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*Under ‘The Openness of Local Government Bodies Regulations 2014’ this meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media, the council or members of the public.*

7th May 2024

**To: Members of the Planning & Environment Committee**

Cllrs ………..

Cc: All other members of the Council for information.

Dear Councillor,

You are hereby summoned to attend a meeting of the **Planning & Environment Committee** whichwill be held at the **Riverside Community Centre** on **Monday 13th May 2024** at **6:15pm** for the purpose of transacting the business as set out on the agenda below.

**AGENDA**

**PL.24/50 Election of Chairperson of the Planning & Environment Committee for 2024/25**

**PL.24/51 Election of Vice-Chairperson of the Planning & Environment Committee for 2024/25**

**PL.24/52 Apologies for absence**:

To **receive** and **consider** for acceptance, apologies for inability to attend.

**PL.24/53 Declarations of Interest and Requests for Dispensations**

To **declare** any disclosable pecuniary interests or any other interest which members may have in the following agenda items and **consider** any dispensation requests.

**\*\*Public Participation:**

*We welcome the public to attend meetings and invite comments or questions regarding any of the agenda items. The Committee, at the Chair’s discretion, sets aside a period of time for this at the commencement of the meeting.*

**PL.24/54 Minutes:**

i) To **agree** as a correct record and **approve** the minutes of the meeting of 22nd April 2024 *(*[*\*copy enclosed*](https://www.dropbox.com/scl/fi/u7kuahjdjcin1exx9fhg7/13.05.24-DRAFT-Planning-and-Environment-Committee-Minutes-of-22.04.24.docx?rlkey=j9b5y5c7nv49lxdtjdikq2xv8&dl=0)*).*

ii) To **receive** any update(s) on actions/items from the previous meeting.

**PL.24/55****Standing Item – Climate and Ecology Emergency:**

To **note** the Council Declaration and to embed the climate and ecology 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.24/56 Consideration of Planning Applications**:

TDC Applications listed to 19.04.24:

1. **24/00647/HOU** Single storey extension to replace porch and adjacent storage outbuilding; 6 Albert Terrace, Station Road, Bovey Tracey (Observations due: 15.05.24).

TDC Applications listed to 26.04.24:

None.

DNPA Applications listed to 26.04.24:

1. **0161/24** Single storey extension: Hillside Cottage, Lower Brimley, Bovey Tracey (Observations due: 13.05.24).

**PL.24/57**  **Applications Delegated to the Town Clerk (to note):**

1. **24/00445/CAN** T1 Semi mature Sycamore; Reduce overhang from neighbouring tree into garden. Approx 6-8 branches will be reduced to pruning points as per BS3998 by approximately 2-3m; Pludda Thatch, Station Road, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).

**PL.24/58** **Planning Decisions**:

1. **Approvals:**   
   TDC:

**i) 23/01815/REM** Approval of details for a dwelling pursuant to outline permission 17/01821/MAJ for a dwelling (approval sought for appearance, landscaping, layout and scale); Self build plot 1, Marriott Way, Bovey Tracey (Observations: No objection).

**ii) 17/01821/AMD4** Non-material amendment (weir design) 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).

**iii) 24/00568/HOU** Single storey rear extension to replace existing conservatory, single storey side extension to replace existing porch, double garage to replace existing single garage; St Martins, Bradley Road, Bovey Tracey (Observations: No objection).

**iv) 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).

DNPA:

**v) 0090/24** Replacement woodland centre, associated works and extension to tractor store; Yarner Wood, Bovey Tracey (Observations: No objection).

**vi) 0083/24** Re-siting of oil tank; Yarner Cottage, Bovey Tracey (Observations: Not consulted).

**b)** **Refusals:**   
 TDC:

**vii) 23/01962/FUL** Change of use of outbuilding from ancillary residential use to a holiday let; 10 Town Hall Place, Bovey Tracey (Observations: No objection).

**viii) 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).

**ix) 23/01296/FUL** Change of use from a storage barn to single storey dwelling; Barn, Station Road, Bovey Tracey (Observations: No objection in principle, however the applicant is required to demonstrate compliance with Policies T5 & T6 of the Bovey Parish Neighbourhood Plan as the property is within the Parking Policy Zone (fig 6.6 of the Bovey Parish Neighbourhood Plan).

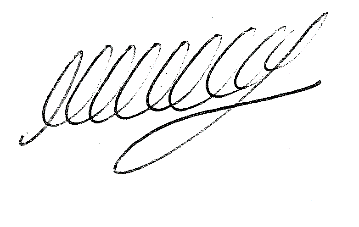
**x) 23/00783/FUL** Change of use of ancillary retail space at ground floor and flat at first floor to two number of one bedroom dwellings with associated roof extension and changes to the fenestration; The Garden Flat, 59B Fore Street, Bovey Tracey (Observations: Members object to the application in accordance with Policies B&E1 (Change of Use) and B&E2 (Subdivision of existing buildings) of the Bovey Parish Neighbourhood Plan as it has not been demonstrated that the premises have been widely marketed, at a market price, over a continuous period of at least 12 months. Furthermore, in relation to Policy T5 (parking general) no assessment has been submitted).

**xi) 23/01550/FUL** Dwelling house; Thorn Cross, Holly Court, Bovey Tracey (Observations: Members resolved to object to the application of a new dwelling house due to overdevelopment and concerns around increased traffic onto the public highway).

DNPA:

**xii) 0011/24** Application for prior approval for the erection of an agricultural building Part 6, Class A, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended); Land formerly part of Aller Farm, Bovey Tracey (Observations: No objection).

**PL.24/59 General Planning related matters brought forward by Councillors**: *(For information only)*

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**SIGNED ………………………………………………… DATE: 7th May 2024**

**M WELLS - TOWN CLERK**