**PLANNING & ENVIRONMENT COMMITTEE MEETING**

**HELD ON 14TH APRIL 2025 AT 6:00PM**

**Present:**

Cllr S Brooke Cllr E Kelly

Cllr C Day Cllr G Kennedy

Cllr M Evans Cllr S Simmons

**In attendance:**

Mr M Wells - Town Clerk

*The meeting was chaired by Cllr Simmons.*

**PL.25/43 Apologies for absence**:

None received.

**PL.25/44 Declarations of Interests and Requests for Dispensations:**

Cllr Kelly declared a pecuniary interest in agenda item PL.25/47 (c) and will leave the room for this item. Cllrs Arnold and Evans declared personal interests in item PL.25/47 (c) and will abstain.

**Public Participation:**

None.

**PL.25/45 Minutes:**

i) The minutes of the meeting held on 31st March 2025 (*\*copy previously circulated*) were confirmed as a correct record and were approved.

ii) The Town Clerk provided updates in relation to items raised under PL.25/42, advising:

- that an update will be obtained in relation to determination of the Five Wyches Farm application.

- The Centre Manager will provide an update on her return from leave in relation to usage of the Bike Storage Pods.

- Confirmation was received that the necessary scaffolding licence(s) were obtained and there has been no response from the Environment Agency in relation to the environmental reporting.

**PL.25/46 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**.**

**PL.25/47 Consideration of Planning Applications**:

**DNPA Applications listed w/c 17.03.25:**

**a) 0101/25 Erection of agricultural storage building; Land adjacent to Hawkmoor Lodge, Bovey Tracey.**

**Observations:** No objection.

**TDC Applications listed to 21.03.25:**

**b) 25/00435/FUL** Change of Use from Use Class F.1 (learning and non-residential institutions) to Use Class E(g) Commercial, Business and Service including installation of roller shutter doors; Dartmoor Pony Heritage Trust, Parke, Bovey Tracey

**Observations:** No objection. However, members noted that it was not clear what the building will be used for or why roller shutters were required.

*Cllr Kelly left the room at 6.16pm.*

**TDC Applications listed to w/e 28.03.25**:

**c) 25/00486/LBC** Replacement of existing corrugated metal roof sheets and bitumen flat roof, installation of new roof slates and ridge tiles, new flat roof finishes and structural roof repairs; Bell Inn, Town Hall Place, Bovey Tracey

**Observations:** No objection. Members welcomed this development and commented that it might also be an opportunity to consider installation of Solar PV Panels.

*Cllr Kelly returned to the room at 6.21pm.*

**d) 25/00485/FUL** Conversion of dwelling into separate ground floor and first floor flats; The Old Library, East Street, Bovey Tracey

**Observations:** No objection. Members commented that this appeared to be an appropriate development and that as stated within the application documentation, the type, style and materials of the proposed door in the front elevation should be appropriate and sympathetic for the conservation area.

**e) 25/00373/LBC** Replacement of existing entrance door with traditional style timber door; 21 Devon House, Devon House Drive, Bovey Tracey.

**Observations:** No objection. Members considered that this would be an improvement on the existing door.

**DNPA Applications listed w/c 24.03.25:**

**f) DOC/0514/23 3** Variation of Conditions 2, 3 and 4 of approved planning reference 0366/21 for repair to and raising the height of chimney and formation of shower room; Barn Cottage, Higher Brimley, Bovey Tracey.

**Observations:** It was noted that this application site falls within Ilsington Parish, therefore no observations were issued.

**g) TDC Applications listed to w/c 28.03.25:**

**25/00499/HOU** Conservatory to rear; 4 Brimley Park, Brimley Road, Bovey Tracey.

**Observations:** No objection.

**DNPA Applications listed w/c 31.03.25:**

**h) 0071/25** Erection of agricultural building for machinery and livestock husbandry; Ashmead, Lowerdown, Bovey Tracey.

**Observations:** Members noted the withdrawal of the application.

**PL.25/48 Applications Delegated to the Town Clerk (to note):**

Members noted the following applications delegated to the Town Clerk:

1. **25/00539/CAN** To pollard 5 x Elms and crown lift the rest above 2.1m on the footpath. Crown lift 3m above the car park. Works are part of Teignbridge risk management programme and are being undertaken to reduce the risk associated with them; Car Park, Le Molay-Littry Way, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

**PL.25/49 Planning Decisions**:

Members noted the following planning decisions:

1. **Approvals:**   
   TDC:

**i) 25/00023/TPO T3** Scots Pine Dismantle in stages to near ground level; Indio Lodge, Newton Road, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

**ii) 25/00198/TPO** T1 – Oak with tag number 0368. Fell to ground level. T2 – Oak with tag number 0367. Crown lift to 2.1m over path and reduce crown spread on the west-side growing towards 8 Prince Rupert Way by 1m back from the boundary to suitable growth points; Land adj 8 Prince Rupert Way, Heathfield (Observations: Referred to TDC Arboricultural Officer).

DNPA:

None.

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

DNPA:

None.

**PL.25/50 General Planning related matters brought forward by Councillors**: *(For information only)*

**Cllr Simmons** advised that a short statement has been provided to the objectors speaking on behalf of the Tracey House application at the District Council’s Planning Committee on 15th April. Cllr Simmons and Cllr Brooke will attend.

**Cllr Brooke** advised that the outstanding finger post signage will be installed on 16th April 2025.

**Cllr Brooke** updated members following a meeting with the Recreation Strategy Development Officer at DNPA and the Town Clerk, advising that there will be further information forthcoming following the DNPA’s consultation analysis around Active Travel and how this might impact on the parish of Bovey Tracey.

**Cllr Arnold** referred to bins being left on the public highway and noted that new permissions require storage facilities, however questioned what the historical rules are where there are no provision for bin storage available off the public highway.

Meeting closed at 6:50pm.