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 2nd April 2024

**To: Members of the Planning & Environment Committee**

Cllrs Brooke (Ex Officio), Arnold, Evans, Kelly, Kennedy, Simmons, West.

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 8th April 2024** at **6:15pm** for the purpose of transacting the business as set out on the agenda below.

**AGENDA**

**PL.24/34 Apologies for absence**:

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

**PL.24/35 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.24/36 Minutes:**

i) To **agree** as a correct record and **approve** the minutes of the meeting of 4th March 2024 *(*[*\*copy enclosed*](https://www.dropbox.com/scl/fi/k19ydtv8qg3vuszoniqo1/08.04.24-DRAFT-Planning-and-Environment-Committee-Minutes-of-04.03.24.docx?rlkey=kl4kk324nek6dtxsc08dlvjyj&dl=0)*).*

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

**PL.24/37****Standing Item – Climate and Ecology Emergency:**

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.24/38 Consideration of Planning Applications**:

 TDC Applications listed to 01.03.24:

 None.

 TDC Applications listed to 08.03.24:

 None.

 TDC Applications listed to 15.03.24:

1. **24/00376/LBC** Replacement of existing roof slates and ridge tiles with new to match existing; Bell inn, Town Hall Place, Bovey Tracey (Observations due: 3rd April 2024).
2. **19/00664/FUL** 9 gypsy pitches, access, the provision of services and utilities; Land at NGR 282175 76309, Newton Road, Bovey Tracey (Observations due: 8th April 2024).

TDC Applications listed to 22.03.24:

1. **24/00340/FUL** Erection of storage unit and creation of parking; Campbells Yard, King Charles Business Park, Bovey Tracey (Observations due: 12th April 2024).
2. **23/02096/FUL** (***To note application withdrawn***) Change of use from retail unit to dwelling; 85 Fore Street, Bovey Tracey.

**PL.24/39**  **Applications Delegated to the Town Clerk (to note):**

1. **24/00309/CAN** Removal of Norway Spruce in car park; 48A Fore Street, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).
2. **24/00315/TPO** T1 – Beech – Reduce eastern aspect of canopy, which overhangs the recently built property, 2y 2-3m. Maximum diameter of cuts: the vast majority are 30mm and 1 or 2 cuts at 60mm diameter, prune north eastern and south eastern canopy to shape accordingly; 35 Ashburton Road, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).
3. **24/00445/CAN** T1 Semi mature Sycamore. Reduce over hang from neighbouring tree into garden. Approx 6-8 branches will be reduced to pruning points as per BS3998 by approximately 2-3m; Pludda Cottages, Station Road, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).
4. **24/00485/TPO** G1 Clear Multi Steam hazel where it is overhanging the stream. G2 Remove lowest Northern branch with approximately 5m overhanging conservatory. G5 Crown Lift to 2.5m Low and part failed branches obstructing footpath at the E end of the group. G8 Alder, Willow Coppice both failed willows trees, stack brash as neat dead hedge as a barrier to the pond and habitat. G9 Douglus Fur, Alder, Willow Fell to coppice willow on W end of the group with the blue tag numbered 2442. G12 Remove remaining larch from along western boundary and remove declining larch to the north of 12.2. G12.3 Douglus Fur Fell eastern tree within group. G13 Hazel Coppice dying Hazel; Templer Place Area, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).

**PL.24/40** **Planning Decisions**:

1. **Approvals:**
TDC:

**i) 23/02085/FUL** Alterations to shop front including installation of window, roof mounted solar PV and internal works; 54 Fore Street, Bovey Tracey (Observations: Support).

**ii) 22/02232/MAJ** Outline – 18 self-build dwelling plots (access and layout under consideration); Land north of Bradley Road, Bovey Tracey (Observations: No objection).

**iii) 17/01821/AMD8** Non-material amendment (amendments to Plot 122) to planning permission 17/01821/MAJ for detailed application for initial phase of residential development of 156 dwellings including access, associated infrastructure and landscaping; outline application for 12 self-build housing plots and employment use site (B1.B2/B8); Land at Ngr 280887 78068 (Observations: Not consulted).

**iv) 17/01821/AMD6** Non-material amendment (amendments to Plot 129) to planning permission 17/01821/MAJ for detailed application for initial phase of residential development of 156 dwellings including access, associated infrastructure and landscaping; outline application for 12 self-build housing plots and employment use site (B1/B2/B8); Land at Ngr 280887 78068 (Observations: Not consulted).

