



# Tavistock Town Council

Working for the local community

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8<sup>th</sup> January 2019

Dear Councillor

A **Meeting** of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **TUESDAY 15<sup>th</sup> JANUARY, 2019** at **6.15pm**.

Yours sincerely

Carl Hearn  
Town Clerk

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## **MEMBERS OF COMMITTEE**

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

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**6.15pm** - Prior to the start of the Meeting Members are invited to attend a presentation from Councillor Graham Parker and Richard Grant from West Devon Borough Council (Lead Councillor and Lead Officer, respectively, for the Joint Local Plan), who will provide an update on the Joint Local Plan. **All Members are encouraged to attend.**

## **AGENDA**

- APOLOGIES**  
To receive apologies for absence.

**2. MINUTES**

To confirm the Minutes of the Meeting of the Development Management & Licensing Committee held on Wednesday 2<sup>nd</sup> January, 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:  
Tuesday 5<sup>th</sup> February, 2019 at 6.15pm**

TAVISTOCK TOWN COUNCIL  
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING  
 DECISIONS (Appendix A)  
 FOR MEETING 15.01.2019

<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>Mr D Newland            Abbey Surgery            28 Plymouth Road            Tavistock            Devon            PL19 8BU</p> <p>P/A No.            3651/18/TCA</p>	<p>G1: Birch x 3 – crown raise to 2m from ground level, lateral reduction by 2m on NNW side touching surgery building and crown thin by 10%            T2: Lime – crown raise by 2m from ground level            T3: Maple – crown raise by 2m from ground level            T4: Cotoneaster – crown raise by 2m from ground level            T5: Cherry – crown raise by 2m from ground level and lateral reduction by up to 4m on ENE side where touching streetlight</p>	<p><b>Neutral View – refer to Landscape Officer</b></p>	<p>No Objections raised</p>	<p>18<sup>th</sup> December 2018</p>
<p>Mrs J Lancaster            Stoneridge Down Road            Tavistock            Devon            PL19 9AQ</p> <p>P/A No.            3697/18/TPO</p>	<p>T1: Oak – crown reduction by 4m (height and width)            G39: 2 x Oak – deadwood, removal and 1 x Sycamore – deadwood removal</p>	<p><b>Neutral View – refer to Landscape Officer</b></p>	<p>Refusal of Consent</p>	<p>18<sup>th</sup> December 2018</p>

<p>Cavanna Homes (SW) Ltd Land at New Launceston Road Tavistock Devon</p> <p>P/A No. 1474/18/ARC</p>	<p>Application for approval of details reserved by Conditions 4, 8, 9, 10, 11, 14 and 16 of Planning Consent 2022/16/OPA</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Discharge of Condition Approved</p>	<p>14<sup>th</sup> December 2018</p>
<p>Mr G Newby 24 Boughthayes Tavistock Devon PL19 8EF</p> <p>P/A No. 1664/18/FUL</p>	<p>Construction of two detached dwellings</p>	<p><b>Object;</b></p> <ul style="list-style-type: none"> <li>• <b>Over development of site</b></li> </ul> <p><b>Insufficient parking provision being planned</b></p>	<p>Conditional Approval</p>	<p>10<sup>th</sup> December 2018</p>
<p>Mrs C Henning Land adjacent to Breckland Down Road Tavistock Devon PL19 9AG</p> <p>P/A No. 2138/18/FUL</p>	<p>READVERTISEMENT (Revised Plans received) Erection of two dwellings</p>	<p><b><u>Inquorate decision</u></b></p> <p><b>However an informal discussion took place with regard to;</b></p> <ul style="list-style-type: none"> <li>• <b>the management of surface water and the potential for increased flooding in areas such as Pixon Lane;</b></li> <li>• <b>over development of the area;</b></li> <li>• <b>access via a narrow shared road onto the highway;</b></li> <li>• <b>the overlooking of neighbouring</b></li> </ul>	<p>Conditional Approval</p>	<p>12<sup>th</sup> December 2018</p>

