



# Tavistock Town Council

Working for the local community

Town Council Offices  
Drake Road Tavistock  
Devon PL19 0AU  
Tel 01822 613529  
Fax 01822 618300  
E-mail [office@tavistock.gov.uk](mailto:office@tavistock.gov.uk)  
Website [www.tavistock.gov.uk](http://www.tavistock.gov.uk)

27<sup>th</sup> February 2018

Dear Councillor

A **Meeting** of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **TUESDAY 6<sup>th</sup> MARCH, 2018** at **6.15pm**.

Yours sincerely

Carl Hearn  
Town Clerk

---

## **MEMBERS OF COMMITTEE**

Cllr P Ward	<b>Chairman (Deputy Mayor - ex officio)</b>	
Cllr A Venning	<b>Vice Chairman</b>	
Cllr Mrs M Ewings	Cllr A Hutton	Cllr A Lewis
Cllr P Squire	Cllr Mrs J Whitcomb	
Cllr P Sanders	<b>Mayor (ex officio)</b>	

---

## **AGENDA**

### **1. APOLOGIES**

To receive apologies for absence

### **2. MINUTES**

To confirm the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 12<sup>th</sup> February, 2018 (enclosed)

### **3. DECLARATIONS OF INTEREST**

To receive disclosures of unregistered other interests from Councillors on matters to be considered at the meeting. The disclosure shall include the nature of the interest. If a Member becomes aware,

during the course of a meeting, of an interest that has not been disclosed under this item they must immediately disclose it. Under the Code of Conduct Councillors with an interest – whether or not it is a disclosable pecuniary interest, or other interest, must leave the room for the duration of consideration of the item to which the interest relates.

**4. DARTMOOR NATIONAL PARK**

No items received

**5. TOWN PLANNING ISSUES**

No items received

**6. GENERAL CORRESPONDENCE**

No items received

**7. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

**8. PLANNING APPLICATIONS**

**a. Decisions by West Devon Borough Council or Devon County Council**

Attached at Appendix A.

**b. New Applications to West Devon Borough Council.**

Attached at Appendix B.

All documentation pertaining to decisions and new applications for this meeting can be directly accessed anytime via [www.wdbc.gov.uk/planning](http://www.wdbc.gov.uk/planning).

Hard copies are also available for viewing during office hours via the Assistant to the Town Clerk (tel. 01822 613529 or e-mail [janet.smallacombe@tavistock.gov.uk](mailto:janet.smallacombe@tavistock.gov.uk)).

**Next Development Management & Licensing Committee Meeting:**

**Monday 26<sup>th</sup> March, 2018 at 6.15pm** (Please note change of day)

*TAVISTOCK TOWN COUNCIL*

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)  
FOR MEETING 06.03.2018

<b><u>Applicant's Name, Site Location, P/App No.</u></b>	<b><u>Development Type</u></b>	<b><u>Town Council's Comments</u></b>	<b><u>Decision by Local Planning Authority</u></b>	<b><u>Date of Decision</u></b>

<p>Mrs L Critchley Grey Wethers Down Road Tavistock Devon PL19 9AG</p> <p>P/A No. 3753/17/TPO</p>	<p>T0885: Beech – crown height reduction by up to 4m, lateral reduction on north, west and east sides by approx. 2m, crown raise lower branches on north side to approx. 5m from ground level, adjacent companion tree removed leaving tree exposed, movement in root plate T0886: Copper Beech – crown reduction on lower south side by up to 3m, raise whole crown to approx. 4.5m from ground, encroaching neighbouring property, lower branches preventing light T0887: Monterey Pine – fell, post-mature, historic limb failure, sap flow on large limb overhanging property, change in target value</p>	<p><b>Refer to Landscape Officer – however concerns raised that the proposed radical crown reductions may damage the future health of the trees and would ask that the Landscape officer takes this into account when making this decision.</b></p> <p><b>TTC would also like to see the Monterey Pine replaced with a semi-mature replacement tree</b></p>	<p>Lesser Tree Works allowed</p>	<p>2<sup>nd</sup> February 2018</p>
<p>Blue Cedar Homes Ltd Mount Kelly Parkwood Road Tavistock Devon PL19 0HZ</p> <p>P/A No. 4121/17/FUL</p>	<p>Development of 1 2-bedroom dwelling to the south of plot 12 as approved under Planning Permission 2092/16/FUL</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>30<sup>th</sup> January 2018</p>

Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ  P/A No. 4404/17/ARC	Application for approval of details reserved by conditions 3 and 4 of Planning Consent 3005/17/FUL	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	1 <sup>st</sup> February 2018
Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ  P/A No. 4427/17/ARC	Application for approval of details reserved by conditions 3 and 4 of Listed Building Consent 3006/17/LBC	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	1 <sup>st</sup> February 2018
Mr C McGowan Raheen Down Road Tavistock Devon PL19 9AD  P/A No. 4244/17/HHO	Householder Application for alterations and improvements to existing dwelling including re-roofing, replacement of windows and doors, demolition of existing garage, construction of two-storey rear extension, new orangery and double garage with car port	<b>Support</b>	Conditional Approval	7 <sup>th</sup> February 2018
Mr M Venner 25 Watts Road Tavistock Devon PL19 8LG  P/A No. 4307/17/HHO	Householder Application for the replacement of existing shed with proposed single storey double garage with hip roof	<b>Support</b>	Conditional Approval	8 <sup>th</sup> February 2018