**v) 17/01821/AMD7** Non-material amendment (amendments to Plot 126) to planning permission 17/01821/MAJ for detailed application for initial phase of residential development of 156 dwellings including access, associated infrastructure and landscaping; outline application for 12 self-build housing plots and employment use site (B1/B2/B8); Land at Ngr 280887 78068 (Observations: Not consulted).

**vi) 23/02198/HOU** Ancillary accommodation (retrospective); 13B Fore Street, Bovey Tracey (Observations: No objection).

**vii) 24/00128/LBC** New advertising signage; Old Town Hall, Town Hall Place, Bovey Tracey (Application noted due to declared interest).

**viii) 23/01532/REM** Approval for details of Custom Build Plot 7 pursuant to Outline planning permission 17/02118/MAJ (approval sought for appearance, landscaping, layout and scale); Custom Build Plot 7, Land to the North of Indio House, Bovey Tracey (Observations: No objection).

**ix) 23/01538/REM** Approval for details of Custom Build Plot 6 pursuant to Outline planning permission 17/02118/MAJ (approval sought for appearance, landscaping, layout and scale); Custom Build Plot 6, Land to the North of Indio House, Bovey Tracey (Observations: No objection).

**x) 24/00289/HOU** Single storey rear and side extension; 23 Holmes Road, Heathfield (Observations: No objection, however there were no measures referenced in accordance with the Town Council’s environmental/sustainable policies within the adopted Neighbourhood Development Plan. It was noted that currently, there was no site notice/neighbour notification confirmation on the portal).

**xi) 24/00256/TPO** Fell dying/damaged pine tree and leave the stump at fence level; 38 Musket Road, Heathfield (Observations: Referred to TDC Arboricultural Officer).

DNPA:

**xii) 0535/23** Variation of condition 2 of approved planning ref: 0314/23, alterations and extensions to amend a hip roof to a gable roof in the rear extension, 1 Ullacombe Cottages, Haytor Road, Bovey Tracey (Observations: Not consulted).

 **xiii) 0023/24** Window and door replacements, removal of modern steel beam ends from walls and general internal and external repairs; Yarner cottage, Bovey Tracey (Observations: Not consulted).

 **xiv) 24/00120/ADV** Four externally illuminated wall mounted billboards, one internally illuminated freestanding poster display unit, two internally illuminated canopy mounted fascia sign and one internally illuminated freestanding flag style sign; Land West of Monks Way and North of Marriott Way, Bovey Tracey (Observations: To object to the application in accordance with Bovey Parish Neighbourhood Plan Policy LE2 due to the proposed use of lighting. If approved however, lighting should be time constrained and/or spot lighting considered so as not to cause annoyance to neighbouring properties).

  **xv) 24/00196/HOU** Single storey side extension and additional parking; 2 St Peters Close, Bovey Tracey (Observations: No objection, with the caveat that it is unknown if the application has been publicised, therefore observations are subject to no objections from neighbouring properties).

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

 **xvi) 23/01150/HOU** Single storey side and rear extensions and replacement garage; St Martins, Bradley Road, Bovey Tracey (Observations: No objection).

 **xvii) 23/01995/MAJ** Change of use of retirement home to seven units of holiday accommodation including associated demolition and works; change of use of surrounding land to caravan site involving stationing of up to 8 caravans, landscaping, replacement bat roost; Tracey House Retirement Home, Bovey Tracey (Observations: Following a lengthy discussion, members object to the application on the following grounds: i) Potential noise disturbance created from the proposed lodges. ii) Traffic and pedestrian safety – Concerns with insufficient parking capacity. Concerns with increased traffic and the lack of any sustainable links to the town (e.g. no opportunities to walk or cycle safely) (Bovey Parish NDP Objective T01, Policies T1, T2, T3, T5 and T6). iii) Drainage – insufficient proposals to deal with surface water runoff in the Bovey Tracey Critical Drainage Area).

DNPA:

 None.

**PL.24/41 General Planning related matters brought forward by Councillors**: *(For information only)*

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**SIGNED ………………………………………………… DATE: 2nd April 2024**

**M WELLS - TOWN CLERK**