

3rd June 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 **Monday 9th June** **2025** at **6:00pm** for the purpose of transacting the business as set out on the agenda below.

**AGENDA**

**PL.25/70 Apologies for absence**:

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

**PL.25/71 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.25/72 Minutes:**

i) To **agree** as a correct record and **approve** the minutes of the meeting of 27th May 2025 *(*[*\*copy enclosed*](https://www.dropbox.com/scl/fi/5ubuucjp7kf4q94lupesh/09.06.25-Draft-Planning-and-Environment-Committee-Minutes-of-27.05.25-v2.docx?rlkey=aatfmiedauz96tn5z47ja9tnm&dl=0)*).*

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

**PL.25/73****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.25/74 Consideration of Planning Applications**:

 **TDC Applications listed w/e 23.05.25:**

1. **25/00841/FUL** Relocate the existing bin store to create a newly landscaped area with external steps and an accessible ramp, provide a new entrance canopy, enclose the existing archway entrance and roof lights to the northwest roof; Riverside Mill, Fore Street, Bovey Tracey (Observations due: 26.06.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SWCXEWPZJBT00>

1. **25/00842/LBC** Relocate the existing bin store to create a newly landscaped area with external steps and an accessible ramp, provide a new entrance canopy, enclose the existing archway entrance and roof lights to the northwest roof; Riverside Mill, Fore Street, Bovey Tracey (Observations due: 26.06.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SWCXEYPZJBV00>

 **DNPA Applications listed w/c 19.05.25:**

 **None.**

 **TDC Applications listed w/e 30.05.25:**

1. **25/00781FUL** Proposed storage building; Woodland Yard, Heathfield, Bovey Tracey (Observations due: 23.06.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SVWC4RPZIRU00>

1. **25/00920/FUL** Erection of freestanding open-sided canopy replacing existing temporary structures; Heltor Business Park, Unit A, Old Newton Road, Bovey Tracey (Observations due: 24.06.25).

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SX2XGHPZK2200>

**PL.25/75 Applications Delegated to the Town Clerk (to note):**

1. **25/0890/CAN G1** – group of three Ash in NE corner of garden, stem diameter approx. 250-300mm. Crown lift over garden area only to approx. 4m above ground level, removing 6 branches with max diameter of 75mm. G2 – young multi-stemmed coppiced sycamore on eastern boundary, max stem diameter approx.. 75mm. Coppice 10x stems on west (garden) side, leaving 6x stems on boundary providing screening. T3 – self-set sycamore diameter approx.. 150mm – Fell and treat stump to prevent regrowth; 5 Fore Street, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).

**PL.25/76** **Planning Decisions**:

1. **Approvals:**
TDC:

 **i) 25/00418/TPO** T1: Oak – Reduce overhanging limbs into garden by 2m from branch tips; 8 Drake Road, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

 **ii) 25/00408/TPO** T1: Oak – Crown reduce height by approximately 3m – Crown reduce sides by approximately 2m. Remove major deadwood (over 50mm). All pruning cuts to be made at suitable growth points; 69 Churchfields Drive, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

 **iii) 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).

 **iv) 25/00400/TPO** G1 Willow, Beech Group – Willow to be felled with heavy lean at approximately 90 degrees. Beech group to be crown lifted to provide approximately 2.5m clearance to access step and reduce tree damage removing branches no greater than 80mm diameter; Dainton Business Park, Road Past South West Water, Bovey Tracey (Observations: Referred to TDC Arboricultural Officer).

 **v) 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 Arboirultural Officer).

 **vi) 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 the installation of Solar PV Panels).

 **vii) 25/00273/FUL** Replace existing outbuilding with detached ancillary annexe; Yonder, Moretonhampstead Road, Bovey Tracey (Observations: No objection, subject to the building remaining ancillary to the main house).

 **viii) 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).

DNPA:

 None.

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

 **ix) 24/00054/REF (Appeal dismissed) Appeal against the refusal of planning application 23/01296/FUL**; Change of Use from a storage barn to single storey dwelling; Barn, Station Road, Bovey Tracey (Observations: No objection in principle, however the applicant is required to demonstrate compliance with Policies T5 & T6 of the Bovey Parish Neighbourhood Plan as the property is within the Parking Policy Zone (fig 6.6 of the Bovey Parish Neighbourhood Plan).

DNPA:

None.

**PL.25/77 General Planning related matters brought forward by Councillors**: *(For information only)*

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**SIGNED ………………………………………………… DATE:** 3rd June2025

**M WELLS - TOWN CLERK**