**PLANNING & ENVIRONMENT COMMITTEE MEETING**

**HELD ON 2ND SEPTEMBER 2024 AT 6:15PM**

**Present:**

Cllr U Arnold Cllr G Kennedy

Cllr S Brooke Cllr S Simmons

Cllr M Evans

**In attendance:**

The Town Clerk

The Assistant Town Clerk

Cllr T Allen

Cllr S Oldrieve

A member of the Resident’s Association

Two members of the public

*The meeting was chaired by Cllr Simmons.*

**PL.24/89 Apologies for absence**:

Cllr E Kelly – Personal Commitment

Cllr H Mills Brown – Personal Commitment

**PL.24/90 Declarations of Interests and Requests for Dispensations:**

None.

**Public Participation:**

A member of the Resident’s Association thanked the council and town event organisers for the events held within Bovey Tracey and gave a message of approval for the Council, councillors, staff and clerk on behalf of residents of the town.

Cllr Simmons thanked the Resident’s Association and highlighted recognition of the energy of individuals and organisations in the community contributing to events to make them happen. Cllr Brooke thanked the Resident’s Association and Neighbourhood Watch Association for their ongoing interest and support in Council related activities.

**PL.24/91 Minutes:**

1. The minutes of the meeting held on 8th July 2024 *(\*copy previously circulated)* were confirmed as a correct record and were approved.
2. Cllr Evans provided an update on the Green Events Policy that is being amended and will table the revised Policy at a future Planning and Environment committee.

**PL.24/92 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 strengthen environmental aspects of the brief.

**PL.24/93 Consideration of Planning Applications**:

DNPA Applications listed w/c 05.08.24:

None.

TDC Applications listed to 09.08.24:

None.

TDC Applications listed to 16.08.24:

None.

TDC Applications listed to 23.08.24:

None.

**PL.24/94** **Applications Delegated to the Town Clerk (to note):**

1. **24/01299/CAN** Remove Holm Oak and Sycamore to leave a stump; Church Style, road to

Brookfield, Coombe Cross, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

**PL.24/95 Planning Decisions:**

Members noted the following planning decisions:

**Approvals:**

TDC:

**i) 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).

**ii) 24/00983/HOU** Proposed rear extension and demolition of garage; 5 Heather Estate, Heathfield (Observations: No objection).

**iii) 21/02681/COND1** Discharge of condition 3 (travel plan) on planning permission 21/02681/FUL for retention of use of light industrial building (Class E) as educational use (Class F1) and insertion of new windows to first floor of side elevation; Unit 1, King Charles Business Park, Heathfield (Observations: Not consulted).

**iv)** **24/00762/HOU** Proposed traditional joinery hardwood orangery; Southbrook House, Southbrook Lane, Bovey Tracey (Observations: No objection).

**v)** **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).

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

**vii)** **22/01194/COND12** Discharge of condition 23 (retaining walls) 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 05.12.2022); Challabrook Cross at NGR 280988 77832, Bovey Tracey (Observations: Not consulted).

**viii)** **24/01106/CAN** Tree 1 – Thought to be a Robinia, to be felled. Tree 2 – Species unidentified, to be felled; Moorlands, Coombe Cross, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

**ix) 24/01063/HPA** Notification for prior approval for rear extension to dwelling extending 5.70 metres beyond rear wall, maximum height 3.80 metres, height to eaves 3.70 metres; Wallfield House, 16 Wallfield Road, Bovey Tracey (Observations: Not consulted).

**x) 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; Parke, The National Trust, Bovey Tracey (Observations: No objection).

**xi) 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; Parke, The National Trust, Bovy Tracey (Observations: No objection).

**xii) 24/00453/MAJ** Redevelopment of site for flexible uses within class E (c), (e), (g) (including new head office), B8 and 1 No. café (Class E (b)), together with minor alterations to existing access, car parking, infrastructure and landscaping; Western Counties Roofing, Battle Road, Heathfield (Observations: No objection, with an observation that in accordance with NDP Policy H05 aspirations, the council would like to see the provision of renewable energy sources).

**xiii) 24/00989/LBC** Re-rendering south facing and east facing end gable elevations and repairs to guttering; 48 East Street, Bovey Tracey (No objection).

**xiv) 19/02583/AMD2** Non-material amendment (amendments to Plots 89 & 90) to planning permission 19/02583/MAJ for application for second phase of Residential Development of 128 dwellings. Outline Application for employment site and 5 self-build dwelling plots; Land at Ngr 280887 78068, Bovey Tracey (Observations: Not consulted).

DNPA:

**xv)** **0227/24** Remove dormers and replace with roof lights; Yarner Cottage, Bovey Tracey (Observations: No objection).

**xvi) 0228/24** Remove dormers and replace with roof lights; Yarner Cottage, Bovey Tracey (Observations: No objection).

**xvii) 0243/24** Alterations and addition of draught stripping to selected windows within Yarner Cottage (GVII) (Observations: No objection).

**xviii) 0244/24** Alterations and addition of draught stripping to selected windows within Yarner Cottage (curtilage listed) (Observations: No objection).

**xix) 0259/24** Selected replacement of windows and door; Yarner House, Bovey Tracey (Observations: No objection).

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

**i) 23/0032/CERT** Appeal against the refusal of 23/00184/CLDE Certificate of lawfulness for existing use of building as dwelling; Moorwood, Bovey Tracey (Appeal dismissed).

**ii) 24/00885/FUL** Erection of agricultural building (retrospective); Bovey Heath Farm, Newton Road, Bovey Tracey (Observations: Members object to the application as there is insufficient information demonstrating that the site is agricultural land).

**iii) 23/00059/MAJ** Outline application for residential development for up to 137 dwellings (approval sought for access); Land at Old Newton Road, Heathfield (Observations: Members object to the current application. i) road safety concerns raised and insufficient information available (e.g. no revised Transport Assessment issued), ii) conflicts with Bovey Parish Neighbourhood Development Plan Policy LE6 – Lowland Heath, iii) loss of Heathfield Pennyroyal County Wildlife Site without details of compensating for the loss and iv) capacity of infrastructure in the area impacted by the additional development).

**PL.24/96 Summer Recess Report**

Members received and noted the Summer Recess reports and observations issued during July and August 2024 (*\*copies previously circulated*).

*Cllr Oldrieve joined the meeting at 6:30pm.*

**PL.24/97 Strategic Plan – Planning and Environment Section (pages 15, 16 & 17):**

Members considered progressing the relevant committee actions recommended within the adopted Strategic Plan.

**Resolved:** Following discussion, members resolved to:

1. Defer formal consideration of the Neighbourhood Development Plan review until a definition of ‘light touch review’ can be ascertained.
2. Investigate the Localities website for further information and availability of funding towards any review.
3. Consider an item at the next meeting to agree actions and appoint councillor representatives to progress the NDP review.

*Cllr Allen joined the meeting at 6:50pm.*

**PL.24/98 General Planning related matters brought forward by Councillors**: *(For information only)*

**Cllr Simmons** and the Town Clerk have both chased Devon County Council for a response to the Twenty’s Plenty submission made earlier this year. To date there has been no reply.

**The Town Clerk** advised members that the revised Tracey House application has been validated by the Local Planning Authority and will be tabled for consideration at the next meeting.

Meeting closed at 6:55pm.