**PLANNING & ENVIRONMENT COMMITTEE MEETING**

**HELD ON 14TH OCTOBER 2024 AT 6:00PM**

**Present:**

Cllr M Evans Cllr H Mills Brown

Cllr G Kennedy Cllr S Simmons

**In attendance:**

The Town Clerk

The Assistant Town Clerk

Three members of the public

*The meeting was chaired by Cllr Simmons.*

**PL.24/111 Apologies for absence**:

Cllr Arnold - personal commitment

 Cllr Brooke – personal commitment

 Cllr Kelly – personal commitment

**PL.24/112 Declarations of Interests and Requests for Dispensations:**

 None.

 **Public Participation:**

None.

**PL.24/113 Minutes:**

1. The minutes of the meeting held on 30th September 2024 *(\*copy previously circulated)* were confirmed as a correct record and were approved.
2. Cllr Simmons referred to the Decarbonisation Project at Heathfield Industrial Estate (led jointly by TDC and DCC) and explained that CABH were due to meet soon with an officer involved with the project.

**PL.24/114 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**.**

**PL.24/115 Consideration of Planning Applications**:

DNPA Applications w/c 23.09.24:

None.

TDC Applications listed to w/e 27.09.24:

None.

DNPA Applications w/c 30.09.24:

None.

TDC Applications listed to 04.10.24:

None.

**PL.24/116** **Applications Delegated to the Town Clerk (to note):**

None.

**PL.24/117 Planning Decisions:**

Members noted the following planning decisions:

**Approvals:**

1. TDC:

**i) 24/01299/CAN** Remove Holm Oak and Sycamore to leave a stump; Church Style, Road to Brookfield, Bovey Tracey (Observations: Not consulted).

**ii) 24/00977/HOU** Provision of drains and water supply to garage/studio, insulation and renewable energy installations and additional parking space, 21 East Street, Bovey Tracey (Observations: No objection. Members support the positive use of sustainable energy developments in accordance with Neighbourhood Plan Policy).

**iii) 24/00978/LBC** Provision of drains and water supply to garage/studio, insulation and renewable energy installations and additional parking space, 21 East Street, Bovey Tracey (Observations: No objection. Members support the positive use of sustainable energy developments in accordance with Neighbourhood Plan Policy).

**iv) 24/01051/TPO** Prune 2 scotch pines behind fence of property; 11 Drum Way, Heathfield (Referred to TDC Arboricultural Officer).

**v) 19/00137/MAJ** Hybrid planning application comprising a full application for 63 dwellings, together with access, landscaping, open space and associated infrastructure and an outline application for 3 self/custom build plots, with all matters reserved except for access; Land at Moretonhampstead Road, Monks Way, Bovey Tracey (Observations: object for the following reasons: 1. Highway safety. Concerns around access to Phase 1 from Monks Way, turning across the traffic on an already narrow section of road. In addition, the generation of increased traffic along Mary Street (narrow with very few passing points). 2. Private highways. Concerns were expressed with the amount of private highways proposed (e.g. non County Council adopted) and the number of houses served from them requiring residents to take their refuse to and from the public highway for collection. 3. Inadequate infrastructure. The Planning Statement refers to available facilities such as banks (none in Bovey), primary school and doctors’ surgery (both already at capacity). 4. Public transport. There is a lack of public transport serving this particular area of the parish. 5. Loss of trees. Concerns raised over the amount of trees affected, either being pruned or removed. 6. Effect on listed building. The development will have a negative impact on the neighbouring listed buildings (Atway Farm and Cottages). 7. Affordable housing. The application refers to a target of 30% to be delivered; Councillors are concerned this is only a target and may well not be achieved. 8. If minded to approve, rigorous conditions should be imposed protecting the remaining trees etc on site and to ensure the delivery of affordable housing).

As this is Phase 1 of a major development which was submitted in 2019 members familiarised themselves with the location of the three proposed phases. It was noted that there are many conditions linked to the approval and these go some way to addressing the committee’s concerns.

**vi) 24/00855/LBC** To deep repoint the Eastern retaining wall to the walled garden at Parke, re-bed the coping stones and rebuild the section of wall which had to be dismantled on safety grounds; Parke, The National Trust, Bovey Tracey (Observations: No objection).

**vii) 24/01455/HOU** Single storey rear extension; 9 Holmes Road, Heathfield, Bovey Tracey (Observations: No objection).

DNPA:

None.

**b) Refusals:**

TDC:

None.

DNPA:

None.

**PL.24/118**  **Consultations – Devon County Council:**

Members considered issuing a response to the following consultations:

1. Devon and Torbay Local Transport Plan 4 (Deadline: 30th November)
2. Devon Countywide Local Cycling and Walking Infrastructure Plan (LCWIP) (Deadline: 30th November)

**Resolved:** Following discussion, members agreed for the Town Clerk to email all committee members inviting any individual comments to be sent to the Committee Chair prior to the 30th October 2024 so the Chair can formulate a response from the Town Council. Any draft responses to be tabled at Committee on 25th November for approval prior to submission.

**PL.24/119 General Planning related matters brought forward by Councillors**: *(For information only)*

**Cllr Kennedy** enquired about the Emergency Plan and when it was last updated, the Town Clerk will provide an update.

Meeting closed at 6:31pm.