from the National Park and still be considered 'Local' from 3 to 5 years.	Section 3.3 (P.64)

Policy Area	Changes/Issues	Ref
Definition of Affordable Housing	The definition of 'Affordable Housing' is amended to reflect the 2018 NPPF, but does make clear that in the National Park context we see affordable housing as, in principle, being retained in perpetuity. A relaxation on 80% staircasing restrictions for shared ownership housing is allowed in Local Centres and Rural Settlements, in order to support delivery.	Section 3.4 & Policy 3.1 (P.61)
Affordable Housing %	45% affordable housing on allocated sites and sites within settlements. A contribution-in-lieu is acceptable in certain circumstances. 100% affordable housing on exception sites, which may be reduced to 45% to provide necessary community infrastructure or employment space. Increased consideration of discount rates is now described, to ensure properties for discount sale are truly affordable.	Policy 3.3 – 3.5 (P.69)
Indicative Housing Number	The Plan sets an indicative number of 1,125 over the Plan period (65 per year) across the National Park. This is a small increase in response to strong demographic messages around the ageing population, falling household sizes, and the projected loss of working age people.	Policy 3.1 (P.61)
'Local needs' self and custom build housing	This is a new approach, separating 'local' needs housing from 'affordable' housing for the first time. The Plan will allow for small scale infill development of custom/self-build homes, where they are restricted to local occupancy only (not Affordable Housing). Custom/self-build can also come forward on other sites, with some allocated sites requiring an element of this type of housing.	Policy 3.6 (P.73)
Extensions and replacement dwellings	In order to prevent the housing stock becoming large and less affordable and to encourage churn in the housing market, cumulative extensions are not allowed. Policy limits total extensions to a 30% increase from the original house (or the house as it existed in 1995). This means homes which have already had a large extension(s) will not be able to extend further. The 30% limit also applies to replacement dwellings, making our approach on householder development consistent.	Policy 3.7 & Policy 3.8 (P.78)
Anti-severance for rural workers dwellings	In response to the sustained issue of farm holding break up, and subsequent applications for inappropriate new barns and dwelling, policy will now require that new rural workers dwellings are tied to the land through a legal agreement.	Policy 3.9 (P.82)
Size restriction for rural workers dwellings	Some proposals for rural workers' dwellings significantly exceed typical house size, and impact on whole farm viability and make future conversion to affordable housing impossible. New rural workers dwellings are therefore restricted to 106m ² in line with government space standards	Policy 3.9 (P.82)
Barn conversions and residential annexes to support farming	Two new policies allow creation of new homes on a farm. Conversion of a historic building (often a barn) to local needs housing, to support diversification, OR a new annex to a farmhouse for rural worker accommodation. To prevent severance the accommodation will be tied to the farm holding	Policy 3.10 & Policy 5.8 (P.84)
Gypsy and Traveller, and Low Impact Development	The Plan retains the approach of a criteria based Gypsy and Traveller policy, but removes the complex scoring matrix. A policy for Low Impact Development is retained, and revised to relate it better to settlements, and make clear expectations on sustainability.	Policy 3.11 & Policy 3.12 (P.85)

Policy Area	Changes/Issues	Ref
Enabling Sustainable Transport	A new policy positively supports sustainable transport options, protects potential sustainable transport routes and requires applications to be informed by appropriate survey work	Policy 4.3 (P.94)
Electric Vehicle Charging Points	A new policy requires a proportion of electric vehicle charging points alongside off street parking on residential and commercial development, helping to support transition to a low carbon economy and minimise impact upon climate change	Policy 4.5 (P.96)
Access Network	Responding to the research carried out on the recreational impacts of new development outside the National Park, a new dimension to the access policy provides a 'hook' for cross boundary working towards mitigation (as described under Habitats Regulations Assessment, above)	Policy 4.9 (P.101)
Non residential Business and Tourism Development	The strategic policy for business and tourism development allows for greater opportunity for new businesses in the new middle settlement tier. In the lower tier and open countryside there are new opportunities for small-scale businesses to establish themselves in redundant buildings.	Policy 5.1 (P.106)
Shops and other active uses	In the shopping areas of Local Centres policy allows flexible change of use between shops, cafes, restaurants, and professional services. In all settlements the last shop, general store, or public house is protected.	Policy 5.3 (P.109)
Staff accommodation for serviced accommodation business	In response to consultation and the need to support local employers in the light of a falling working-age population, this policy enables serviced accommodation businesses, to provide accommodation for their staff.	Policy 5.5 (P.113)
New or extended minerals operations	An update to the previous 2004 Minerals Plan, this policy (and the Major Development Policy 1.5) will be critical in considering future minerals proposals.	Policy 6.1 (P.125)
Renewable Energy development	Consistent with the sustainable construction policy, the principle of reducing energy consumption first and then generating from renewable sources is reinforced, then small scale renewable energy development is encouraged where it does not harm the National Park's Special Qualities	Policy 6.6 (P.129)
Settlement Boundaries	Building on the success of Settlement Boundaries in Local Centres, the Local Plan includes boundaries for middle tier settlements to help policy interpretation.	Policy 7.1 (P.133)
Site allocations	The Plan allocates sites in Local Centres in order to provide communities with certainty, and ensure we are positively delivering the strategy. These typically require 45% affordable housing. Some other requirements may also be in place (such as highway work, or open space contributions). Sites should only come forward when there is an identified local need. Policy 7.1 describes 'site briefs' which we are preparing as an overview of the requirements for each allocated site.	Section 7 (P.134+)

