

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Monday 11th March, 2024** at **6.30pm**.

PRESENT

Councillor B Smith **Chairman**
Councillor T Munro **Vice Chairman**

Councillor A Hutton **Mayor ex officio**
Councillor P Ward **Deputy Mayor ex officio**

Councillors S Hipsey, A Lewis, P Squire and A Venning.

IN ATTENDANCE

Councillor Mrs A Johnson (Ward Member)
Assistant to the Town Clerk

345. APOLOGIES FOR ABSENCE

There were no apologies for absence received, as all Members were present.

346. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 20th February, 2024 be confirmed as a correct record and signed by the Chairman (Appendix 1).

347. DECLARATIONS OF INTEREST

The following Declarations of Interest were all made in respect of Planning Application No. 0522/24/FUL - Construction of two new dwellings on Land to the rear of Abbey Spring, Down Park Drive, Tavistock;

Councillor A Hutton (Mayor) by virtue of being a near neighbour;
Councillor S Hipsey by virtue of being an associate of the principal objector to the Application

Both Councillor Hutton and Councillor Hipsey left the Meeting during the consideration of this Application (Minute No. 353b) below refers).

Councillors B Smith and T Munro by virtue of being an associate of the principal objector to the Application.

348. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

a) Received for information only – notification of the refusal of Planning Application 0513/23 - Installation of 25m high lattice climbing tower on

concrete foundation with fencing at Unit E3, Pitts Cleave Industrial Estate Rowden Wood Road, Tavistock, PL19 0PW **Noted** (Appendix 2)

349. TOWN PLANNING ISSUES

- a) The new Alcohol Premises Licence Application (Appendix 3) – for Motor Fuel Limited, Tavistock Plymouth Road Service Station, 128-130 Plymouth Road, Tavistock PL19 9DS was considered. The application was for;
- The sale of alcohol between the hours of 06:00 and 24:00 daily for consumption off the premises
 - The provision of late-night refreshment between the hours of 23:00 and 24:00 daily

The Application was '**Noted**'.

350. GENERAL CORRESPONDENCE

No items received.

351. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

- a) The Committee was reminded that the next NDP Consultation Event was due to take place on Wednesday 13th March 2024, at the Stannary Brewing Company, from 6.30pm – 8.30pm.

The following documents had been provided prior to the Meeting, but were received too late to be sent with the Agenda;

- b) Report to the Chairman of the Development Management & Licensing Committee (Appendix 4)

Following a review and discussion it was;

RECOMMENDED THAT –

Tavistock Town Council support the Steering Group's application to Locality for a technical package (known as a 'facilitation' grant), to make amendments to the Design Guide, post-Consultation.

- c) Tavistock Neighbourhood Plan Strategic Environmental Assessment (SEA) Screening Opinion (Appendix 5) – **Noted**
- d) Initial feedback on West Devon/South Hams Local Cycling and Walking Infrastructure Plan proposals for Tavistock (Appendix 6) – **Noted**

Noted That thanks were conveyed to the Steering Group for the work, and progress made, to date.

352. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN

Reference was made to the recent Appeal Notification received in respect of Planning Application No. 0033/23/FUL Higher Wilminstone Farm, Wilminstone, Tavistock PL19 0JT – Change of Use of agricultural barn to form storage unit.

Following a discussion, it was agreed that the Committee would retain its previous decision for the Application, which had been to;

“Object for the following reasons;

- the original consent was granted on the basis of the building being for agricultural use only;
- we would also refer to Policies TTV 26 and DEV15, as per the Council’s original response in February 2020, on the original Planning Application of 2565/19/FUL”

Therefore, no further action was required.

353. PLANNING APPLICATIONS

a) **Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 7).

b) **NEW Planning Applications**

New Planning Applications to West Devon Borough Council.

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 8).

Noted that Councillors Hutton and Hipsey left the Meeting at 7.15pm, prior to the consideration of Planning Application No. 0522/24/FUL.

354. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 2nd April, 2024 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.25pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 11.03.2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock Town Council Flat 1 27 West Street, Tavistock PL19 8JY P/A No. 4218/23/TCA	T143: Eucalyptus - lateral crown reduction of 2-3m on Dartmoor Dental side.	Refer to Tree Specialist	Tree Works No Objection Raised	13 th February 2024
Mrs Logan 1 Vigo Mews Tavistock PL19 0RG P/A No. 0160/24/TCA	T1 Sycamore - reduce in height by 3 metres to below wall level, T2 Alder - reduce in height by 3 metres to below wall level, T3 Holly - reduce in height by 2 metres and trim sides by 0.5m to shape & T4 Cherry - reduce crown by 2 metres to contain shape in small shrub bed	Refer to Tree Specialist	No Objection Raised	14 th February 2024
Mr P Archer 31 Mohuns Park Tavistock PL19 9BL P/A No. 3898/23/HHO	Householder application for demolition of existing conservatory and erection of single storey rear extension	Support	Conditional Approval	7 th February 2024
Mr G Bond Middle Field Chollacott Lane Tavistock PL19 9DD	Householder application for proposed side extension (retrospective)	Support	Conditional Approval	7 th February 2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
P/A No. 4285/22/HHO				
Mrs C Pearce 35 Fitzford Cottages Tavistock PL19 8DB P/A No. 2177/23/CLB	Certificate of Lawfulness for proposed Works to a Listed Building to remove corrugated asbestos sheets to kitchen/bathroom, keeping same pitch to roof, replace with fibreglass roofing using existing rainwater goods	Not placed before TTC for consideration	Cert of Lawfulness (Proposed) Certified	13 th February 2024
Tavistock Town Council Flat 1, 27 West Street Tavistock PL19 8JY P/A No. 4218/23/TCA	T143: Eucalyptus - lateral crown reduction of 2-3m on Dartmoor Dental side	Neutral View Refer to Tree Specialist	Tree Works No Objection Raised	13 th February 2024
Mrs Logan 1 Vigo Mews Tavistock PL19 0RG P/A No. 0160/24/TCA	T1 Sycamore - reduce in height by 3 metres to below wall level, T2 Alder - reduce in height by 3 metres to below wall level, T3 Holly - reduce in height by 2 metres and trim sides by 0.5m to shape & T4 Cherry - reduce crown by 2 metres to contain shape in small shrub bed	Neutral View Refer to Tree Specialist	Tree Works No Objection Raised	14 th February 2024
Mr S Luke The Apartment The Old Bedford Foundry Lakeside	Householder application to replace windows & doors on the north east elevation	Support however would like to see the window	Conditional Approval	20 th February 2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock PL19 0AZ P/A No. 2363/23/HHO		and door replacements blend in with the character of the building and are acceptable to the Heritage Officer		
Mr S Luke The Apartment The Old Bedford Foundry Lakeside Tavistock PL19 0AZ P/A No. 2364/23/LBC	Listed Building Consent to replace windows & doors on the north east elevation	Support however would like to see the window and door replacements blend in with the character of the building and are acceptable to the Heritage Officer	Conditional Approval	20 th February 2024
Golla Vsk Raju Open Reach Near 12 Parkwood Road Tavistock PL19 0HH P/A No 0251/24/COM	Notice of intent to install electronic communication apparatus comprising installation 1x 9m Pole	Not placed before TTC for consideration	Objection Recommend Refusal	23 rd February 2024
Mr D Lewis Little Field Court 5 Green Lane Tavistock PL19 9FA P/A No. 4126/23/TPO	T7: Sycamore - Crown reduce northern aspect by approx. 2m, making target pruning cuts of up to 50mm diameter, retaining a tree with a crown radius of 4.5m, this is to reduce dominance & overbearing impact on properties to north & to allow subdominant limb to develop & form evenly distributed tree crown	Neutral View refer to Tree Specialist	Grant of Conditional Consent	28 th February 2024

