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 2nd July 2024

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

Cllrs Arnold, Brooke, Evans, Kelly, Kennedy, Mills-Brown, Simmons

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 8th July** **2024** at **6:15pm** for the purpose of transacting the business as set out on the agenda below.

**AGENDA**

**PL.24/79 Apologies for absence**:

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

**PL.24/80 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.24/81 Minutes:**

i) To **agree** as a correct record and **approve** the minutes of the meeting of 10th June 2024 *(*[*\*copy enclosed*](https://www.dropbox.com/scl/fi/le8jzzfadjjuua39o877f/08.07.24-DRAFT-Planning-and-Environment-Committee-Minutes-of-10.06.24.docx?rlkey=mr7208qmc49ed37xhijcm6a8a&dl=0)*).*

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

**PL.24/82****Standing Item – Climate and Ecology Emergencies:**

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.24/83 Consideration of Planning Applications**:

 DNPA Applications listed w/c 27.05.24:

 None.

 DNPA Applications listed w/c 03.06.24:

 None.

 TDC Applications listed to 07.06.24:

1. **24/00888/VAR** Variation of Condition 2 on planning permission 21/00494/VAR (Variation of Condition 2 on planning permission 17/00489/VAR to allow the use of the site and portable cabins for a further three years for youth facilities); Bovey Tracey Youth Action, Cannon Road, Heathfield Industrial Estate, Heathfield (Observations due: 1st July 2024).

(<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SECUTLPZMD500>)

DNPA Applications listed w/c 10.06.24:

1. **0228/24** Removal of dormers and replace with roof lights; Yarner Cottage, Bovey Tracey (Observations due: TBC).

(<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=162263>)

1. **0243/24** Alterations and addition of draught stripping to selected windows within Yarner House (GVII); Yarner Cottage, Bovey Tracey (Observations due: TBC).

(<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=162278>)

1. **0244/24** Alterations and addition of draught stripping to selected windows within Yarner Cottage (curtilage listed); Yarner Cottage, Bovey Tracey (Observations due: TBC).

(<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=162279>)

1. **0227/24** Remove dormers and replace with roof lights; Yarner Cottage, Bovey Tracey (Observations due: TBC).

(<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=162255>)

TDC Applications listed to 14.06.24:

1. **24/00867/FUL** Change of use from a storage barn into a single storey dwelling; Barn to rear of Cheese Shed, Station Road, Bovey Tracey (Observations due: 12.07.24).

(<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SE8RLVPZM7300>)

1. **24/00983/HOU** Proposed rear extension and demolition of garage; 5 Heather Estate, Heathfield (Observations due: 9th July 2024).

(<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SF2MKZPZFIK00>)

TDC Applications listed to 21.06.24:

1. **24/00993/FUL** To install a concrete hard standing to provide a suitable base for new replacement 10,000 litre water tank which provides a garden water supply to the walled community garden at Parke; Parke, The National Trust (Observations due: 12.07.24).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SF8143PZFNQ00>

1. **24/00994/LBC** To install a concrete hard standing to provide a suitable base for new replacement 10,000 litre water tank which provides a garden water supply to the walled community garden at Parke; Parke, The National Trust (Observations due: 12.07.24).

 [https://publicaccess.teignbridge.gov.uk/online- applications/applicationDetails.do?activeTab=documents&keyVal=SF8145PZFNR00](https://publicaccess.teignbridge.gov.uk/online-%09applications/applicationDetails.do?activeTab=documents&keyVal=SF8145PZFNR00)

DNPA Applications listed w/c 17.06.24:

None.

TDC Applications listed to 28.06.24:

1. **24/00989/LBC** Re-rendering south facing and east facing end gable elevations and repairs to guttering; 48 East Street, Bovey Tracey (Observations due: 19.07.24).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SF6K9KPZFLZ00>

DNPA Applications listed to 24.06.24:

1. **0259/24** Selected replacement windows and door; Yarner House, Bovey Tracey (Observations due: TBC).

