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1st July 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 7th July** **2025** at **6:00pm** for the purpose of transacting the business as set out on the agenda below.

**AGENDA**

**PL.25/78 Apologies for absence**:

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

**PL.25/79 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.25/80 Minutes:**

i) To **agree** as a correct record and **approve** the minutes of the meeting of 9th June 2025 *(*[*\*copy enclosed*](https://www.dropbox.com/scl/fi/6q9fcj3pa8w6wzigm4xz5/07.07.25-Draft-Planning-and-Environment-Committee-Minutes-of-09.06.25.docx?rlkey=1rzt9urcphctnup3lo7ksgi6a&dl=0)*).*

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

**PL.25/81****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.25/82 Consideration of Planning Applications**:

**TDC Applications listed w/e 23.05.25 (Deferred item):**

1. **25/00841/FUL** (*Deferred application*) 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: 08.07.25).

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

1. **25/00842/LBC** (*Deferred application*) 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: 08.07.25).

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

**DNPA Applications listed w/c 26.05.25:**

None.

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

None.

**TDC Applications listed w/e 06.06.25:**

**c) 25/00862/HOU** Erection of rear sun lounge; 12 Ferguson Avenue, Bovey Tracey (Observations: 04.07.25).

[https://publicaccess.teignbridge.gov.uk/online- applications/applicationDetails.do?activeTab=documents&keyVal=SWNM2UPZJLP00](https://publicaccess.teignbridge.gov.uk/online-%09%09%09%09%09%09%09%09%09applications/applicationDetails.do?activeTab=documents&keyVal=SWNM2UPZJLP00)

**DNPA Applications listed w/c 09.06.25:**

None.

**TDC Applications listed w/e 13.06.25:**

None.

**DNPA Applications listed w/c 16.06.25:**

None.

**TDC Applications listed w/e 20.06.25:**

**d) 25/01061/HOU** Single storey rear extension, internal reconfiguration and associated landscaping; November Cottage, Station Road, Bovey Tracey (Observations due: 15.07.25).

[https://publicaccess.teignbridge.gov.uk/online- applications/applicationDetails.do?activeTab=documents&keyVal=SY5CUIPZLB800](https://publicaccess.teignbridge.gov.uk/online-%09%09%09%09%09%09%09%09%09applications/applicationDetails.do?activeTab=documents&keyVal=SY5CUIPZLB800)

**e) 25/00999/FUL** Single-storey workshop extension; Pottery Road Garage, Pottery Road, Bovey Tracey (Observations due: 18.07.25).

[https://publicaccess.teignbridge.gov.uk/online- applications/applicationDetails.do?activeTab=summary&keyVal=SXLG5EPZKN500](https://publicaccess.teignbridge.gov.uk/online-%09%09%09%09%09%09%09%09%09applications/applicationDetails.do?activeTab=summary&keyVal=SXLG5EPZKN500)

**DNPA Applications listed w/c 23.06.25:**

None.

**PL.25/83 Applications Delegated to the Town Clerk (to note):**

1. **25/01088/TPO** T1 Fagus Sylvatica – dismantle Fagus Sylvatica to ground level; Indio Cottage, Newton Road, Bovey Tracey (Observations: Refer to TDC Arboricultural Officer).

**PL.25/84** **Planning Decisions**:

1. **Approvals:**   
   TDC:

**i) 25/00971/CLDP** Certificate of Lawfulness for maintenance and improvement of existing footpath; Land East of Monks Way NGR 281169 78801, Monks Way, Bovey Tracey (Observations: Not consulted).

**ii) 25/00435/FUL** Change of Use from Use Class F.1 (learning and non-residential institutions) to Use Class E(g) (Commercial, Business and Service) including installation of roller shutter doors; Dartmoor Pony Heritage Trust, Parke, Bovey Tracey (Observations: No objection. However, members noted that it was not clear what the building will be used for or why roller shutters were required).

**iii) 19/02541/MAJ** Construction of 4 industrial units, separate pedestrian and vehicular accesses, associated parking and dark corridors bat mitigation scheme; Land at Heathlands, Old Newton Road, Bovey Tracey (Observations: No objection provided no significant issues are raised by the Ecology Officer).

**iv) 25/01049/TPOE** Remove dangerous Alder tree; Woodhouse, 2 Brimley Halt, Bovey Tracey (Observations: Not consulted).

**v) 25/00546/TPO** G26.1 x Thorn – Crown reduction – clear from street light to give 2m clearance; Land to Rear of 16 Oliver Place, Heathfield (Observations: Referred to TDC Arboricultural Officer).

**vi) 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).

**viii) 25/00763/FUL** External resurfacing of the entrance & bridge area; Dolphin Hotel, Bovey Tracey (Observations: No objection. Members welcomed the positive enhancements to the hotel site and support the re-opening as soon as convenient).

**ix) 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 and bridge area: Dolphin Hotel, Station Road, Bovey Tracey (Observations: No objection. Members welcomed the positive enhancements to the hotel site and support the re-opening as soon as convenient).

**x) 23/01244/COND1** Discharge of conditions 2 (materials) and 5 (obscure glazing) on planning permission 23/01244/REM for approval of details for a dwelling (approval sought for appearance, landscaping, layout and scale); 58 Marriott Way, Bovey Tracey (Observations: Not consulted).

**xi) 25/00499/HOU** Conservatory to rear; 4 Brimley Park, Brimley Road, Bovey Tracey (Observations: No objection).

DNPA:

**xii) DOC/0161/24 3 4 5 6** (*Part discharged, part not discharged*). Proposed single storey extension; Lower Brimley, Bovey Tracey (Observations: Not consulted).

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

**xiii) 23/01244/COND1** Discharge of conditions 2 (materials) and 5 (obscure glazing) on planning permission 23/01244/REM for approval of details for a dwelling (approval sought for appearance, landscaping, layout and scale); 58 Marriott Way, Bovey Tracey (Observations: Not consulted).

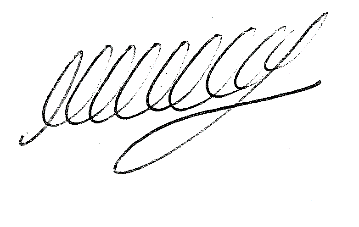
DNPA:

**xiv) DOC/0161/24 3 4 5 6** (*Part discharged, part not discharged*). Proposed single storey extension; Lower Brimley, Bovey Tracey (Observations: Not consulted).

**PL.25/85 Recess Arrangements for 2025 Summer Recess Period (8th July – 25th August):**

To **discuss** and **agree** a method of responding to any applications during the summer recess period.

**PL.25/86 General Planning related matters brought forward by Councillors**: *(For information only)*

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**SIGNED ………………………………………………… DATE:** 1st July2025

**M WELLS - TOWN CLERK**