A close up of a text

Description automatically generated

20th May 2025

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

Cllrs Arnold, Brooke, Day, Evans, Kelly, Kennedy, Simmons

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 **Tuesday 27th May 2025** at **6:00pm** for the purpose of transacting the business as set out on the agenda below.

**AGENDA**

**PL.25/61 Apologies for absence**:

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

**PL.25/62 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.25/63 Minutes:**

i) To **agree** as a correct record and **approve** the minutes of the meeting of 12th May 2025 *(*[*\*copy enclosed*](https://www.dropbox.com/scl/fi/hmknwrz38jhx4fcj4bj27/27.05.25-Draft-Planning-and-Environment-Committee-Minutes-of-12.05.25.docx?rlkey=g5owugjk2p9ivgtxg6vr0ebi8&dl=0)*).*

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

**PL.25/64****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.25/65 Consideration of Planning Applications**:

**DNPA Applications listed w/c 28.04.25:**

None.

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

1. **25/00512/FUL** Two self-build dwellings; Challabrook Farm, Challabrook Lane, Bovey Tracey (Observations due: 28.05.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=STQMXPPZGFU00>

1. **25/00514/REM** Approval of reserved matters sought for self-build plots 12-14 (approval sought for access, appearance, landscaping, layout and scale); Land West of Monks Way, Bovey Tracey (Observations due: 28.05.25)

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=STQMYMPZGFZ00>

**DNPA Applications listed w/c 05.05.25:**

None.

**TDC Applications listed w/e 09.05.25:**

**None.**

**DNPA Applications listed w/c 12.05.25:**

**None.**

**TDC Applications listed w/e 16.05.25:**

1. **25/00805/VAR** Removal of condition 3 on planning permission 12/02505/FUL (sub-division of existing dwelling to form holiday let) to allow the house to be occupied permanently with no restriction to use as a holiday let; Little Bovey Farm, Bovey Tracey (Observations due: 04.06.25)

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SW3WCMPZJ0E00>

1. **25/00599/FUL** Change of use of land to construct a timber framed agricultural style out building/open fronted garage building; Wyches Barn, Five Wyches Farm, Bovey Tracey (Observations due: 06.06.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SUE3D8PZH6E00>

1. **25/00763/FUL** External resurfacing of the entrance and bridge area; Dolphin Hotel, Station Road, Bovey Tracey (Observations due: 06.06.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVMRP6PZIIE00>

1. **25/00764/LBC** Internal alteration to the existing dining/bar area with minor works to the floor and wall finished in the gents & ladies WC on the ground floor, removal of the existing reception to expand the dining area on the ground floor, upgrade of the ensuites on the first floor, external resurfacing of the entrance & bridge area; Dolphin Hotel, Station Road, Bovey Tracey (Observations due: 06.06.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SVMRP8PZIIF00>

**PL.25/66 Applications Delegated to the Town Clerk (to note):**

1. **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.25/67** **Planning Decisions**:

1. **Approvals:**   
   TDC:

**i) 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).

DNPA:

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

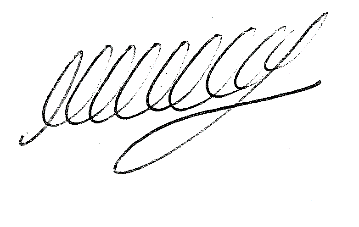
DNPA:

None.

**PL.25/68 Environmental Policy:**

To **review** and **re-adopt** the current policy ([*\*copy enclosed*](https://www.dropbox.com/scl/fi/vuys8aq97b5oreyvaiz5z/27.05.25-Environmental-Policy.docx?rlkey=3yfkdn51d2yzsxdmkl4ycusmn&dl=0)).

**PL.25/69 General Planning related matters brought forward by Councillors**: *(For information only)*

******

**SIGNED ………………………………………………… DATE:** 20th May 2025

**M WELLS - TOWN CLERK**