



Tavistock Town Council

Working for the local community

Town Council Offices
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6th November 2018

Dear Councillor

A **Meeting** of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **TUESDAY 13th NOVEMBER, 2018** at **6.15pm**.

Yours sincerely

Carl Hearn
Town Clerk

MEMBERS OF COMMITTEE

Cllr A Hutton	Chairman	
Cllr Mrs M Ewings	Vice Chairman	
Cllr P Ward	(Mayor - ex officio)	
Cllr Mrs A Johnson	(Deputy Mayor - ex officio)	
Cllr Ms L Crawford	Cllr A Fey	Cllr A Lewis
Cllr Mrs U Mann	Cllr P Squire	Cllr A Venning
Cllr Mrs J Whitcomb		

AGENDA

- APOLOGIES**
To receive apologies for absence.
- MINUTES**
To confirm the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 22nd October, 2018 (enclosed).
- 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

- a) For information only – Confirmation received regarding Public Path Diversion Order 2018 for Public Footpath No. 3, Tavistock. This relates to Land at SX 4722 7457 adjacent to New Launceston Road, Tavistock (correspondence enclosed)
- b) Plymouth & South West Devon Joint Local Plan – Main Modifications Consultation. Members are invited to provide comments on the Main Modifications to the Joint Local Plan (copy e-mail attached, electronic copy previously provided)
- c) Road Closure Notice received for Butcher Park Hill for a period of 14 weeks from 11th February 2019, comments invited (correspondence enclosed)

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.

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).

Next Development Management & Licensing Committee Meeting:
Tuesday 4th December, 2018 at 6.15pm

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)
FOR MEETING 13.11.2018

<u>Applicant's Name, Site Location, P/App No.</u>	<u>Development Type</u>	<u>Town Council's Comments</u>	<u>Decision by Local Planning Authority</u>	<u>Date of Decision</u>
Westward Housing Group Ltd Land adjacent to Brook Farm Brook Lane Tavistock Devon P/A No. 0955/17/ARM	Application for approval of Reserved Matters following outline approval APP/Q1153/W/15/313 1710 for 23 dwellings with associated access road, parking and external works	Support	Conditional Approval	12 th October 2018
EJ & S J Whettem 3 Stannary Bridge Tavistock Devon PL19 0SB P/A No. 2051/18/ARC	Application for approval of details reserved by Conditions 5, 7, 8 and 11 of Planning Consent 0396/16/VAR	Not placed before TTC for consideration	Discharge of Condition Approved	8 th October 2018
Miss M Brown 30 Brook Street Tavistock Devon PL19 0HE P/A No. 2067/18/FUL	Change of Use of ground floor from A1 to mixed use (A1/A4). Installation of roof cover to rear, replacement of front door, reinstatement of hopper window above front door, and replacement of exterior lighting	Support – although concerns were raised regarding the proposed use of polycarbonate sheeting	Conditional Approval	10 th October 2018
Miss M Brown 30 Brook Street Tavistock Devon	Listed Building Consent for the Change of Use of ground floor from A1	Neutral view – refer to Conservation Officer	Conditional Approval	10 th October 2018

PL19 0HE P/A No. 2068/18/LBC	to mixed use (A1/A4). Installation of roof cover to rear, replacement of front door, reinstatement of hopper window above front door, and replacement of exterior lighting			
Fat Face Ltd 85 West Street Tavistock Devon PL19 8AQ P/A No. 2332/18/ADV	Advertisement Consent for removal of existing fascia and projecting signs. Display of replacement non-illuminated fascia and projecting signs	Split decision; Object to – the proposed black vinyl panels on two windows which are not in character with the building, a more sympathetic material could be used Support – the other aspects of the application	Conditional Approval	11 th October 2018
Fat Face Ltd 85 West Street Tavistock Devon PL19 8AQ P/A No. 2417/18/LBC	Listed Building Consent for repairs and decoration to shopfront, new letters on fascia and internal decorations	Neutral view - refer to Conservation Officer However, attention is drawn to the comments on the connected Planning Application 2332/18/ADV	Conditional Approval	11 th October 2018
Mr A Mansell Specsavers 3 West Street Tavistock	Advertisement Consent for 1 x fascia sign internally illuminated and 1 x	Support	Advertisement Consent	9 th October 2018

Devon PL19 8AD P/A No. 2732/18/ADV	internally illuminated projecting sign			
Mr & Mrs J Laye- Sion The Barn 5 Market Road Tavistock Devon PL19 0BW P/A No. 2768/18/FUL	Replacement of current gates	Support	Conditional Approval	9 th October 2018
Mr R Wraith 15 Deer Leap Tavistock Devon PL19 9RD P/A No. 1881/18/TPO	T5: Oak – deadwood removal (exempt), thin crown by up to 15%, crown lift to 3.5m from ground level. T6: Oak – deadwood removal (exempt), thin crown by up to 15%, crown lift to 3.5m from ground level. T7: Oak – deadwood removal (exempt), thin crown by up to 15%, crown lift to 3.5m from ground level, works to improve light and growth conditions in the garden of 15 Deer Leap	Neutral View – refer to Landscape Officer	Grant of Conditional Consent	24 th October 2018
Mr C Sansom Beechwood Heights 32 Manor Road Tavistock Devon PL19 0PL	T1, T3: Beech – fell, badly formed, risk to property T2, T6: Beech – crown raise by up to 6m from ground level along western edge of	Neutral View – refer to Landscape Officer	Refusal of Consent with Agreed Lesser Works	24 th October 2018