Mr D Sykes 4 Glanville Road Tavistock Devon PL19 0EA  P/A No. 4376/17/HHO	Householder Application for proposed conservatory and entrance remodelling	<b>Support</b>	Conditional Approval	8 <sup>th</sup> February 2018
Mr K Cole Little Field Court Green Lane Tavistock Devon PL19 9FA  P/A No. 0492/18/TPO	T1: Sycamore – DCC Highways Notice ELM-HIY2- 4651-12386 issued for removal of tree  Replant: x1 Acer Campestre (Field Maple) – location to be agreed with Local Planning Authority	<b>Not placed before TTC for consideration</b>	Grant of Exemption	12 <sup>th</sup> February 2018
Mr B Reece 27 Watts Road Tavistock Devon PL19 8LG  P/A No. 3679/17/TCA	T1: Ash – fell, remove, overhanging driveway, close proximity to buildings and highway, lost vigour, extensive falling deadwood, roots contained in low retaining wall now compromised due to root and tree movement	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	19 <sup>th</sup> February 2018
Mrs M Payne The Elms 2 Glanville Road Tavistock Devon PL19 0EA  P/A No. 0206/18/TCA	T1: Elm- fell, roots standing proud of pathways, hazardous to pedestrians, causes difficulties with pushing child’s pushchair, roots approaching front step, caused main drain under	<b>Neutral view – refer to Landscape Officer</b>  <b>However, it was noted that there didn’t appear to be any technical support</b>	Grant of Conditional Consent	19 <sup>th</sup> February 2018

	pathway to block 31 <sup>st</sup> December 2017, SWW stated tree roots causing drainage difficulties	<b>regarding drainage difficulties</b>		
Tavistock Town Council The Meadows Plymouth Road Tavistock Devon PL19 8SP  P/A No. 0221/18/TCA	T1: Lime – remove trailing branch approx. 2.5m from ground level to suitable growth point T2: Oak – remove trailing branch approx. 3.5m from ground level to suitable growth point T3: Beech – remove trailing branch approx. 3m from ground level to suitable growth point All works to improve access for maintenance and emergency vehicles, branches at risk of being struck by vehicles causing damage to trees and pedestrians	<b>Neutral view – no comment</b>	Grant of Conditional Consent	23 <sup>rd</sup> February 2018

*TAVISTOCK TOWN COUNCIL*  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
FOR MEETING 06.03.2018

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
---	-------------------------	--------------------------------	------------------------	--

Mr and Mrs Mill 23 Crelake Park Tavistock Devon PL19 9AY	P/A No. 0173/18/ HHO	Householder Application	Householder application for proposed front porch and rear 2 storey extension to replace conservatory	<b>Comments to WDBC by 8<sup>th</sup> March 2018</b>
Mr and Mrs Kitcher 9 Chaucer Road Tavistock Devon PL19 9AJ	P/A No. 0361/18/ HHO	Householder Application	Householder Application for single storey rear extension to bungalow	<b>Comments to WDBC by 8<sup>th</sup> March 2018</b>
Mr and Mrs Farrant Rosebank Butcher Park Hill Tavistock Devon PL19 0EH	P/A No. 0021/18/ HHO	Householder Application	Householder Application for revised entrance splay, widen private drive and backfill steps	<b>Comments to WDBC by 8<sup>th</sup> March 2018</b>
Mount Kelly Foundation Former Hazeldon Preparatory School Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ	P/A No. 2236/17/ OPA	Outline Planning Application	RE- ADVERTISEMENT Outline Application (all matters reserved apart from means of access) for the demolition of existing structures (no works proposed to Hazeldon House) and site redevelopment to provide up to 81 dwellings, associated access, parking, circulation, open space, landscaping and supporting infrastructure (including retaining structures)	<b>Comments to WDBC by 15<sup>th</sup> March 2018</b>

Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ	P/A No. 0533/18/ LBC	Listed Building Consent	Listed Building Consent for sub- division of part first floor retail premises to form new A4 use of western side in conjunction with approved ground floor scheme, change of use of extra second floor to domestic apartment	<b>Comments to WDBC by 15<sup>th</sup> March 2018</b>
Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ	P/A No. 0532/18/ FUL	Full	Application for sub-division of part first floor retail premises to form new A4 use of western side in conjunction with approved ground floor scheme, change of use of extra second floor to domestic apartment	<b>Comments to WDBC by 15<sup>th</sup> March 2018</b>
Mr and Mrs J McGowan Raheen Down Road Tavistock Devon PL19 9AD	P/A No. 0673/18/ FUL	Full	Construction of a single detached 3- bed dwelling with integral double garage (resubmission of 3937/17/FUL)	<b>Comments to WDBC by 22<sup>nd</sup> March 2018</b>
Mr K Coulston West View Warran Lane Tavistock Devon PL19 9DB	P/A No. 0179/18/ HHO	Householder Application	Householder Application for proposed entrance porch	<b>Comments to WDBC by 22<sup>nd</sup> March 2018</b>