**PLANNING & ENVIRONMENT COMMITTEE MEETING**

**HELD ON 3rd FEBRUARY 2025 AT 6:00PM**

**Present:**

Cllr U Arnold Cllr E Kelly

Cllr S Brooke Cllr G Kennedy

Cllr C Day Cllr S Simmons

Cllr M Evans

**In attendance:**

The Town Clerk

The Assistant Town Clerk

Cllr M Smith (District Councillor)

A member of the Resident’s Association

A member of the Neighbourhood Watch Association

*The meeting was chaired by Cllr Simmons.*

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

None.

**PL.25/10 Declarations of Interests and Requests for Dispensations:**

The Town Clerk referred to application 24/01753/MAJ (Longston Cross) and noted that the Town Council will be open and caveat any observations by acknowledging its interest in land that borders the application site.

**Public Participation:**

Cllr Smith spoke in relation to 24/01753/MAJ Hybrid application for approval of 107 dwellings, and 5 dwellings (outline) and commercial units (outline) and highlighted issues surrounding sustainable access links to the town centre and a shortfall in service provision and infrastructure, particularly in school provision and healthcare.

**PL.25/11 Minutes:**

i) The minutes of the meeting held on 6th January 2026 (*\*copy previously circulated*) were confirmed as a correct record and were approved.

ii) The following updates were provided:

* PL.24/145 – No further response(s) have been received from DCC Engineers in relation to the request for feedback following the 20’s Plenty assessment for Bovey Tracey.
* Cllr Evans provided an update on Mary Street Toilets, advising that planning approval was granted in September 2018. The Planning Authority is unaware of any current work being undertaken to the building. The building is still listed as a TDC asset. Cllr Evans will follow this up further.

**PL.25/12 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 weeks.

**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:** It was noted that this application was listed incorrectly for Bovey Tracey (Ilsington Parish), so no observations were issued.

**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:** Following discussion members resolved to object, noting the following:

1. **Public Transport:** The application refers to a half hourly service which is approximately ten minutes’ walk away. The current service operates hourly only. (NDP Policy T2).
2. **Infrastructure:** Additional funds are required to meet the shortfall in provision of Education. Members noted the projected £2.6m shortfall with the delivery of a replacement Primary School. Furthermore, pedestrian and cycle access to the local facilities/town centre require enhancements with upgrades needed to the surface of the existing footpath serving the site (between Avenue Road and Monks Way) and safer crossing point(s) along Station Road. (NDP Policies C3 and T3).
3. **Access:** The Town Council continues to not support any vehicular access via Challabrook Lane. There are concerns about the volume of vehicles entering/exiting Marriott Way (which appears to be the only access point serving the whole development (NDP Policy T2).
4. **Employment land:** The Town Council wishes to encourage delivery of the employment land, with the provision and creation of physical units (NDP Policy B&E3) rather than mere promotion of employment land availability.
5. **Environment and Climate:** It is noted that Solar PV will be added to dwellings, but the use of ASHP is not being progressed. Capacity should be provided for the retrofit of renewables where appropriate. The installation of gas boilers makes the retro-fit of ASHP extremely difficult and costly. Concerns were raised in relation to the possibility of charges to freeholders to make application for future related adaptions. Policy H5 of the NDP supports sustainable home design.
6. Paragraph 13.16 of the emerging Teignbridge Local Plan states that due to the mix of uses and number of issues that need to be balanced, a master planning exercise to look at the area as a whole (including phases 1, 2A and 2B) should be undertaken

**Resolved:** To request to the Planning Authority that the application is determined by Planning Committee.

**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:** No objection, subject to compliance with NDP Policy T5 demonstrating that there will be no negative impact to the immediate local highway with consequential vehicle parking demand. Members support the use of renewable energy (NDP Policy H05),

1. **25/00011/HOU** Single storey rear extension; 25 Pottery Road, Bovey Tracey, Devon.

**Observations:** No objection.

**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:** No objection.

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

Members noted the following applications delegated to the Town Clerk:

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: Referred to TDC Arboricultural Officer).
2. **25/00021/CAN** T1 – Sycamore – Clear fallen stem, coppice remaining stems; Soby Mews, Bovey Tracey (Observations: Referred 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: Referred to TDC Arboricultural Officer).

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

Members noted the following 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**:

**Cllr Evans** reported a tree blocking a footpath at Accommodation Lane (Newton Road).

**Cllr Kelly** referred to some additional signage at the Old Town Hall (i.e. Dartmoor Whisky Distillery), which appears to be in addition to the permitted signed.

**Cllr Kelly** referred to potential changes to the entertainment licence for Dartmoor Whisky Distillery. The Town Clerk advised that Teignbridge DC were the licensing authority.

**Cllr Brooke** advised that Wayfinding posts were scheduled to be installed within the next 2 weeks. Finger posts will be added at a future date.

Meeting closed at 7:07pm.