**PLANNING & ENVIRONMENT COMMITTEE MEETING**

**HELD ON 9TH DECEMBER 2024 AT 6:00PM**

**Present:**

Cllr U Arnold Cllr M Evans

Cllr S Brooke Cllr S Simmons

Cllr C Day

**In attendance:**

The Town Clerk

The Assistant Town Clerk

Cllr C Burton

*The meeting was chaired by Cllr Simmons.*

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

Cllr E Kelly – Personal commitment

Cllr G Kennedy – Personal commitment

**PL.24/139 Declarations of Interests and Requests for Dispensations:**

The Town Clerk declared an interest on behalf of the Town Council as the applicant of item PL.24/142 a) (Application 24/01807/ADV).

**Public Participation:**

**Cllr Burton** referred to the statement released recently from the Housing Secretary Angela Rayner who has said overhauling planning rules to bypass local authorities will remove "chaos and subjectiveness" from the system. The planned changes will give local authority planning officers the power to rubberstamp development proposals without permission from council committees, as long as they comply with locally agreed plans and national regulations on standards. Cllr Simmons will research this further to inform a future meeting.

**Cllr Brooke** referred to the Town Council’s application for wayfinding signposts (application 24/01807/ADV) and thanked those individuals who had submitted comments and encouraged other individuals/business representatives to do the same.

**PL.24/140 Minutes:**

i) The minutes of the meeting held on 25th November 2024 (\*copy previously circulated) were confirmed as a correct record and were approved.

ii) The following updates were provided:

* PL.24/135 – Cllr Simmons advised that both consultation responses have been submitted.
* PL.24/137 – The Town Clerk advised that a meeting of the Emergency Plan T&F Group is due to be take place on either 7th or 14th January 2025.

**PL.24/141 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 referred to global and more local environmental and weather related issues that have taken place in the last few days.

**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:** Members noted the application. As the applicant, members have declared an interest and will not comment.

1. **24/00053/REF** 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).

**Observations:** Members received and noted the appeal.

1. **24/00054/REF** 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).

**Observations:** Members received and noted the appeal.

1. **24/00055/REF** 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).

**Observations:** Members received and noted the appeal.

**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.

**Resolved:** No objection, subject to the conversion of the car port area not becoming habitable and that sufficient outside area is retained for vehicles to be able to enter and turn before exiting.

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

**Resolved:** No objection. Members were positive about the inclusion of solar panels in the proposal.

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

None.

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

None.

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

Members noted the following 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:

None.

DNPA:

None.

**PL.24/145**  **General Planning related matters brought forward by Councillors**:

**Cllr Simmons** advised members that the Tranche 3 results of the 20’s Plenty schemes have been announced and Bovey Tracey does not appear on the approved scheme list. The Town Clerk has sought feedback from DCC Officers. A paragraph will be put on the Council website and Facebook page to inform residents.

**Cllr Evans** advised that he will make contact with the District Councillors, to assist with obtaining updates from DCC and in addition, will try to seek an update on the redevelopment of Mary Street Public Toilets.

Meeting closed at 6.30pm.