

6th May 2025

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

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 12th May 2025** at **6:00pm** for the purpose of transacting the business as set out on the agenda below.

**AGENDA**

**PL.25/51 Election of Chairperson of the Planning & Environment Committee for 2025/26.**

**PL.25/52 Election of Vice-Chairperson of the Planning & Environment Committee for 2025/26.**

**PL.25/53 Apologies for absence**:

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

**PL.25/54 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.25/55 Minutes:**

i) To **agree** as a correct record and **approve** the minutes of the meeting of 14th April 2025 *(*[*\*copy enclosed*](https://www.dropbox.com/scl/fi/6i292xnzblu7x3e87tw33/12.05.25-Draft-Planning-and-Environment-Committee-Minutes-of-14.04.25-with-SS-tracks.docx?rlkey=jqyvmtuihm7owh97or90swo31&dl=0)*).*

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

**PL.25/56****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.25/57 Consideration of Planning Applications**:

 **TDC Applications listed w/e 04.04.25:**

None.

 **DNPA Applications listed w/c 07.04.25:**

None.

 **TDC Applications listed w/e 11.04.25:**

 **None.**

1. **25/00030/FUL** Replacement of existing garage with ancillary annexe (amended plans to add a front door and to extend to the boundary line); 13 Pottery Road, Bovey Tracey (Observations due: 13.05.25).

 <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SPS1KUPZJNA00>

 **DNPA Applications listed w/c 14.04.25:**

 None.

  **TDC Applications listed w/e 18.04.25:**

 None.

  **TDC Applications listed w/e 25.04.25:**

 None.

 **TDC Applications listed w/e 02.05.25:**

1. **25/00607/HOU** Side extension to existing dwelling; Mayfield, Avenue Road, Bovey Tracey (Observations due: 23.05.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUGEPGPZH8X00>

**PL.25/58 Applications Delegated to the Town Clerk (to note):**

1. **25/00546/TPO** G26.1 x Thorn – Crown reduction – clear from street light to give 2m clearance. Works are part of Teignbridge Risk management Programme and are being undertaken to reduce the risk associated with them; Land to Rear of 16 Oliver Place, Heathfield (Observations: Refer to TDC Arboricultural Officer).
2. **25/00247/TPO** Tree 1 – magnolia, prune all over to reduce overall size as shown on the photo 1. Tree 2 – unknown tree type, remove one branch and prune the other to reduce the height by around half the size as shown on photo 2 (Observations: Refer to TDC Arboricultural Officer).
3. **25/00237/TPO** T1 Torreya Californica – To dismantle Torreya Californica down to ground level; Indio House, Newton Road, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).
4. **25/00614/CAN** G1 2 x Conifers – Section fell and remove to ground level. T2 1 x Pittosporum – Section fell to ground level. T3 – Ash – Selectively prune 2 x limbs back to parent stem; Sunnyvale, Station Road, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).
5. **25/00730/TPO** Oak tree – Reduce overhanging branches one to two metres. Reducing overall size by approximately 25%; 38 Musket Road, Heathfield (Observations: Refer to TDC Arboricultural Officer).

**PL.25/59** **Planning Decisions**:

1. **Approvals:**
TDC:

 **i) 24/00683/FUL** Change of use of a shop unit into a dwelling, internal refurbishments to existing dwelling and associated works; 11 Town Hall Place, Bovey Tracey (Observations: No objection. Following a discussion relating to the previous objection issued in May 2024 and the associated Bovey Parish NDP Policy references, in addition to noting DCC Highways consultation response, members did not issue any objection to the revisions. Concerns were expressed about the absence of parking, but it was agreed that cars could be parked in nearby Mary Street Car park and it was important for the building to be brought back into use).

 **ii) 25/00246/LBC** Repair to cladding of the front upper part of the front porch; Yew Tree House, 66 Fore Street, Bovey Tracey (Observations: No objection).

  **iii) 24/02093/HOU** Replacement side (southwest) extension; Wildbanks, Chapple Road, Bovey Tracey (Observations: No objection, however the Town Council supports the Biodiversity Officer’s observations about glazing. Furthermore, consideration should be given to the Neighbourhood Development Plan Objective H05 (sustainable housing and provision of renewable energy sources) for example Solar PV).

DNPA:

 None.

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

 **iv) 24/01348/FUL** Change of Use from Residential Institution (Class C2) to 6 holiday lets; Tracey House Retirement Home, Bovey Tracey (Observations: To object to the application in accordance with Neighbourhood Development Plan objectives H01 and H02 as members did not wish to see the loss of key residential accommodation. The current application does not accord with Neighbourhood Development Plan Objectives: H01 (To make the parish a place where people of all ages who are unable to buy or rent on the open market and who have a local connection have priority access to affordable housing). H02 To make the parish a place where elderly people with a strong local connection have priority access to housing that is suited to their needs). After discussion (and further information from Teignbridge Planning Department), members agreed to expand on the previous objection. To object to the application in accordance with Neighbourhood Development Plan objectives H01 and H02. 9.6. The committee believe that permanent residential accommodation, rather than holiday accommodation would be more appropriate. Further, paragraph H14 of the emerging Teignbridge Local Plan supports the continuation of residential use of disused building in the countryside. BPNP - H01 To make the parish a place where people of all ages who are unable to buy or rent on the open market and who have a local connection have priority access to affordable housing. BPNP - H02 To make the parish a place where elderly people with a strong local connection have priority access to housing that is suited to their needs. TDC Emerging LP – H14 Re-use and conversion of disused buildings in the countryside).

DNPA:

None.

**PL.25/60 General Planning related matters brought forward by Councillors**: *(For information only)*

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**SIGNED ………………………………………………… DATE:** 6th May 2025

**M WELLS - TOWN CLERK**