



# 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)

12<sup>th</sup> March 2019

Dear Councillor

A **Meeting** of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **TUESDAY 19<sup>th</sup> MARCH, 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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### **1. APOLOGIES**

To receive apologies for absence.

### **2. MINUTES**

To confirm the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 26<sup>th</sup> February, 2019 (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**

a) A Planning Application has been received for the 'Erection of a light industrial building at Plot 9, Pitts Cleave Quarry, Tavistock' (0100/19). A response is requested by 27<sup>th</sup> March 2019 (application paperwork available in the Council Chamber).

**5. TOWN PLANNING ISSUES**

a) Proposed Open Space, Sport and Recreation Plan (OSSR) - the Committee to consider Minute No. 279, as approved and accepted by Council, and to recommend a way forward (correspondence enclosed)

**6. GENERAL CORRESPONDENCE**

a) To consider the response letter received from Devon County Council's Senior Transport Planning Officer, in connection with the letter sent by the Chairman of Development Management & Licensing Committee which raised concerns regarding the lack of additional infrastructure being planned in the town, despite ongoing major housing development (Minute No. 268 refers) (enclosed)

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

**8. PLANNING APPLICATIONS**

**a. Decisions by West Devon Borough 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 9<sup>th</sup> April 2019 at 6.15pm**

**AGENDA ITEM 8a***TAVISTOCK TOWN COUNCIL*

## DEVELOPMENT MANAGEMENT &amp; LICENSING COMMITTEE – LIST OF PLANNING

## DECISIONS (Appendix A)

## FOR MEETING 19.03.2019

| <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>       |
|---|---|--|--|--------------------------------------|
| Mr & Mrs White<br>10 Beech Close<br>Tavistock<br>Devon<br>PL19 9DW<br><br>P/A No. 4065/18/<br>HHO                   | Householder<br>Application for<br>proposed two storey<br>side extension   | <b>Support</b>   | Conditional<br>Approval                            | 13 <sup>th</sup><br>February<br>2019 |
| Mrs G Horsley<br>Penwain House<br>8 Deer Park Road<br>Tavistock<br>Devon<br>PL19 9HF<br><br>P/A No. 4198/18/<br>HHO | Householder<br>Application for<br>proposed first floor<br>extension   | <b>Support</b>   | Conditional<br>Approval                            | 15 <sup>th</sup><br>February<br>2019 |
| Ms J Flatman<br>The Leaze<br>7 Kilworthy Hill<br>Tavistock<br>Devon<br>PL19 0EP<br><br>P/A No. 0136/19/<br>TCA      | T1: Apple –<br>deadwood removal<br>(exempt)<br>T2: Yew – crown<br>height reduction by<br>1m, circumference<br>reduction by 1m<br>T3: Yew - crown<br>height reduction by<br>1m, circumference<br>reduction by 1m<br>T4: Ash – crown<br>height reduction by<br>3-5m<br>T5: Ash – crown<br>height reduction by<br>3m | <b>Neutral View –<br/>refer to Landscape<br/>Officer</b> | No<br>Objections<br>Raised                         | 21 <sup>st</sup><br>February<br>2019 |

|   |   |   |  |                                      |
|---|---|---|--|--------------------------------------|
|   | <p>T6: Sycamore – crown height reduction by 3-5m</p> <p>T7: Schumacher – coppice one stem to ground level, crown reduction of second stem by 3m</p> <p>T8: Schumacher (group) – coppice trunk to 2-3m from ground level</p> <p>T9: Holly – deadwood removal (exempt)</p> <p>T10: Holly – crown height reduction by 2m</p> <p>T11: Camellia – crown height reduction by 2m</p> |   |  |                                      |
| <p>A J Heard Builders Ltd<br/>Land to the North of Wyatts Lane<br/>Tavistock<br/>Devon<br/>PL19 0EU</p> <p>P/A No. 0039/19/<br/>TPO</p> | <p>T1: Sycamore – remove and replace with single stem Sycamore. Tree is unstable and overhanging public highway</p>   | <p><b>Neutral View – refer to Landscape Officer</b></p> <p><b>However, would like to see the replacement being a semi-mature tree not single stem</b></p> | <p>Refusal of Consent</p>                  | <p>21<sup>st</sup> February 2019</p> |
| <p>Mr Richards<br/>Dawn Lodge<br/>Down Road<br/>Tavistock<br/>Devon<br/>PL19 9AG</p> <p>P/A No. 0064/19/<br/>TPO</p>                    | <p>T1: Beech – lateral reduction over garden and garage by 2m, crown lift over drive by 4m</p> <p>T2: Beech – lateral reduction over drive by 2m, crown lift over drive to 4m</p>   | <p><b>Neutral View – refer to Landscape Officer</b></p>   | <p>Refusal of Consent</p>                  | <p>21<sup>st</sup> February 2019</p> |
| <p>Mr N Meakin<br/>Norstead<br/>Down Road<br/>Tavistock<br/>Devon<br/>PL19 9AG</p>  | <p>T1, T2 &amp; T3: Oak – crown height reduction by 3.5m, lateral reduction by 3m on north side, deadwood removal</p>   | <p><b>Neutral View refer to Landscape Officer</b></p>   | <p>Refusal – Lesser tree works allowed</p> | <p>21<sup>st</sup> February 2019</p> |

