**PLANNING & ENVIRONMENT COMMITTEE MEETING**

**HELD ON 8TH APRIL 2024 AT 6:15PM**

**Present:**

Cllr U Arnold Cllr S Simmons

Cllr E Kelly Cllr C West

Cllr G Kennedy

**In attendance:**

The Town Clerk

The Assistant Town Clerk

Three members of the public.

*The meeting was chaired by Cllr West.*

**PL.24/34 Apologies for absence**:

Cllr S Brooke - personal commitment

Cllr M Evans – unwell.

**PL.24/35 Declarations of Interests and Requests for Dispensations:**

Cllr Kelly declared an interest in agenda item PL.24/38 a) 24/00376/LBC and will leave the room for this item.

 **Public Participation:**

A member of the public spoke in relation to PL.24/38 b) 19/00664/FUL providing the planning history of the site since initial application and also the more recent biodiversity mitigation measures that have been put in place. The statement also covered the content of the site meeting with Devon County Council Highway Officer(s) in relation to the visibility splay and the proposed footpath scheme. Furthermore, members were informed of the undersupply of sites within Teignbridge. Questions were asked around the application by members for clarity which were answered.

**PL.24/36 Minutes:**

1. The minutes of the meeting held on 4th March 2024 *(\*copy previously circulated)* were confirmed as a correct record and were approved.
2. There were no updates provided.

**PL.24/37****Standing Item – Climate and Ecology Emergency:**

Membersnoted the Council Declaration and the need to embed the climate emergency declaration across all Council services, activities, plans and other relevant work, considering the environmental impact of decisions, ensuring a fully integrated approach to mitigating the impact of climate change**.**

**PL.24/38** **Consideration of Planning Applications**:

TDC Applications listed to 01.03.24:

None.

TDC Applications listed to 08.03.24:

None.

*Cllr Kelly left the meeting at 6:33pm.*

TDC Applications listed to 15.03.24:

* + - 1. **a) 24/00376/LBC** Replacement of existing roof slates and ridge tiles with new to match existing; The Bell Inn, Town Hall Place, Bovey Tracey.

 **Observations**: No objection.

*Cllr Kelly rejoined the meeting at 6:37pm.*

* + - 1. **b) 19/00664/FUL** 9 gypsy pitches, access, the provision of services and utilities; Land at NGR 282175 76309, Newton Road, Bovey Tracey.

**Observations**: Noting the improvements to the visibility splay and that this or any other work associated with the proposal does not negatively impact or damage the avenue of trees vista (in accordance with Neighbourhood Plan Policy LE12) and subject to no adverse concerns raised by the Biodiversity Officer, then no objection.

TDC Applications listed to 22.03.24:

1. **c) 24/00340/FUL** Erection of storage unit and creation of parking; Campbells Yard, King Charles Business Park, Bovey Tracey.

**Observations**: No objection.

**d) 23/02096/FUL** Members noted the withdrawal of the application for a change of use from retail unit to dwelling; 85 Fore Street, Bovey Tracey.

**PL.24/39 Applications delegated to the Town Clerk:**

 Members noted the following application(s) delegated to the Town Clerk:

**a) 24/00309/CAN** Removal of Norway Spruce in car park; 48A Fore Street, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

1. **b) 24/00315/TPO** T1 – Beech – Reduce eastern aspect of canopy, which overhangs the
	* + 1. recently built property, 2y 2-3m. Maximum diameter of cuts: the vast majority are 30mm
			2. and 1 or 2 cuts at 60mm diameter, prune north eastern and south eastern canopy to shape
			3. accordingly; 35 Ashburton Road, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).
2. **c) 24/00445/CAN** T1 Semi mature Sycamore. Reduce over hang from neighbouring tree into

garden. Approx 6-8 branches will be reduced to pruning points as per BS3998 by approximately 2-3m; Pludda Cottages, Station Road, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

1. **d)** **24/00485/TPO** G1 Clear Multi Steam hazel where it is overhanging the stream. G2

Remove lowest Northern branch with approximately 5m overhanging conservatory. G5 Crown Lift to 2.5m Low and part failed branches obstructing footpath at the E end of the group. G8 Alder, Willow Coppice both failed willows trees, stack brash as neat dead hedge as a barrier to the pond and habitat. G9 Douglus Fur, Alder, Willow Fell to coppice willow on W end of the group with the blue tag numbered 2442. G12 Remove remaining larch from along western boundary and remove declining larch to the north of 12.2. G12.3 Douglus Fur fell eastern tree within group. G13 Hazel Coppice dying Hazel; Templer Place Area, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

**PL.24/40 Planning Decisions**:

Members noted the following planning decisions:

1. **Approvals:**

TDC:

**i) 23/02085/FUL** Alterations to shop front including installation of window, roof mounted solar PV and internal works; 54 Fore Street, Bovey Tracey (Observations: Support).

