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28th January 2025

**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 3rd February 2025** at **6:00pm** for the purpose of transacting the business as set out on the agenda below.

**AGENDA**

**PL.25/09 Apologies for absence**:

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

**PL.25/10 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.25/11 Minutes:**

i) To **agree** as a correct record and **approve** the minutes of the meeting of 6th January 2025 *(*[*\*copy enclosed*](https://www.dropbox.com/scl/fi/pu5jgl4cw8ga75lc7q2dn/03.02.25-Planning-and-Environment-Committee-Minutes-of-06.01.25.docx?rlkey=3hy89jpcp38jeaxtdm95f9fgy&dl=0)*).*

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

**PL.25/12****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.25/13 Consideration of Planning Applications**:

**DNPA Applications listed w/c 23.12.24:**

None.

**DNPA Applications listed w/c 30.12.24:**

1. **0001/25** Alterations to existing ground floor bathroom, linen store and WC; Apple Tree Cottage, Higher Brimley, Bovey Tracey (Observations due: TBC).

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=162649>

**TDC Applications listed to w/e 27.12.24**:

None.

**TDC Applications listed to w/e 03.01.25**:

1. **24/01753/MAJ** Hybrid application for approval of 107 dwellings (detailed) and 5 dwellings and commercial units (outline) with associated infrastructure and landscaping; Longston Cross (Phase 2B) Bovey Tracey (Observations due: 13.02.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SM8462PZ01U00>

**TDC Applications listed to w/e 10.01.25:**

1. **24/02036/MAJ** Replacement of existing burnt down, fire damaged industrial buildings with 10 new units; 4 Cannon Road, Heathfield Industrial Estate, Heathfield (Observations due: 13.02.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SOE1NEPZI9K00>

1. **25/00011/HOU** Single storey rear extension; 25 Pottery Road, Bovey Tracey, Devon (Observations due: 06.02.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SPM98EPZJGQ00>

**DNPA Applications listed w/c 13.01.25:**

None.

**TDC Applications listed to w/e 17.01.25:**

None.

**DNPA Applications listed w/c 20.01.25:**

None.

**TDC Applications listed to 24.01.25:**

1. **25/00002/LBC** Installation of loft hatch to access attic area; 12 Town Hall Place, Bovey Tracey (Observations due: 14.02.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SPF8GRPZJ8I00>

**PL.25/14 Applications Delegated to the Town Clerk (to note):**

1. **25/00023/TPO** T3 – Scots Pine – Dismantle in stages to near ground level. T4 – Oak – Fell to near ground level; Indio Lodge, Newton Road, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).
2. **25/00021/CAN** T1 – Sycamore – Clear fallen stem, coppice remaining stems; Soby Mews, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).
3. **25/00071/CAN** 1. A Pittosporum (remove), 2. Two dead tree stumps (shorten/removal), 3. Several apple trees (removal of dead branches), 4. Laurel tree (reduce height by one quarter); Poplar Cottage, Fore Street, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).

**PL.25/15** **Planning Decisions**:

1. **Approvals:**   
   TDC:

**i) 24/01802/HOU** External porch to front elevation, replace rear conservatory with single storey extension and external cladding to rear and side elevations; Lytchett, Lowerdown, Bovey Tracey (Observations: No objection).

**ii) 24/01803/LBC** Replace slates and timber battens to the pitched roof, install photovoltaic (PV) system, replacement fascias, soffits and rainwater goods, remove snow guards, partial roof replacement over Jubilee Gallery; Devon Guild of Craftsmen, Fore Street, Bovey Tracey (Observations: No objection. Members support the climate related mitigating actions proposed with the introduction of renewable energy (solar pv) in accordance with the Neighbourhood Development Plan for the parish).

**iii) 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: No objection subject to a caveat that the car port is not modified to holiday let use or residential use).

**iv) 24/01707/FUL** Erection of agricultural building with workshop; Land at Grid Reference 282397, 78855, Coombe Lane, Bovey Tracey (Observations: No objection. Members were positive about the inclusion of solar panels in the proposal).

**v) 24/01647/HOU** Replace existing single-storey rear structure with single and two-storey extension with dormers to rear; Holly Cottage, Bovey Tracey (Observations: No objection).

**vi) 22/01194/COND17** Discharge of condition 13 (external plant details) on planning permission 22/01194/MAJ for hybrid 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).

DNPA:

None.

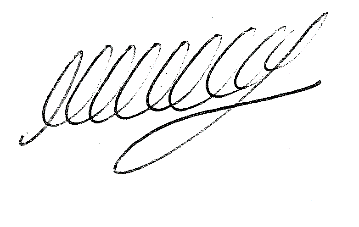
**b)** **Refusals:**   
 TDC:

**i) 24/01734/CLDE** Certificate of Lawfulness for existing use of managers accommodation as two apartments and let continuously as holiday accommodation for over 10 years in breach of condition 8 of 07/04587/MAJ (Observations: i. The Town Council has no evidence to issue, ii. If a breach to a planning condition appears to have occurred, members expect the Local Planning Authority to investigate, and remedy/determine appropriately, iii. The Town Council will advise Teignbridge District Councillors of the other planning related issues).

DNPA:

None.

**PL.25/16 General Planning related matters brought forward by Councillors**: *(For information only)*

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**SIGNED ………………………………………………… DATE: 28th January 2025**

**M WELLS - TOWN CLERK**