BOVEY TRACEY TOWN COUNCIL

TOWN HALL • BOVEY TRACEY • NEWTON ABBOT • DEVON TQ13 9EG
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Office hours: 10.30am - 12.30pm Mon. Weds & Fri

29th May 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 4th June 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.18/47 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.18/48 Minutes:

To agree as a correct record and approve the minutes of the meeting of 21st May 2018 *(*copy enclosed)*.

PL.18/49 Consideration of Planning Applications:

DNPA Applications listed to 11.5.18: None

TDC Applications listed to 18.5.18: None

DNPA Applications listed to 18.5.18: None

TDC Applications listed to 25.5.18:

a) 18/01010/FUL New steel building for storage at Unit 2, Cavalier Road, Heathfield Industrial Estate, Heathfield.

b) 18/01063/AGR Agricultural building at Reeves Hall, Coombe Lane.

PL.18/50 Planning Decisions:
Approvals:
a) TDC:
i) Two storey rear extension at 1 Brimley Gardens.(N/O)

QUALITY PARISH COUNCIL

b) DNPA:
i) Small extension to front elevation and the installation of external wall cladding to north, west and south elevations at Brocks Way, Green Lane. (N/O)

Refusals:

c) TDC:
i) Outline planning application for up to 30 dwellings and associated works (means of access to be determined only) at land north of Indio House, Newton Road. (O)
ii) Widening of existing residential driveway and alterations to access at Indio House, Newton Road. (N/O)

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

PL.18/51 Settlement Boundary & Local Plan Review Issues Consultation:

To consider forming a task group to prepare a draft response to the Settlement Boundary & Local Plan Review Issues Consultation running between 21st May - 16th July 2018.

PL.18/52 General Planning Matters brought forward by Councillors:
(For information only).

SIGNED ..... DATE 29/05/18
M WELLS
TOWN CLERK

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 21ST MAY 2018 AT 6.30PM

Present:

The Town Mayor, Cllr Ms J H Blair

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

**County Cllr
*District Cllr

In attendance:

Cllr G J Gribble**/*
Mr M Wells - Town Clerk

Cllr Ms Blair, the Town Mayor, opened the meeting.

Interests: Ref. PL.18/43h 17/01821/MAJ (Amended plans). It was noted that on 4th September 2017 a dispensation was granted (see minutes) enabling Councillors to speak and vote on this application up to the end of term of office.
Cllr Arnold declared an interest in PL.18/43j.

PL.18/39 **Election of Chairman of the Planning Committee for 2018/19:**

Cllr Ms Blair nominated Cllr Evans as Chairman of the Planning Committee for 2018/19 and Cllr Evans accepted nomination. The nomination was seconded by Cllr Kelly.

Resolved:

As there were no other nominations, Cllr Evans was duly elected to serve as Chairman of the Planning Committee for 2018/19.

The remainder of the meeting was chaired by Cllr Evans.

PL.18/40 **Election of Vice-Chairman of the Planning Committee for 2018/19:**

Cllr Evans nominated Cllr Ms Blair as Vice-Chairman of the Planning Committee for 2018/19 and Cllr Ms Blair accepted nomination. The nomination was seconded by Cllr Bray.

Resolved:

As there were no other nominations, Cllr Ms Blair was duly elected to serve as Vice-Chairman of the Planning Committee for 2018/19.

PL.18/41 **Apologies for absence:** None.

**Public Participation: No members of the public present.

PL.18/42 **Minutes:**

The minutes of the meeting of 23rd April 2018 *(*copy previously circulated)* were confirmed as a correct record and were approved.

Cllr Arnold joined the meeting at 6.34pm.

PL.18/43 **Consideration of Planning Applications:**

DNPA Applications listed to 13.4.18: None

TDC Applications listed to 20.4.18:

a) **18/00535/FUL** Erection of boundary fencing and trellis and lean-to side extension at Doniford, Station Road.
Observations: No objection.

Cllr Gribble left the meeting at 6.40pm.

b) **18/00794/NPA** Application for Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO change of use of agricultural building to a dwelling at Little Bradley.
Observations: The Town Council does not support this application as the site is outside the settlement boundary in the open countryside and there is no supporting need for the development.

c) **18/00826/VAR** Variation of condition 2 on planning 16/01720/FUL to vary internal floor plan and elevations and include a new sunroom extension to the east elevation at Rosemount, Hind Street.
Observations: The Town Council does not support this application as it considers the proposal would result in overdeveopment which would have a dominating effect on neighbouring properties.

d) **18/00839/MAJ** Proposed self-build housing area comprising 18 plots with access road at land north of Bovey Road NGR 282703 78114, Bradley Road.
Observations: No objection.

DNPA Applications listed to 20.4.18: None

TDC Applications listed to 27.4.18:

e) **18/00314/FUL** Two storey rear extension at 1 Brimley Gardens.
Observations: Noted as decision notice received.

f) **18/00860/FUL** First floor rear extension at 5 Heathfield Terrace, Newton Road.
Observations: No objection.

DNPA Applications listed to 27.4.18: None

TDC Applications listed to 4.5.18:

g) **18/00910/MAJ** Variation of condition 8 on planning permission 01/03459/MAJ (erection of forty-nine dwellings, garages, drainage, landscaping and associated works with pedestrian access through at 29 Fore Street and land north of Le Molay-Littry Way) to remove hedgerow at 1 Old Orchard.
Observations: The Town Council does not support this application and considers that the planning conditions set out previously should not be varied.

Amended Plans

h) **17/01821/MAJ** 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.
Observations: The Town Council does not support this proposal and remains consistent with its observations dated 7th September 2017.

DNPA Applications listed to 4.5.18:

Amended Description (Noted).

i) **0143/18** Small extension to front elevation and the installation of external wall cladding to north, west and south elevations at Brocks Way, Green Lane.

j) **0229/18 & 0230/18(LBC)** Alterations and change of use of former threshing barn and linhay from storage and leisure to two tourism units ancillary to Bullaton Farm.
Observations: Unable to reach a majority decision.

TDC Applications listed to 11.5.18:

Withdrawn Application (Noted).

k) **18/00113/FUL** Two storey extension to form annexe at Oak Tree Farm.

PL.18/44 **Planning Decisions**: Noted

Approvals:

a) TDC:

i) Erection of one dwelling and two flats at garages at Heath Hill, Heathfield. (N/O)
ii) Advertisement boards at Recreation Ground, Newton Road. (Noted)
iii) Single storey rear extension at 3 Chapel Place, Mary Street. (N/O)
iv) Crown reduce one oak tree by 3-4m at 75 Churchfields Drive. (Referred)
v) Detached outbuilding on land to the rear of 12 Pottery Road. (N/O)

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

PL.18/45 **Consultation - South Hams Special Area of Conservation - Greater Horseshoe Bat Supplementary Planning Document (SPD)**:

Members received and noted a copy of the SPD *(*copy previously circulated)* currently out for consultation. Deadline for responses is Wednesday 30th May. It was agreed to forward copies of the SPD to members of the Neighbourhood Development Plan (NDP) Steering Group.

PL.18/46 **General Planning Matters brought forward by Councillors**:
(For information only).

Cllr Arnold enquired when the Regeneration Group may meet to discuss the Traffic Management Plan. The Town Clerk advised an email had been circulated.

Cllr Mrs Kerswell referred to the former NatWest Bank premises and enquired on its future use. It was noted that to date no formal planning application has been received.

Cllr Ms Blair advised that she will circulate an email she has received regarding the possible formation of a Community Land Trust.

The meeting closed at 7.40pm.