

3rd December 2024

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

Cllrs Arnold, Brooke, Day, Evans, Kelly, Kennedy, 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 9th December 2024** at **6:00pm** for the purpose of transacting the business as set out on the agenda below.

**AGENDA**

**PL.24/138 Apologies for absence**:

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

**PL.24/139 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.24/140 Minutes:**

i) To **agree** as a correct record and **approve** the minutes of the meeting of 25th November 2024 *(*[*\*copy enclosed*](https://www.dropbox.com/scl/fi/ldbo9brji0cwmia3tn6ud/09.12.24-Planning-and-Environment-Committee-Minutes-of-25.11.24-v2.docx?rlkey=wj59knfmslpvb90aonk9h6t2p&dl=0)*).*

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

**PL.24/141****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.24/142 Consideration of Planning Applications**:

 **TDC Applications listed to w/e 15.11.24**:

1. **24/01807/ADV** Eight wayfinding signposts; Various sites in Bovey Tracey (Observations due: TBC).

 <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SML895PZG6J00>

1. **24/00053/REF** (*To note*) Appeal against the refusal of planning application 19/00664/FUL for 9 Gypsy pitches, access and 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).
2. **24/00054/REF** (*To note*) Appeal against the refusal of planning application 23/01296/FUL, Change of use from a storage barn to single storey dwelling; The 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).
3. **24/00055/REF** (*To note*) Appeal against the refusal of planning application 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 Applications listed w/c 18.11.24**:

 None.

**TDC Applications listed to w/e 22.11.24:**

1. **24/01854/HOU** Existing extension to be rebuilt, proposed rear extension, replacement of windows, replacement of carport with multi-use space, porch roof replaced with covered entrance and minor external landscaping works; Poplar Cottage, Fore Street, Bovey Tracey (Observations due: 13.12.24).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN1FMDPZGPM00>

1. **24/01707/FUL** Erection of agricultural building with workshop; Land at Grid Reference 282397, 78855, Coombe Lane, Bovey Tracey (Observations due: 19.12.24)

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLQ21XPZN0200>

**TDC Applications listed to w/e 29.11.24:**

None.

**PL.24/143 Applications Delegated to the Town Clerk (to note):**

None.

**PL.24/144** **Planning Decisions**:

1. **Approvals:**
TDC:

**i) 24/01510/AMD1** Non-material amendment (amendments to window sizes and positions to west elevation) to planning permission 24/01510/AMD1 for proposed side extension and external alterations to existing dwelling; 1 High Close, Bovey Tracey (Observations: Not consulted).

**ii) 22/01194/COND16** Discharge of condition 7 (noise mitigation) 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).

**iii) 22/01194/COND19** Discharge of condition 16 (CCTV) 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).

**iv) 24/01648/TPO** T168 Multi-stemmed Sycamore, reduce the height of the south and east stems by 3-4m and their radial spread by 2-3m. Reduce the height of the north and west stems by 2-3m and their radial spread by 3-4m. T169 Holm Oak – Crown removal of 4m. G1 Two lime trees and two cherry trees – crown raise to achieve a 2.5m clearance. G2 Sycamore and Oak – reduce the height to form a hedge at 2m above ground level. T1 Holm Oak, reduce the sides of the south and east crown aspects by 4m; The Lawns, Devon House Drive, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

DNPA:

 None.

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

DNPA:

None.

**PL.24/145 General Planning related matters brought forward by Councillors**: *(For information only)*

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**SIGNED ………………………………………………… DATE: 3rd December 2024**

**M WELLS - TOWN CLERK**