<p>P/A No. 2457/18/TPO</p>	<p>garden, and lateral reduction by up to 3m of higher branches overhanging western garden boundary to free up space in garden, to reduce excessive shading T7: Sycamore – crown raise by up to 6m from ground level free up space in garden, to reduce excessive shading, overhanging western boundary of property to include removal back to main stem of damaged limb at approx. 3m from ground level on eastern side</p>			
<p>Dr R Handy 9 Maple Close Tavistock Devon PL19 9LL</p> <p>P/A No. 2734/18/HHO</p>	<p>Householder Application for single storey extension and provision of decking area to rear and a front porch</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>24th October 2018</p>
<p>Mrs W George 5 The Heights Tavistock Devon PL19 8HQ</p> <p>P/A No. 2853/18/TPO</p>	<p>T1: Oak – in Devon hedge, reduce lateral spread to north over garage by 3.5m, reduce height of ascending stem by 4.5m, to remove overhang touching garage roof</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>24th October 2018</p>
<p>Mrs P Hemsworth 1 Deer Park Lane Tavistock Devon PL19 9HB</p>	<p>T1: Ash – fell, partially dead, risk to road below, branches dying, overhangs road and footpath</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>24th October 2018</p>

<p>P/A No. 3102/18/TCA</p>				
<p>Tavistock Town Council The Meadows Footpaths from Fitzford Gateway to Abbey Bridge Tavistock Devon PL19 8AU</p> <p>P/A No. 3155/18/TCA</p>	<p>T1: Leyland Cypress – fell, dying, risk of falling onto BMX track T2: Leyland Cypress - fell, dying, risk of falling onto BMX track T3: Leyland Cypress - fell, dying, risk of falling onto BMX track T4: Cherry – fell, diseased, dying, risk of limbs falling across adjacent footpath, intend to replace with x1 standard Carb Apple in same location T5: Leyland Cypress – fell group of x3 trees, dying T6: Lime – crown lift to 4m from ground level to ease access along footpath and increase light</p>	<p>Support</p>	<p>Grant of Conditional Consent</p>	<p>24th October 2018</p>
<p>Mr S Sherriff 30 Plymouth Rd Tavistock Devon PL19 8BU</p> <p>P/A No. 3186/18/TCA</p>	<p>T1: Oak – fell, excessive shading, low amenity value, poor condition, risk to nearby property and structures within falling distance, also likely root damage to adjacent basement</p>	<p>Neutral view – refer to Landscape Officer</p> <p>However, would like to see it replaced with a semi-mature tree</p>	<p>Grant of Conditional Consent</p>	<p>24th October 2018</p>
<p>Mr & Mrs Noordewier Down Lodge Down Road Tavistock Devon PL19 9AG</p>	<p>Non material minor amendment to amend Planning Permission ref 1834/18/HHO</p>	<p>Not placed before TTC for consideration</p>	<p>Conditional Approval</p>	<p>26th October 2018</p>

P/A No. 3275/18/NMM				
Mr R Chambers 10 Dolvin Road Tavistock Devon PL19 9EA P/A No. 3416/18/TCA	T1: Willow – Coppice to 0.5m from ground level, uprooted, fallen across properties 8 & 9 Dolvin Road	Not placed before TTC for consideration	Exempt Works	24 th October 2018
The Priory Group Chelfham Senior School Kilworthy House Kilworthy Road Tavistock Devon PL19 0JN P/A No. 1805/18/FUL	Demolition of existing redundant ancillary building and construction of a single storey classroom structure	Support	Conditional Approval	15 th October 2018
The Priory Group Chelfham Senior School Kilworthy House Kilworthy Road Tavistock Devon PL19 0JN P/A No. 1806/18/LBC	Listed Building Consent for the demolition of existing redundant ancillary building and construction of a single storey classroom structure	Support	Conditional Approval	15 th October 2018
Mr R Cook 3 Callington Road Tavistock Devon PL19 8EG P/A No. 2546/18/HHO	Householder Application for infill extension to create additional room	Support	Conditional Approval	17 th October 2018

Abel Brothers Land at SX 490775 Kilworthy Tavistock P/A No. 3165/18/AGR	Application for prior notification of agricultural or forestry development – agricultural building	Not placed before TTC for consideration	Agricultural Determinatio n details not required	16 th October 2018
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TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B)
FOR MEETING 13.11.2018

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
<u>Devon County Council Application</u> Tavistock Primary School Plymouth Road Tavistock Devon PL19 8BX	P/A No. DCC/40 90/2018	-	Demolition of existing Devon Lady classroom and replacement with new single storey classroom building and external canopies	Comments to DCC by 22nd November 2018
Bovis Homes Ltd Land adjacent to Callington Road Tavistock Devon	P/A No. 3345/18 /ARM	Application for Reserved Matters	Application for approval of reserved matters for details of appearance, landscaping, layout and scale for a residential development comprising 241 dwellings with associated landscaping and drainage infrastructure following outline approval 00554/2013	Comments to WDBC by 15th November 2018 Deferred from the DM&L Committee Meeting held on 22nd October 2018

