



Tavistock Town Council

Working for the local community

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18th February 2020

Dear Councillor

A **Meeting** of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **TUESDAY 25th FEBRUARY, 2020** at **6.15pm**.

Yours sincerely

Carl Hearn
Town Clerk

MEMBERS OF COMMITTEE

Councillor P Ward
Councillor Mrs U Mann

Chairman
Vice Chairman

Councillor Mrs A Johnson
Councillor A Hutton

(Mayor - ex officio)
(Deputy Mayor - ex officio)

Councillors Ms L Crawford, J Ellis, A Fey, G Parker, P Squire, A Venning

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 4th February, 2020 (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 (DNPA)

a) Notification received of the Dartmoor National Park Management Plan Consultation period. The Consultation will run from 10th February to 20th April 2020 (correspondence and copy questionnaire enclosed)

5. TOWN PLANNING ISSUES

a) Tree planting at Churchill Retirement Development (Minute No. 291c from DM&L Meeting 17th December 2019 refers) – response received from West Devon Borough Council with regard query raised (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

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.

**Next Development Management & Licensing Committee Meeting:
Tuesday 17th March 2020 at 6.15pm**

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)
FOR MEETING 25.02.2020

<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>

<p>Ms J Wicks 22 Dolvin Road Tavistock Devon PL19 9EA</p> <p>P/A No. 0249/20/TEX</p>	<p>T1: Cherry – fell, dangerously leaning over river, lean increased in recent storms, unstable</p>	<p>Not paced before TTC for consideration</p>	<p>Grant of Exemption</p>	<p>29th January 2020</p>
<p>Mr & Mrs A Thomas Whitchurch Methodist Church Whitchurch Road Tavistock PL19 9EG</p> <p>P/A No. 2878/19/FUL</p>	<p>READVERTISEMENT (Revised Plans Received to remove external roof terrace) Conversion and alterations of former chapel to 2 No. dwellings and associated works</p>	<p>Object – due to:</p> <ul style="list-style-type: none"> • Danger to highway during construction; • Danger to highway from car accessing road from car port and no identified parking for potentially two cars to second home; • Dev 10 – lacking outdoor amenities; • Pedestrian access from the properties onto main road; no footpath available; • Properties overlooking adjacent properties – condition of opaque glass being fitted to windows. <p>A site visit is strongly recommended</p> <p>N.B. Councillor P Squire would like it noted that he opposed this decision</p>	<p>Conditional Approval</p>	<p>23rd January 2020</p>
<p>Tavistock Town Council Magistrates Court Bedford Square Tavistock PL19 0AE</p>	<p>Provision of hard landscaping to car park, formation of public lawn, repositioning of Duke of Bedford statue, re- ordering of historic</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>20th January 2020</p>

P/A No. 3120/19/FUL	perimeter posts to original positions, provision of replacement lamp post and new low level wash lighting, up lighting to statue and war memorial and new surface water drainage scheme			
Mr M Bassett 124a Old Exeter Road Tavistock Devon PL19 0JB P/A No. 3484/19/OPA	Outline application with details of access for the erection of dwelling as replacement for one flat in existing property	Neutral View	Conditional Approval	23 rd January 2020
Bovis Homes (South West) Ltd Land Adjacent To Callington Road Tavistock P/A No. 2957/19/VAR	Variation of condition 2 (approved plans) of planning consent 2780/18/ARM (residential development comprising 157 no. dwellings with associated landscaping and drainage infrastructure)	Neutral View	Conditional Approval	29 th January 2020
Mrs R Waite 19 Champion Rise Tavistock Devon PL19 9PU P/A No. 3780/19/HHO	Householder application for proposed detached double garage on existing driveway of dwelling (resubmission of 2015/19/HHO)	Object based on previous comments, whilst recognising; <ul style="list-style-type: none"> • Over-development of site - not addressed (DEV10) • Height of garage - partially addressed • Removal of hedgerow - not addressed 	Conditional Approval	28 th January 2020

