**PLANNING & ENVIRONMENT COMMITTEE MEETING**

**HELD ON 7TH JULY 2025 AT 6:00PM**

**Present:**

Cllr U Arnold Cllr E Kelly

Cllr S Brooke Cllr G Kennedy

Cllr M Evans Cllr S Simmons

**In attendance:**

Mr M Wells - Town Clerk

One member of the Neighbourhood Watch Association

Two members of MAKE Southwest

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

Cllr C Day – Personal commitment.

**PL.25/79 Declarations of Interests and Requests for Dispensations:**

None.

**Public Participation:**

A member of the Neighbourhood Watch Association explained that the Chair of the Residents Association has been in hospital but was now on the mend and thanked the Councillors for their good wishes.

Two members of MAKE Southwest spoke in relation to their applications (25/00841/FUL and 25/00842/LBC) explaining that the premises attract approximately 98,000 visitors each year and the aspiration is to enhance the building and improve safety for all visitors. The application aims to remove the steep ramp access and improve access overall, creating a safer entrance. In addition, it is necessary for improvements to be made to mitigate the high risk of flooding to the building.

**PL.25/80 Minutes:**

i) The minutes of the meeting held on 9th June 2025 (*\*copy previously circulated*) were confirmed as a correct record and were approved.

ii) The following updates were provided:

PL.25/77 – The Town Clerk previously circulated the decision notice for the Bovey Heath farm application (*\*copy previously circulated*).

PL.25/77 – The overgrown hedge adjacent to Heathfield Close has been reported to DCC.

PL.25/77 – A resolution has been reached in relation to the outstanding issues associated with finger post signage in the town and will be actioned over coming weeks.

**PL.25/81 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**.** Cllr Simmons advised of the impending heatwave which is about to start and how climate change is now becoming very real in the UK as well as other parts of the world.

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

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

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:** Following a lengthy discussion, members object to the application on the basis of concerns around 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:** Following a lengthy discussion, members object to the application on the basis of concerns around access arrangements.

**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:** No objection.

**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:**

1. **25/01061/HOU** Single storey rear extension, internal reconfiguration and associated landscaping; November Cottage, Station Road, Bovey Tracey.

**Observations:** No objection. In addition to the extension and internal reconfiguration, members welcomed the associated landscaping including new railings and replacement render.

1. **25/00999/FUL** Single-storey workshop extension; Pottery Road Garage, Pottery Road, Bovey Tracey.

**Observations:** No objection, however in accordance with Policy H05 of the Bovey Parish Neighbourhood Plan, there is an opportunity to consider the installation of renewable energy sources such as Solar PV for example.

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

None.

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

Members noted the following application delegated to the Town Clerk:

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

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

Members noted the following 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 streetlight 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 (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 (Not consulted).

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

Members discusseda method of responding to any applications during the summer recess period.

**Observations:** The Town Clerk to circulate planning applications for observations by email and delegate the issuing of observations to the Town Clerk, following feedback. If a major application or application that appears controversial is received during the recess period, then an extraordinary meeting will be called.

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

**Cllr Simmons** raised concerns around the lack of progress with the installation of EV Charging Points in Station Road Car Park following the previous installation of infrastructure.

Meeting closed at 6.53pm.