<p>Marshall & Browne's Memorial Homes Marshall Road Whitchurch Tavistock Devon PL19 9FG</p>	<p>P/A No. 2411/18 /TPO</p>	<p>Works to Tree Preservation Order Trees</p>	<p>T1: Ash – remove 1 x primary branch on east side at 5m from ground level on top of Devon hedge with finishing pruning cut 150mm in diameter, remove 1x secondary limb on west side at 8m from ground level with finishing pruning cut 150mm in diameter, minor balancing of upper crown by reducing branch length by up to 2m with finishing pruning cut size 50mm in diameter T2: Elm – Coppice to 0.3m high stump on top of Devon hedge T3: Elm (dual stemmed) – crown height reduction by up to 2m, finishing pruning cut size 50mm in diameter; reasons – trees causing property owner extreme anxiety due to size and proximity to his property</p>	<p>Comments to WDBC by 14th November 2018</p>
<p>Mr J Booth Trevollard Maudlins Park Tavistock Devon PL19 8LJ</p>	<p>P/A No. 3283/18 /OPA</p>	<p>Outline Application</p>	<p>Outline Application with some matters reserved for new detached dwelling</p>	<p>Comments to WDBC by 22nd November 2018</p>
<p>Mr K Willmott Land adjacent to 2 Roland Bailey Gardens Tavistock Devon</p>	<p>P/A No. 3486/18 /FUL</p>	<p>Full</p>	<p>Erection of dwelling (resubmission of 0170/16/FUL)</p>	<p>Comments to WDBC by 29th November 2018</p>

PL19 0RB				
Mr P Gray 51 Milton Crescent Tavistock Devon PL19 9AL	P/A No. 3382/18 /ARM	Approval of Reserved matters	Approval of reserved matters following outline approval reference 0089/17/OPA	Comments to WDBC by 29th November 2018
Ms R Malthouse Daroca Down Road Tavistock Devon PL19 9AG	P/A No. 3495/18 /TPO	Works to Tree Preservation Order Trees	T38: Beech – crown height reduction by up to 4m due to excessive shading on neighbouring property, lateral reduction of up to 2m on all sides as encroaching on shared driveway	Comments to WDBC by 26th November 2018
Ms J Flatman The Leaze 7 Kilworthy Hill Tavistock Devon PL19 0EP	P/A No. 1738/18 /HHO	Householder Application	Householder Application for erection of wooden trellis and pergola	Comments to WDBC by 23rd November 2018
Mr & Mrs Draper 1 Birchwood Close Tavistock Devon PL19 8DR	P/A No. 3510/18 /HHO	Householder Application	Householder Application for proposed side extension with south facing patio, new window in south elevation, new stone cladding to west elevation	Comments to WDBC by 29th November 2018
Mr T Faircloth 83 Plymouth Road Tavistock Devon PL19 8BZ	P/A No. 2243/18 /FUL	Full	Form new dwelling by subdivision of existing dwelling	Comments to WDBC by 29th November 2018

<p>Mr J McLaughlin 20 Canons Way Monksmead Tavistock Devon PL19 8BJ</p>	<p>P/A No. 3138/18 /FUL</p>	<p>Full</p>	<p>Two storey side extension and subdivision of existing dwelling to form 1 x 3-bed house and 1 x 2-bed house</p>	<p>Comments to WDBC by 6th December 2018</p>
<p>Mrs S James 9 Frobisher Way Tavistock Devon PL19 8RE</p>	<p>P/A No. 3089/18 /TPO</p>	<p>Works to Tree Preservation Order Trees</p>	<p>T1: Oak – deadwood removal (exempt), height reduction by 6.8m, large, close proximity to house, shades rear of house and garden, small branches have fallen, can no longer hang washing due to excessive size of tree and number of birds, overhangs and shades neighbours T2: Sycamore – height reduction by 4m, growing into Oak tree, squirrel damage, cross limb damage</p>	<p>Comments to WDBC by 21st November 2018</p>
<p>Mr J Endicott Land to north of Redmoor Close Tavistock Devon PL19 0ER</p>	<p>P/A No. 307/18/ TPO</p>	<p>Works to Tree Preservation Order Trees</p>	<p>T3: Maple – multi-stemmed, complete crown reduction to suitable growth points, 5-year work plan requested to reduce overall tree size by half T5: Sycamore – re-coppice to 1m from ground level T7: Ash – re-pollard to previous points at 5m from ground level T8: Oak – deadwood removal (exempt), crown lift to 3m over neighbouring property, remove crossing branch at 3m from ground level</p>	<p>Comments to WDBC by 22nd October 2018</p>

			T9: Ash – fall, large basal wounds, extensive decay G1: Mixed Species – reduce height of Holly by 2m, reduce lateral spread over neighbouring property by 1m	
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