**PLANNING & ENVIRONMENT COMMITTEE MEETING**

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

**Present:**

Cllr U Arnold Cllr G Kennedy

Cllr S Brooke Cllr H Mills Brown

Cllr M Evans Cllr S Simmons

Cllr E Kelly

**In attendance:**

The Town Clerk

The Assistant Town Clerk

Cllr C Burton

Cllr S Oldrieve

Cllr C West

A member of the Resident’s Association

Three members of the public

*The meeting was chaired by Cllr Simmons.*

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

None.

**PL.24/80 Declarations of Interests and Requests for Dispensations:**

Cllr Brooke declared an interest on behalf of the Council in item PL.24/83 a) (Application 24/00888/VAR) as the Town Council is the applicant.

**Public Participation:**

A member of the Resident’s Association referred to an article submitted to the Cottage Magazine which highlights the positive attributes of the town and the Town Council’s work and activities.

**PL.24/81 Minutes:**

1. The minutes of the meeting held on 10th June 2024 *(\*copy previously circulated)* were confirmed as a correct record and were approved.
2. There were no updates provided.

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

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**.**

Cllr Simmons highlighted an aspiration to make the climate related observations clear, meaningful and explicit when responding to applications.

**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:** The application was noted as the Council has an interest in the application as it is the applicant.

Cllr Brooke thanked those who had submitted support on the planning portal.

*A member of the public joined the meeting 6:23pm.*

DNPA Applications listed w/c 10.06.24:

1. **0228/24** Removal of dormers and replace with roof lights; Yarner Cottage, Bovey Tracey.

**Observations:** No objection.

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

**Observations:** No objection.

1. **0244/24** Alterations and addition of draught stripping to selected windows within Yarner House (curtilage listed); Bovey Tracey.

**Observations:** No objection.

1. **0227/24** Remove dormers and replace with roof lights; Yarner Cottage, Bovey Tracey.

**Observations:** No objection.

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:** No objection. Detailed discussion on parking. Members noted the submission of the assessment of consequential additional parking demand and requirethat Policies T4, T5 & T6 of the Bovey Parish Neighbourhood Plan are complied with.

*Cllr Oldrieve joined the meeting at 6.30pm.*

1. **24/00983/HOU** Proposed rear extension and demolition of garage; 5 Heather Estate, Heathfield.

**Observations:** No objection.

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:** No objection.

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:** No objection.

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:** No objection. The committee welcomed this rendering and repairs.

*Cllr West joined the meeting at 6:44pm.*

DNPA Applications listed to 24.06.24:

1. **0259/24** Selected replacement windows and door; Yarner House, Bovey Tracey.

**Observations:** No objection.

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

a) **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: Referred to TDC Arboricultural Officer).

b) **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: Referred to TDC Arboricultural Officer).

c) **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: Referred to TDC Arboricultural Officer).

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

Members noted the following 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).

1. **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:**

Members considered reviewing and re-adopting the Environmental Policy and Green Events Policy (*\*copies previously circulated*).

**Resolved:**

1. The Environmental Policy was adopted as circulated.
2. Cllrs Evans, Kelly and Simmons to meet to review the document and return to a future meeting with suggested amends, focussing on the comments and feedback provided at the meeting.

*Cllr Burton and two members of the public joined the meeting at 6:57pm.*

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

Members discussed a method of responding to any applications during the summer recess period.

**Resolved:** Following discussion, members resolved to delegate authority to the Town Clerk to respond to applications during the period of 9th July – 1st September with members issuing individual observations to the Town Clerk. Any applications determined to be significant by the Town Clerk and the Committee Chair, will necessitate a meeting to be convened, if a request for an extension of time cannot be granted.

*Cllr Robilliard Webb joined the meeting at 7:01pm.*

**PL.24/88 General Planning related matters brought forward by Councillors**: *(For information only)* **Cllr Simmons** referred to the recent notification sent to all members that the District Council implemented a new process from 12th June so that all public comments on planning applications are made through a Teignbridge ‘My Account’.

**Cllr Simmons** referred to the intentions of the recent Town and Parish Council Planning Forum arranged by Teignbridge DC. The Town Clerk has circulated copies of the presentation slides for information (*\*copy previously circulated*)

**Cllr Brooke** thanked the Town Clerk for including the planning portal links in the agenda.

**Cllr Brooke** raised the review of the Neighbourhood Development Plan and requested the item be put on a future meeting agenda to consider the process for review.

**Cllr Arnold** referred to the current meeting start times and more flexibility to now attend future meetings. The Town Clerk will review and circulate alternative meeting time options.

Meeting closed at 7:07pm.