**ii) 22/02232/MAJ** Outline – 18 self-build dwelling plots (access and layout under consideration); Land north of Bradley Road, Bovey Tracey (Observations: No objection).

**iii) 17/01821/AMD8** Non-material amendment (amendments to Plot 122) to planning permission 17/01821/MAJ for 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); Land at Ngr 280887 78068 (Observations: Not consulted).

**iv) 17/01821/AMD6** Non-material amendment (amendments to Plot 129) to planning permission 17/01821/MAJ for 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); Land at Ngr 280887 78068 (Observations: Not consulted).

**v) 17/01821/AMD7** Non-material amendment (amendments to Plot 126) to planning permission 17/01821/MAJ for 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); Land at Ngr 280887 78068 (Observations: Not consulted).

**vi) 23/02198/HOU** Ancillary accommodation (retrospective); 13B Fore Street, Bovey Tracey (Observations: No objection).

**vii) 24/00128/LBC** New advertising signage; Old Town Hall, Town Hall Place, Bovey Tracey (Application noted due to declared interest).

**viii) 23/01532/REM** Approval for details of Custom Build Plot 7 pursuant to Outline planning permission 17/02118/MAJ (approval sought for appearance, landscaping, layout and scale); Custom Build Plot 7, Land to the North of Indio House, Bovey Tracey (Observations: No objection).

**ix) 23/01538/REM** Approval for details of Custom Build Plot 6 pursuant to Outline planning permission 17/02118/MAJ (approval sought for appearance, landscaping, layout and scale); Custom Build Plot 6, Land to the North of Indio House, Bovey Tracey (Observations: No objection).

**x) 24/00289/HOU** Single storey rear and side extension; 23 Holmes Road, Heathfield (Observations: No objection, however there were no measures referenced in accordance with the Town Council’s environmental/sustainable policies within the adopted Neighbourhood Development Plan. It was noted that currently, there was no site notice/neighbour notification confirmation on the portal).

**xi) 24/00256/TPO** Fell dying/damaged pine tree and leave the stump at fence level; 38 Musket Road, Heathfield (Observations: Referred to TDC Arboricultural Officer).

DNPA:

**xii) 0535/23** Variation of condition 2 of approved planning ref: 0314/23, alterations and extensions to amend a hip roof to a gable roof in the rear extension, 1 Ullacombe Cottages, Haytor Road, Bovey Tracey (Observations: Not consulted).

**xiii) 0023/24** Window and door replacements, removal of modern steel beam ends from walls and general internal and external repairs; Yarner cottage, Bovey Tracey (Observations: Not consulted).

**xiv) 24/00120/ADV** Four externally illuminated wall mounted billboards, one internally illuminated freestanding poster display unit, two internally illuminated canopy mounted fascia sign and one internally illuminated freestanding flag style sign; Land West of Monks Way and North of Marriott Way, Bovey Tracey (Observations: To object to the application in accordance with Bovey Parish Neighbourhood Plan Policy LE2 due to the proposed use of lighting. If approved however, lighting should be time constrained and/or spot lighting considered so as not to cause annoyance to neighbouring properties).

**xv) 24/00196/HOU** Single storey side extension and additional parking; 2 St Peters Close, Bovey Tracey (Observations: No objection, with the caveat that it is unknown if the application has been publicised, therefore observations are subject to no objections from neighbouring properties).

1. **Refusals:**

TDC:

**xvi) 23/01150/HOU** Single storey side and rear extensions and replacement garage; St Martins, Bradley Road, Bovey Tracey (Observations: No objection).

**xvii) 23/01995/MAJ** Change of use of retirement home to seven units of holiday accommodation including associated demolition and works; change of use of surrounding land to caravan site involving stationing of up to 8 caravans, landscaping, replacement bat roost; Tracey House Retirement Home, Bovey Tracey (Observations: Following a lengthy discussion, members object to the application on the following grounds: i) Potential noise disturbance created from the proposed lodges. ii) Traffic and pedestrian safety – Concerns with insufficient parking capacity. Concerns with increased traffic and the lack of any sustainable links to the town (e.g. no opportunities to walk or cycle safely) (Bovey Parish NDP Objective T01, Policies T1, T2, T3, T5 and T6). iii) Drainage – insufficient proposals to deal with surface water runoff in the Bovey Tracey Critical Drainage Area).

DNPA:

None.

**PL.24/41 General Planning Matters brought forward by Councillors**: *(For information only)*

Cllr Simmons suggested writing an article for the next Quality Update newsletter in relation to the role of the Planning and Environment Committee.

Meeting closed at 6:59pm.