Bovey Tracey Town Council

From: Ext Mail: Environmental Control <envc@Teignbridge.gov.uk>
Sent: 23 August 2019 11:10
To: 'info@boveytracey.gov.uk'
Subject: Electric Vehicle Charging Infrastructure We'd like your views please



Dear Sir/Madam

The 'Plug-In' Revolution Teignbridge is working towards a clean air future

More and more people in the UK are thinking about, or participating in, a 'cleaner and greener' lifestyle. The demand for cleaner travel is increasing, and Teignbridge District Council is taking action to support this growing initiative and reduce carbon emissions.

Our vision

We are committed to tackling climate change, reducing congestion and improving air quality. We will support local residents, businesses and visitors to our area who wish to use Electric Vehicles (EVs) or other Ultra Low Emission Vehicles (ULEVs) by the following actions

What we're going to do

We've looked at the practical ways in which we can help our residents, our businesses and other stakeholders to prepare for cleaner ways of travelling, working and transporting. We're introducing a new policy* which includes six pledges for action.

1. Requiring all future residential development proposals (with off street parking) to be "electric ready" to accommodate EV charging.
2. To install four EV charging points in council car parks in / or close to the Councils local Air Quality Management Areas for Newton Abbot and Teignmouth.
3. To submit an application for workplace grant aid to install EV charging points where there is off street parking designated for staff at Forde House council offices, the Forde Road Vehicle Fleet Depot & offices, and Leisure Centres.
4. To review our vehicle fleet contract in 2021, to replace parts of the fleet with lower emission vehicles unless it is completely unfeasible.
5. Unless it is completely unfeasible, to provide EV charging points for public use in council carparks to augment and link-in with the wider strategic charging network, especially in the more remote yet popular locations and destinations.

6. Within the taxi licencing process develop a replacement policy that progressively lowers emission limit requirements for fossil fuelled cars and eventual replacement with Ultra Low Emission Vehicles.

Are we on the right track? We'd like your views

We think this is a good start, but are we heading in the right direction?

We'd like your views – please share them with us by emailing: envc@teignbridge.gov.uk and please state which of the 6 actions you're referring to. All your views will be taken into account when making future decisions about eco-driving.

Deadline for response is 18 October 2019

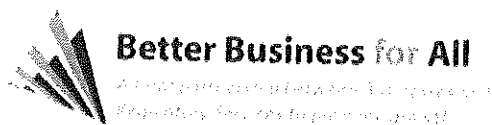
You can go to www.teignbridge.gov.uk/pluginrevolution if you want to view the whole document EV charging Infrastructure and Ultra-low Emission Vehicles Policy

Any personal information you share with us will be kept secure and not used for any other purpose. See our data policy at www.teignbridge.gov.uk/privacy. See our climate change emergency declaration at www.teignbridge.gov.uk/climateemergency

Regards

Colin Bignall MCIEH CEnvH, MSc
Principal Environmental Health Officer
Environmental Control Team
Environment, Health and Wellbeing
Teignbridge District Council
Forde House, Brunel Road
Newton Abbot, TQ12 4XX
Tel; (01626) 215059
colin.bignall@teignbridge.gov.uk
www.teignbridge.gov.uk/environmentalhealth

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