<p>Devon Partnership Trust The Quay Plymouth Road Tavistock PL19 8AB</p> <p>P/A No. 4102/19/FUL</p>	<p>Retrospective application for change of use to first floor rooms FF03 (incorporating FF04 and FF05) to Counselling rooms (Class D1) and retention of use Class B1 Office to FF12 (incorporating FF13 and FF14)</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>31st January 2020</p>
<p>Mrs I Vigars 15 Edgcombe Drive Tavistock PL19 0ET</p> <p>P/A No. 4166/19/TPO</p>	<p>T1: Norway Maple - Reduce 4x lower branches on west side by 3-3.5m so level with wooden fence and reduce 3x lower branches on south west side by 3m as branches are overhanging home on west side and neighbours garden behind shed to south</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>7th February 2020</p>
<p>Mr N Robins Redmoor House Down Road Tavistock PL19 9AF</p> <p>P/A No. 4165/19/TPO</p>	<p>Description: T1: Alder - Remove and replant with native broadleaf tree as in poor health with cavities at base and in main stem; T2: Ash - Remove as tree has Ash Die Back and replant with native broadleaf tree</p>	<p>Neutral View – refer to Landscape Officer with the preference that semi-mature trees be used as opposed to saplings</p>	<p>Split Decision T1- Refusal T2 – Conditional Consent</p>	<p>7th February 2020</p>
<p>Stonehaven (Healthcare) Ltd Chollacott Nursing Home 61 Whitchurch Road Tavistock Devon PL19 9BD</p> <p>P/A No. 0287/20/NMM</p>	<p>Non material minor amendment to approved Application 3220/17/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Conditional Approval</p>	<p>5th February 2020</p>

<p>Mr M Williamson Unit 2 Westbridge Industrial Estate Tavistock PL19 8DE</p> <p>P/A No. 3592/19/FUL</p>	<p>Subdivision of existing industrial unit to provide four smaller industrial units and one showroom</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>7th February 2020</p>
<p>Mr B Walker 50 Plymouth Road Tavistock PL19 8BU</p>	<p>P/A No. 3866/19/HHO</p> <p>Householder application for part demolition of existing garage and formation of new parking deck</p> <p>P/A No. 3867/19/LBC</p> <p>Listed Building Consent for part demolition of existing garage and formation of new parking deck</p>	<p>Support</p> <p>Support</p>	<p>Conditional Approval</p> <p>Conditional Approval</p>	<p>5th February 2020</p> <p>5th February 2020</p>
<p>Mount Kelly Parkwood Road Tavistock PL19 0HZ</p> <p>P/A No. 0013/20/TCA</p>	<p>T1: Norway Maple - Fell. Colonized by Honey Fungus, structural condition has declined from decay. T2: Norway Maple - Fell. Large areas of bark death on main stem. T3: Norway Maple - Removal of dangerous limb at 3m from ground level (exempt). T4: Blue Atlantic Cedar - Fell (exempt). Significant die back is visible, tree is dying</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>No Objections Raised</p>	<p>14th February 2020</p>

Mr G Drinkwater Hill House Kilworthy Hill Tavistock PL19 0EP P/A No. 0014/20/TCA	T1: Cherry - Fell. Tree is diseased	Neutral View – refer to Landscape Officer	No Objections Raised	14 th February 2020
Mrs C Silcox 14 Heather Close Tavistock Devon PL19 9QS P/A No. 2723/19/TPO	T1: Oak - Remove 1 x secondary limb on North West side at 5m from top of Devon bank. Re-pollard back to original pollard point at 6m from top of bank. Reason - Tree has had multiple branch failures resulting in unbalanced crown and increased likelihood of failure	Neutral View – refer to Landscape Officer	Grant of Conditional Consent	17 th February 2020

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR MEETING 25.02.2020

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
National Care Group Ltd Meadowside Residential Home 35 Plymouth Road Tavistock PL19 8BS	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200021	Listed Building Consent for internal alterations to bring building up to standard	Comments to WDBC by 5th March 2020
Mr A Decieco 25 Hawthorn Road Tavistock Devon PL19 9DL	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200103	Householder application for two storey extension to the side of detached house	Comments to WDBC by 5th March 2020
Mrs G Barnes Raella Bolt House Close Tavistock PL19 8LN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200125	Householder application for single storey extension to kitchen	Comments to WDBC by 5th March 2020

