**PLANNING & ENVIRONMENT COMMITTEE MEETING**

**HELD ON 6TH JANUARY 2025 AT 6:00PM**

**Present:**

Cllr U Arnold Cllr E Kelly

Cllr S Brooke Cllr G Kennedy

Cllr M Evans Cllr S Simmons

**In attendance:**

The Town Clerk

The Assistant Town Clerk

*The meeting was chaired by Cllr Simmons.*

**PL.25/01 Apologies for absence**:

Cllr C Day – Unwell.

**PL.25/02 Declarations of Interests and Requests for Dispensations:**

None.

**Public Participation:**

None.

**PL.25/03 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.24/139 – Cllr Simmons has researched the government’s proposed changes to the planning system, summarising that it could be a more streamlined process with planning applications which comply with local development plans, bypassing committees to speed up the process. It is not yet clear whether there will be any changes to the role of town council planning committees. It is also possible that the Neighbourhood Plan will have to be no more than five years old. Cllr Simmons will request that the item is discussed at a future TDC Planning Forum meeting to ascertain more.
* PL.24/145 – No further response(s) have been received from DCC Engineers or TDC Councillors in relation to the request for feedback following the 20’s Plenty assessment for Bovey Tracey.

**PL.25/04 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.25/05 Consideration of Planning Applications**:

**DNPA Applications listed w/c 25.11.24**:

None.

**TDC Applications listed to w/e 13.12.24**:

1. **24/01878/LBC** Replace ground floor front window with a new window on south elevation; 48 East Street, Bovey Tracey.

**Observations:** No objection and support the improvement to the property.

**DNPA Applications listed w/c 02.12.24:**

None.

**DNPA Applications listed w/c 09.12.24:**

None.

**DNPA Applications listed w/c 16.12.24:**

1. Members noted the withdrawal of application 0430/24 Installation of air monitoring station with parking area; Land South of Reddaford Water, Bovey Tracey.

**TDC Applications listed to w/e 20.12.24:**

1. Members noted the withdrawal of application 24/01407/HOU Installation of 8 roof-mounted solar panels to the front roof of the property; Pullens Cottage, Station Road, Bovey Tracey.

**PL.25/06** **Applications Delegated to the Town Clerk:**

Members noted the following applications delegated to the Town Clerk:

1. **24/01954/TPO** Willows G1 – Re-pollard and re-coppice the entire group. Oaks T0017 and T0018 – crown reduction by 2 metres with the final cuts no bigger than 75mm. Mixed species G2 – remove the branches and small leaning trees; Heathfield Units, Battle Road, Heathfield Industrial Estate, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).
2. **24/02027/TPO** Removal of 5 ash trees; Land to the East of St Johns Lane Close and West of Indio House, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

**PL.25/07 Planning Decisions:**

Members noted the following planning decisions:

1. **Approvals:**   
   TDC:

i) **24/00748/FUL** Proposal to convert former Bovey Tracey Hospital into two detached dwellings. Includes partial demolition and change of use; Bovey Tracey Hospital, Furzeleigh Lane, Bovey Tracey (Observations: No objection, subject to compliance with Neighbourhood Plan Policy Objective H05 (sustainable homes).

ii) **24/01712/TPO** Copper Beech (T1) – crown lifting by raising the canopy to achieve clearance by approx. 6 metres, removing regrowth to previous pruning points; 14A Wallfield Road, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

iii) **24/01499/LBC** Division of attic space; 13 Town Hall Place (Observations: No objection).

iv) **19/01499/COND2** Discharge of conditions 5 (rainwater goods) & 6 (lime render) on permission 19/01499/LBC for conversion of former public house into art centre with art gallery, artists’ studios, cinema/theatre and café/bar including demolition of outbuildings; The King of Prussia, 83 Fore Street, Bovey Tracey (Observations: Not consulted).

v) **19/00548/COND2** Discharge of conditions 4 (rainwater goods) & 5 (lime render) on planning permission 19/00548/VAR for variation of condition 2 on planning permission 17/02927/FUL (conversion and extension of former public house into art centre with art gallery, artists’ studios, cinema/theatre and café/bar including demolition of outbuildings) to include minor dimensional alterations following a new survey, restoration of a historic plank and muntin screen, internal alterations to kitchen and toilet areas, addition of sound lobbies to auditorium and fire-lining to first floor landing; The King of Prussia, 83 Fore Street, Bovey Tracey (Observations: Not consulted).

vi) **24/01259/FUL** Demolition of the existing house, three replacement dwellings and associated landscaping; Outlook, Ashburton Road, Bovey Tracey (Observations: No objection in principle, subject to the additional information being provided to DCC Highways and no objection or further concerns being raised by them. The suggested proposal for one EV Charging point should be replicated for each dwelling. The proposals should provide for sustainable energy in accordance with Neighbourhood Plan Policy).

vii) **24/01718/HOU** Erection of single storey detached garage/workshop; Moorlands, 7A High Close, Bovey Tracey (Observations: No objection).

viii) **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).

DNPA:

None.

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

DNPA:

None.

**PL.25/08**  **General Planning related matters brought forward by Councillors**:

**Cllr Brooke** advised members that the public footpath between Monks Way and Avenue Road required improvement and DCC Public Rights of Way (PROW) had offered to undertake this work. Cllr Brooke had visited a resident with potential concerns around drainage as a result of the surfacing upgrade. Further concerns were raised in relation to the metal gate and the noise from closure. The Town Clerk will forward concerns to the PROW Officer to address.

**The Town Clerk** advised members that a template has been created to record planning decisions and in particular, referencing to the Neighbourhood Plan Policies as part of the Neighbourhood Plan monitoring and review process. To date applications have been populated from April 2024, totalling in 41 applications so far being reviewed.

Meeting closed at 6.35pm.