**PLANNING & ENVIRONMENT COMMITTEE MEETING**

**HELD ON 12TH MAY 2025 AT 6:00PM**

**Present:**

Cllr U Arnold Cllr E Kelly

Cllr C Day Cllr G Kennedy

Cllr M Evans Cllr S Simmons

**In attendance:**

Mr M Wells - Town Clerk

Ms A Christie – Assistant Town Clerk (virtually)

*The meeting was opened by Cllr Evans (Deputy Town Maor).*

**PL.25/51 Election of Chairperson of the Planning & Environment Committee for 2025/2026:**

Cllr Kennedy nominated Cllr Simmons. Cllr Simmons duly accepted the nomination. The nomination was seconded by Cllr Kelly.

**Resolved:**

As there were no other nominations, Cllr Simmons was duly elected to serve as Chairperson of the Planning and Environment Committee for 2025/26.

 *Cllr Simmons chaired the remainder of the meeting.*

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

Cllr Arnold nominated Cllr Kelly. Cllr Kelly duly accepted the nomination. The nomination was seconded by Cllr Day.

**Resolved:**

As there were no other nominations, Cllr Kelly was duly elected to serve as Vice-Chairperson of the Planning and Environment Committee for 2025/26.

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

Cllr Brooke – personal commitment.

**PL.25/54 Declarations of Interests and Requests for Dispensations:**

There were no declarations of interest or requests for dispensation received.

 **Public Participation:**

There were no members of the public in attendance.

**PL.25/55 Minutes:**

i) The minutes of the meeting held on 14th April 2025 (*\*copy previously circulated*) were confirmed as a correct record and were approved, with an amendment to include Cllr Arnold from the list of attendees.

ii) The Town Clerk provided updates in relation to item PL.25/50 advising that there had currently been no uptake for the usage of the Bike Storage Pods. They have been readvertised today. The finger post signage is still being rectified, with blank fingers being removed on 9th May and missing fingers being raised with the contractor.

**PL.25/56 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.25/57 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:**

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:** Following discussion, members issued no objection, however the following observations were made:

1. There should be no increase in vehicles as parking is already very limited.
2. Construct sustainably, in accordance with NDP Policy Objective H05.
3. Conditions imposed to ensure that the building remains strictly ancillary to the main dwelling.

 **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:** No objection.

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

Members noted the following applications delegated to the Town Clerk:

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: Referred 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: Referred 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: Referred 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: Referred 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: Referred to TDC Arboricultural Officer).

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

 Members noted the following 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)*

**Cllr Kelly** spoke in relation to the determination of application 24/01348/FUL (Change of Use from Residential Institution (Class C2) to 6 holiday lets, highlighting that there appears to be some contradictions within the District Council’s Local Plan and that the Neighbourhood Plan review process should give consideration to the use of policies, whereby policies could be referred to halt appropriate development.

Meeting closed at 6:47pm.