Ms S Jenkinson St David's House Green Lane Tavistock PL19 9AN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200255	T1 and T11: Oak - Crown lift to 5m from top of Devon bank, Crown thin by 30%, Lateral reduction by 2.5m on North and South sides. To reduce risk of damage and shading to properties, trees are top heavy	Comments to WDBC by 26th February 2020
Mr M Buckett St David's House Green Lane Tavistock PL19 9AN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200257	T2: Oak - Crown lift to 5m from top of Devon bank, Crown thin by 30%, Lateral reduction by 2.5m on North and South sides. To reduce risk of damage and shading to properties, tree is top heavy	Comments to WDBC by 26th February 2020
Mr John Harrall St David's House Green Lane Tavistock PL19 9AN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200260	T3: Oak - Remove - tree is failing to thrive. T4-T9: Oak - Crown lift to 5m from top of Devon bank, Crown thin by 30%, Lateral reduction by 2.5m to North and South sides. To reduce risk of damage and shading to properties, trees are top heavy	Comments to WDBC by 26th February 2020
Mrs Carpenter 69 Deacons Green Tavistock PL19 8BN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200274	Application for variation of Condition 2 of Planning Permission 2143/19/HHO	Comments to WDBC by 5th March 2020
Ms S Jenkinson Tramonto Green Lane Tavistock PL19 9AN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200296	T12: Oak - Crown lift to 5m from top of Devon bank, Crown thin by 30%, Lateral reduction by 2.5m on North and South sides. To reduce risk of damage and shading to properties, trees are top heavy	Comments to WDBC by 26th February 2020
Ms S Jenkinson Green Lane House Green Lane Tavistock PL19 9AN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200298	T13: Oak - Crown lift to 5m from top of Devon bank, Crown thin by 30%, Lateral reduction by 2.5m on North and South sides. T14: Copper Beech - Crown lift to 5m from ground, Crown thin by 30%, Lateral reduction by 2.5m on East side. To reduce risk of damage and shading to properties, trees are top heavy. To also	Comments to WDBC by 26th February 2020

		prevent Copper Beech from pushing against adjacent trees and hedges and distorting their growth	
Mrs J Aveyard Rowan House 2a Roland Bailey Gardens Tavistock PL19 0RB	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200317	T1: Sycamore - Remove lowest limb on South West side overhanging garage back to main stem to prevent contact, reduce leaf litter and shading	Comments to WDBC by 26th February 2020
Mr & Mrs I Cull St John's House, Quicks Garden St John's Tavistock PL19 9RF	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200324	Householder application for single-storey link extension and outbuilding conversion	Comments to WDBC by 5th March 2020
Mr T Roberts 26 Drake Gardens Tavistock PL19 9AT	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200330	Variation of Condition 2 (approved plans) following Householder Consent 1296/17/HHO	Comments to WDBC by 5th March 2020
Mr R Lezmore 11a Mount Tavy Road Tavistock PL19 9JB	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/194205	Retrospective Householder Application for enlargement of patio area	Comments to WDBC by 5th March 2020
Ms I Chambers The Milking Parlour Higher Wilminstone Wilminstone Tavistock PL19 0JT	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193989	Change of use of barn from approved ancillary domestic use to dwelling (Resubmission of 3267/18/FUL)	Comments to WDBC by 12th March 2020
Mr G Watts Crowndale Farm Crowndale Road Tavistock PL19 8JR	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200468	Application for approval of details reserved by condition 4 of planning consent 1339/19/LBC	Comments to WDBC by 19th March 2020
Mr Barker The Coach House Manor Close Tavistock PL19 0PN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193571	T1: English Oak - Lateral reduction by 5m on North side and 3m on Eastside, pruning lower limb to East overhanging building to provide 2m clearance from building roof	Comments to WDBC by 9th March 2020
Mr R Goodfellow St David's House Green Lane Tavistock PL19 9AN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200466	T10: Oak - Crown lift to 5m from top of Devon bank. Lateral reduction by 1.5m on South side. Reason - routine health and maintenance and to	Comments to WDBC by 12th March 2020

		restore balance and shape to overall structure	
K Scott & J Raeburn 2 Rowan Close Tavistock Devon PL19 9NH	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200440	Householder application for side extension to dwelling	Comments to WDBC by 19th March 2020
Mrs King 42 Plymouth Road Tavistock PL19 8BU	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200521	T1 and T2: Maple - Overall crown reduction by 1-2m to improve shape and reduce overhang into neighbouring garden	Comments to WDBC by 10th March 2020
Mr L Smith 26 Glanville Road Tavistock PL19 0EB	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/192769	READVERTISEMENT (Revised plans received) Householder application for domestic extension	Comments to WDBC by 12th March 2020