|  |  |   |                                 |                                |
|--|--|---|---------------------------------|--------------------------------|
| P/A No.<br>4143/18/TPO   | due to excessive shading and overhang onto property;<br>T4: Oak – lateral reduction by 4m on south side, lateral reduction by 3m on north side, crown reduction by 2.5m throughout, deadwood removal due to excessive shading and overhang onto public areas |   |                                 |                                |
| Mr J Booth<br>Trevollard<br>Maudlins Park<br>Tavistock<br>Devon<br>PL19 8LJ<br><br>P/A No.<br>3283/18/OPA      | Outline Application with some matters reserved for new detached dwelling   | <b>Neutral View</b>   | Conditional Approval            | 18 <sup>th</sup> February 2019 |
| Blue Cedar Homes<br>The Trendle<br>Mount Kelly<br>Tavistock<br>Devon<br>PL19 0HZ<br><br>P/A No.<br>1177/18/ARC | Application for approval of details reserved by Condition 3 of Consent<br>2092/16/FUL  | <b>Not placed before TTC for consideration</b>  | Discharge of Condition Approved | 28 <sup>th</sup> February 2019 |
| Ms J Flatman<br>The Leaze<br>7 Kilworthy Hill<br>Tavistock<br>Devon<br>PL19 0EP<br><br>P/A No.<br>1738/18/HHO  | Householder Application for erection of wooden trellis and pergola   | <b>Neutral view - however it is felt a site visit should be called to allow a better understanding of the issues involved</b> | Conditional Approval            | 28 <sup>th</sup> February 2019 |

|  |  |                     |                         |                                      |
|--|--|---------------------|-------------------------|--------------------------------------|
| Mr I Goodman<br>6 Crease Lane<br>Tavistock<br>Devon<br>PL19 8EW<br><br>P/A No. 3946/18/<br>HHO | Householder<br>Application for<br>creation of annex<br>and domestic<br>extension | <b>Neutral View</b> | Conditional<br>Approval | 25 <sup>th</sup><br>February<br>2019 |
|--|--|---------------------|-------------------------|--------------------------------------|

### AGENDA ITEM 8b

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B)  
FOR MEETING 19.03.2019

| <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>  |   |
|--|----------------------------|--|---|---|
| Mr & Mrs P Hinckley<br>1 Bedford Villas<br>Spring Hill<br>Tavistock<br>Devon<br>PL19 8LA | P/A No.<br>0552/19/<br>TCA | Works to<br>Trees on a<br>Conservation<br>Area | T1 & T2: Norway<br>Spruce – fell<br>T3: - Cypress – fell  | <b>Comments to<br/>WDBC by 22<sup>nd</sup><br/>March 2019</b>   |
| Mrs J Lancaster<br>Stoneridge<br>Down Road<br>Tavistock<br>Devon<br>PL19 9AQ             | P/A No.<br>0599/19/<br>TPO | Work to Tree<br>Preservation<br>Order Trees    | T1: Beech – crown<br>reduction by up to<br>4.5m back to<br>previous pruning<br>points<br>T2: Beech – crown<br>reduction by up to<br>2m back to previous<br>pruning points | <b>Comments to<br/>WDBC by 2<sup>nd</sup><br/>April 2019</b>  |
| Mrs B Dingle<br>124a Old Exeter Rd<br>Tavistock<br>Devon<br>PL19 0JB                     | P/A No.<br>0564/19/<br>CLE | Certificate of<br>Lawfulness                   | Application for a<br>Lawful Development<br>Certificate for<br>existing use of<br>house as two<br>separate self-<br>contained flats  | <b>Comments to<br/>WDBC by 21<sup>st</sup><br/>March 2019</b><br><br><b>(Factual<br/>evidence only<br/>to be<br/>submitted)</b> |

|   |                            |                            |  |   |
|---|----------------------------|----------------------------|--|---|
| Mr A Burrows<br>43 Priory Close<br>Tavistock<br>Devon<br>PL19 9DG | P/A No.<br>0438/19/<br>HHO | Householder<br>Application | Householder<br>Application for<br>proposed extension<br>to the existing side<br>garage | <b>Comments to<br/>WDBC by 11<sup>th</sup><br/>April 2019</b> |
|---|----------------------------|----------------------------|--|---|