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=162297>

**PL.24/84**  **Applications Delegated to the Town Clerk (to note):**

1. **24/00975/TPO** T1 Oak – Crown lift on western aspect of canopy to provide 4m clearance from ground level. Lateral reduction up to 2m to western aspect of canopy to provide 3m clearance from roof; 17 Forbes Close, Heathfield (Observations: Refer to TDC Arboricultural Officer).
2. **24/01081/TPO** Tree 1 – Oak – reduce, Tree 2 – Beech, reduce, Tree 3 – Beech, reduce, Tree 4 – Beech, reduce, Tree 5 – Beech, reduce, Tree 6 – Beech, reduce, Tree 7 – Beech, reduce, Tree 8 – Beech, dismantle and completely remove, Tree 9 – Beech, reduce; Power Park, Old Newton Road, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).
3. **24/01083/TPO** T001 – English Oak, crown reduce southern aspect of crown only (over gardens of No. 2 and No. 3 Mannings Meadow) by approximately 2-3m from branch tips; 3 Mannings Meadow, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).

**PL.24/85** **Planning Decisions**:

1. **Approvals:**
TDC:

**i) 22/01194/COND10** Discharge of condition 33 (surface water drainage) on planning permission 22/01194/MAJ for hybrid application for full planning permission for Class E foodstore with associated parking, servicing and landscaping and outline planning permission (with all matters except access reserved) for Class E(g)/B2/B8 employment uses (revised description 05.12.22) (Observations: Not consulted).

**ii) 22/01194/COND11** Discharge of condition 36 (design for land adjoining flood corridor) on planning permission 22/01194/MAJ for hybrid planning application for full planning permission for Class E foodstore with associated parking, servicing and landscaping and outline planning permission (with all matters except access reserved) for Class E(g)/B2/B8 employment uses (revised description 05.12.22) (Observations: Not consulted).

**iii) 24/00741/HOU** Replacement of single glazed timber bay window with double glazed uPVC to include formation of traditional masonry walls underneath and replacement of timber front door and single glazed timber WC window with double glazed uPVC; Brook Lodge, Newton Road, Bovey Tracey (Observations: No objection).

**iv) 23/01106/AMD1** Non-material amendment (changes to windows) to permission 23/01106/REM for approval of details for a dwelling pursuant to planning permission 17/01821/MAJ (approval sought for appearance, landscaping, layout and scale); Self Build Plot 06, Marriott Way (Observations: Not consulted).

DNPA:

**v) 0091/24** Access improvements for disabled visitors and general car park safety measures; Natural England, Yarner Wood, Bovey Tracey (Observations: Supported as positive enhancements, however members noted that the car park layout plans NE-YW-CP-05 and NE-YW-CP-02 do not appear to correlate with application 0090/24 plans).

**vi) 0161/24** Single storey extension; Hillside Cottage, Lower Brimley, Bovey Tracey (Observations: No objection and members supported the inclusion of Solar PV in accordance with Neighbourhood Plan Policy LE16).

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

**vii) 24/00540/CLDE** Certificate of Lawfulness existing in respect of a single dwelling (Class C3); The Dwelling, Bovey Heath Farm, Bovey Tracey (Observations: Members object to the application for a Certificate of Lawfulness as the application site is outside of the settlement boundary and there are no agricultural worker requirements for accommodation on site).

DNPA:

 None.

**PL.24/86** **Policy Reviews (Deferred items: PL.24/67 & PL.24/77):**

 To **review** and **consider re-adopting** the following policies**:**

1. Environmental Policy (*\*copy to be circulated*)
2. Green Events Policy (*\*copy to be circulated*)

**PL.24/87 Recess Arrangements for 2024 Summer Recess Period (9th July – 1st September):**

To **discuss** and **agree** a method of responding to any applications during the summer recess period.

**PL.24/88 General Planning related matters brought forward by Councillors**: *(For information only)* - Public Comments on planning applications – new process from 12th June 2024.

 - Parish & Town Council Planning Forum – Presentation slides ([*\*copy enclosed*](https://www.dropbox.com/scl/fi/2jgoiaq1bb1o9ygq07ggt/08.07.24-Parish-and-Town-Council-Planning-Forum-Presentation-June-2024.pptx?rlkey=5658ffj2irdj6xxmw9nm1cf84&dl=0))

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**SIGNED ………………………………………………… DATE: 2nd July 2024**

**M WELLS - TOWN CLERK**