		<b>properties</b>		
Mr J McLaughlin 20 Canons Way Monksmead Tavistock Devon PL19 8BJ  P/A No. 3138/18/FUL	Two storey side extension and subdivision of existing dwelling to form 1 x 3-bed house and 1 x 2-bed house	<b>Neutral view</b>	Conditional Approval	10 <sup>th</sup> December 2018
AC Worth Builders Land adjacent to St Claire Glanville Road Tavistock Devon  P/A No. 3764/18/NMM	Non material amendment for alterations to car parking area and landscape works to amend Planning Consent 02675/2012 (Appeal Reference APP/Q1153/W/15/3 134745)	<b>Not placed before TTC for consideration</b>	Conditional Approval	13 <sup>th</sup> December 2018
Mr S Foster 1 Crowndale Cottages Crowndale Road Tavistock Devon PL19 8JP  P/A No. 1390/18/HHO	Householder Application for two storey extension to dwelling including replacement garage	<b>Support</b>	Conditional Approval	24 <sup>th</sup> December 2018
Stonehaven (Healthcare) Ltd Chollacott Nursing Home 61 Whitchurch Rd Tavistock Devon PL19 9BD  P/A No. 3411/18/ARC	Application for approval of details reserved by Condition Nos. 2, 4, 6, 8 and 9 of Planning Inspectorate appeal decision ref. APP/Q1153/W/15/3 051167 (01276/2014)	<b>Not placed before TTC for consideration</b>	Conditions Discharged	20 <sup>th</sup> December 2018

Mr & Mrs Draper 1 Birchwood Close Tavistock Devon PL19 8DR  P/A No. 3510/18/HHO	Householder Application for proposed side extension with south facing patio, new window in south elevation, new stone cladding to west elevation	<b>Support</b>	Conditional Approval	17 <sup>th</sup> December 2018
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*TAVISTOCK TOWN COUNCIL*  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B)  
FOR MEETING 15.01.2019

<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>	
Linden Homes South West Land at SX 482 725 Plymouth Road Tavistock Devon	P/A No. 3614/18 /OPA	Outline Planning Application	Outline application with some matters reserved for development of 250 dwellings and 2.0 hectares of B1 commercial use	<b>Comments to WDBC by 24<sup>th</sup> January 2019</b>  <b>N.B. In view of the size of this proposed development, the Committee will make a RECOMMENDATIO N to Council which will be considered at the Council Meeting on 22<sup>nd</sup> January 2019</b>
Ms M Laskowska 8 Watts Road Tavistock Devon PL19 8LF	P/A No. 4190/18 /TCA	Works to Trees in a Conservation Area	T1: Oak – remove 6 of the lower branches to reduce overhang, and (if required) tip higher trees back to the wall, removing 1m while maintaining shape T2: Leylandii – fell T3: Bay – reduce	<b>Comments to WDBC by 25<sup>th</sup> January 2019</b>

			height to between 3.5-5m from ground level and reduce the overhang width on the applicant's side	
Mrs S Haggett 46 Plymouth Road Tavistock Devon PL19 8BU	P/A No. 4133/18 /LBC	Listed Building Consent	Listed Building Consent for erection of garden room attached to gym	<b>Comments to WDBC by 31<sup>st</sup> January 2019</b>
Mrs G Horsley Penwain House 8 Deer Park Road Tavistock Devon PL19 9HF	P/A No. 4198/18 /HHO	Householder Application	Householder Application for proposed first floor extension	<b>Comments to WDBC by 1<sup>st</sup> February 2019</b>
Mrs I Goodman 6 Crease Lane Tavistock Devon PL19 8EW	P/A No. 3946/18 /HHO	Householder Application	Householder Application for creation of annex and domestic extension	<b>Comments to WDBC by 1<sup>st</sup> February 2019</b>
Land adjacent to Callington Road Tavistock	P/A No. 2780/18 /ARM	Reserved Matters	READVERTISEMENT (Additional documents received) Application for approval of reserved matters for details of appearance, landscaping, layout and scale for residential development comprising 157 dwellings with associated landscaping and drainage infrastructure following Outline Approval 00554/2013	<b>Comments to WDBC by 24<sup>th</sup> January 2019</b>

Mr T Faircloth Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT	P/A No. 4122/18 /FUL	Full	Change of Use of an agricultural field to the storage of cars and caravans (re- submission of 2205/18/FUL)	<b>Comments to WDBC by 31<sup>st</sup> January 2019</b>
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