**PLANNING & ENVIRONMENT COMMITTEE MEETING**

**HELD ON 9TH JUNE 2025 AT 6:00PM**

**Present:**

Cllr U Arnold Cllr E Kelly

Cllr S Brooke Cllr G Kennedy

Cllr C Day Cllr S Simmons

Cllr M Evans

**In attendance:**

Mr M Wells - Town Clerk

Ms A Christie – Assistant Town Clerk (remote attendance)

A representative of the Neighbourhood Watch Association

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

None.

**PL.25/71 Declarations of Interests and Requests for Dispensations:**

None.

**Public Participation:**

Cllr Mills Brown spoke in relation to applications 25/00841/FUL and 25/00842/LBC, supporting the applications and advising members that the proposals will create additional studio space along with improved access for visitors and pedestrians as well as improvements to the aesthetics of the building. The proposed changes will also protect the building from future flooding occurrences.

Cllr Burton advised members that joint discussions had been undertaken collaboratively with MAKE SW with a view to interlinking an enhanced, safer, pedestrian crossing in Station Road.

The Neighbourhood Watch representative thanked the Town Council for allowing the use of Mill Marsh Park for the recent Craft Festival which attracted large amounts of visitors. Furthermore, reports of overgrown hedges were reported on the footpaths/bridleways between Coombe Close and Le Molay-Littry Way and also between Devon House and Bradley Road. The Town Clerk will report these issues to DCC.

**PL.25/72 Minutes:**

i) The minutes of the meeting held on 27th May 2025 (*\*copy previously circulated*) were confirmed as a correct record and were approved.

ii) There were no updates on actions/items arising from the previous meeting.

**PL.25/73 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.25/74 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:** There was a lengthy and detailed discussion, particularly about the entrance to the building and the road crossing. There was general support for the proposals but concern about the safety of the road crossing. As a result, it was agreed to defer the issuing of observations until Devon County Council, as consultee, has commented on the proposed access arrangements.

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:** Defer the issuing of observations until Devon County Council, as consultee, has commented on the proposed access arrangements.

**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:** No objection.

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:** No objection.

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

Members noted the following application delegated to the Town Clerk:

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: Referred to TDC Arboricultural Officer).

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

Members noted the following 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).

*Cllr Mills Brown left the meeting at 6.48pm.*

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)*

**Cllr Kelly** enquired about whether or not the application for static homes at Bovey Heath has been determined. The Town Clerk will investigate.

**Cllr Kelly** referred to the recent town premises and their external decoration and suggested that this is considered going forward as part of the Neighbourhood Plan review.

**Cllr Evans** highlighted that the hedge adjacent to the traffic narrowing (Heathfield Close) was overgrown and impinging visibility. The Town Clerk will report this.

**Cllr Brooke** advised that the fingerpost signage issues that have been raised recently are being addressed.

Meeting closed at 6.52pm.