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B) FOR MEETING 11.03.2024

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mr J White 1 Grove Park Tavistock PL19 9HJ</p>	<p>https://westdevon.planning-register.co.uk/Planning/Display/2896/23/TPO</p>	<p>T1: Oak – Crown reduction of height & lateral overextending growth by 6mtrs, to reduce risk of wind damage & provide safety over property, T2: Oak – Reduce lateral crown by 6mtrs & reduce height of crown by 6mtrs to provide more light & safety to the property below, over extended limbs that have grown through the thuja below are to be reduced by 1mtr in front of existing thuja, providing better streetlight visibility at night & safety over neighbours property, T4: Sycamore – Pollard to 8mtrs from base of the tree & any extended lateral to 2mtrs to provide safety to footpath, the adjacent road, neighbours property & better lighting at night, T6: Multi-stem Sycamore – prune over extended lateral growth by 3mtrs to prevent potential wind damage and retain overall shape, T7: Sycamore - to reduce lowest extended lateral growth by 5 meters to improve lighting in garden & avoid entanglement, remove deadwood, apply cobra</p>	<p>Neutral View refer to Tree Specialist</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		bracing system between main stem & lower bowing limb overhanging road to prevent limbs from falling on any vehicles parked below in the event of a storm & to protect pedestrians using the path adjacent, removal of two lowest limbs to branch bark collar overhanging road the road to give better clearance for high sided vehicles & machinery, T8: Turkey Oak – apply cobra bracing system in upper canopy	
Mr A Bradley 29 Priory Close Tavistock PL19 9DJ	https://westdevon.planning-register.co.uk/Planning/Display/0554/24/TPO	T1: Oak - Crown height reduction by 50% to a height of 14 metres due to tree being overgrown and is causing issues to neighbours' property & is close to the owner's property	Neutral View refer to Tree Specialist
Our Lady and St Mary Magdalen Catholic Church Callington Road Tavistock PL19 8EH	https://westdevon.planning-register.co.uk/Planning/Display/0557/24/TPO	T1-6 : Lime Trees - Remove epicormic growth at base. Reduce laterals spread of branches on SSE side and to south by no more than 2 - 2.25 metres to reduce overhang & shading to neighbouring gardens and sheds T7: Holly - Crown lift on SE side by 2 metres from ground level to lift of neighbouring garden T8: Sycamore - Reduce height throughout on all ascending stems by no	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		more than 3.5 metres due to overhanging neighbour	
Mount Kelly Parkwood Road Tavistock PL19 0HZ	https://westdevon.planning-register.co.uk/Planning/Display/0588/24/TCA	T1: Scots Pine - Remove tree because on the north side of the trunk there is an obvious area of soft decayed wood, when probed this extends approx. 30cm in places inwards and approximately 45cm below ground level & on the east at approx. 1.5m from ground level there is a bulge which could indicate that the stem is starting to subside, tree is biased towards the east & the building opposite the tree & is within falling distance of the structure	Neutral View refer to Tree Specialist
Mr Simpson 36 Fitzford Cottages Tavistock PL19 8DB	https://westdevon.planning-register.co.uk/Planning/Display/0540/24/LBC	Listed building consent to remove old dilapidated chimney and rebuild (retrospective)	Support
Tavistock Town Council Tavistock Footpath 26 Tavistock PL19 9EY	https://westdevon.planning-register.co.uk/Planning/Display/0666/24/TCA	T91: 2x Ash - low vigour, infected with ADB, 50% canopy loss, fell. T93: Group of Elms - dead, fell. T70: (Tag 952) Ash - low vigour, infected with ADB, 50% canopy loss, fell. T71: (Tag 951) 4x Ash - low vigour, infected with ADB, 50% canopy loss, fell. T72: Tag 950) 2x Ash - low vigour, infected with ADB, 50%	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		canopy loss, fell. T73, T92: Ash - low vigour, infected with ADB, 50% canopy loss, fell.	
Mrs Faircloth 124A Old Exeter Road Tavistock PL19 0JB	https://westdevon.planning-register.co.uk/Planning/Display/0507/24/FUL	Change of use of single dwelling into 2 flats	<p>Neutral View – however whilst the need for additional residential units in the town is appreciated, concerns were raised with regards to the original planning consent having been granted for a 2nd dwelling on the site on the understanding that the original dwelling was changed from two units to one unit, which this Application does not support.</p> <p>In addition, further concerns were raised with regards to the ability for the site to be able to accommodate additional vehicles, if the dwelling is split in two.</p>
Mr M Greening / Mr and Mrs Campbell Land to rear of Abbey Spring Down Park Drive Tavistock	https://westdevon.planning-register.co.uk/Planning/Display/0522/24/FUL	Construction of two new dwellings	<p>Object on the following basis;</p> <ul style="list-style-type: none"> • Over-development of the site, resulting in increased

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>housing density which is not in keeping with the surrounding area;</p> <ul style="list-style-type: none"> • Concerns were raised with regards to the potential impact on the roots of the mature trees on the site; • The design of the single storey building is industrial in appearance, and is not in keeping with the other properties in the area
<p>Ms R Rowe Tavistock Town Council Sir Francis Drake Bowling Club Plymouth Road Tavistock PL19 8BS</p>	<p>https://westdevon.planning-register.co.uk/Planning/Display/0701/24/TCA</p>	<p>T155: Cherry - fell. T156: Unknown - fell.</p>	<p>Neutral View refer to Tree Specialist</p>
<p>Miss R Rowe Tavistock Town Council Footpath from Canal Road to Swimming Pool Tavistock PL19 8SP</p>	<p>https://westdevon.planning-register.co.uk/Planning/Display/0702/24/TCA</p>	<p>Ash copse – fell. T78 Tag 694: Silver Maple - crown reduce all around by 3-4m. T81 Tag 223: Horse Chestnut - crown raise to achieve 5.2m highway clearance & 2.4m clearance over pavement. T82 Tag 224:</p>	<p>Neutral View refer to Tree Specialist</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		<p>Sycamore – fell. T84 Tag 225: Common Lime - reduce upper crown on SW side of secondary stem by 3m. T85 Tag 401: Silver Maple - remove hanging branch at 15m on the S side. T86 Tag 675: Common Beech – fell. T89 Tag 227: Common Lime x2 - reduce secondary stem in both trees by 4m.</p>	
<p>Mr D Walder Land at SX 470 735 Tavistock</p>	<p>https://westdevon.planning-register.co.uk/Planning/Display/0708/24/TPO</p>	<p>T1: Beech - remove overhanging branches back to fence line to increase light</p>	<p>Neutral View refer to Tree Specialist</p>