

MINUTES

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at: <https://us02web.zoom.us/j/85691971204> (for Councillors who wished to attend) and https://www.youtube.com/results?search_query=tavistock+town+council (for the public who wished to attend) on Wednesday 16th December, 2020 at 5.00pm.

PRESENT

Councillor P Ward – Chairman

Councillor J Ellis – Vice Chairman

Councillor Mrs A Johnson (Mayor – ex officio)

Councillor A Hutton (Deputy Mayor – ex officio)

Councillors Ms L Crawford, A Fey, A Lewis, G Parker, B Smith, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

Councillor Mrs M Ewings joined for part of the Meeting (Ward Member)

181. APOLOGIES FOR ABSENCE

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

182. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 24th November, 2020 be confirmed as a correct record and signed by the Chairman (Appendix 1).

183. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this point in the Meeting.

184. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

185. TOWN PLANNING ISSUES

- a) New Licensing Application – M&C Beech Ltd, Stannary Arms, 2 King Street, Tavistock PL19 0DS (Appendix 2)

A new Premises Licence application had been received for;

- The supply of alcohol for consumption on and off the premises Monday to Saturday 12.00pm to 12.00am, and Sunday 12.00pm to 11.00pm;
- The provision of recorded music indoors Monday to Saturday 12.00pm to 12.00am;
- The provision of late night refreshment indoors Monday to Saturday 11.00pm to 12.00am;
- Opening hours of the premises is Monday to Saturday 08.00am to 12.30am and Sundays 08.00am to 11.30pm

The Licensing Application was noted, with no comments to submit.

- b) S106 Funding for Sports Clubs in Tavistock – the correspondence was received (Appendix 3), which had been forwarded for 'information only'.

Noted That Councillor J Ellis (Vice Chairman) was nominated and appointed as the Committee's Lead Member on this matter. Councillor Ellis would report back to the Committee as matters progressed.

186. GENERAL CORRESPONDANCE

No items received.

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

- a) The Chairman advised Members that West Devon Borough Council's Housing Strategy Consultation had commenced. Members were encouraged to review the Consultation documents, in preparation for the next Development Management & Licensing Committee Meeting on 5th January, 2021. Members were also advised that the deadline for responding to the Consultation had been extended until the end of February 2021.

188. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 4).

Reference was made to;

- Planning Application 2303/20/HHO – concern was raised that West Devon Borough Councillors had given delegated authority to Officers to determine this Application, despite Tavistock Town Council having objected to it.

It was reported that as the Conservation Officer had been heavily involved in considering the Application, Borough Council Ward Members did not feel able to challenge the decision made, so had not felt it necessary to call it into Committee for determination.

- Planning Application 3262/20/TCA – as previously discussed, Tavistock Town Council had objected to this Application, although the ensuing Decision Notice from the Planning Authority had stated 'No Objections Raised'.

Clarification was provided by a Member with regard the actual meaning of the decision. Whilst an objection had been raised by the Town Council, 'No Objections Raised' actually meant that no objections had been raised at the Borough Council.

b) NEW Planning Applications

New Planning Applications to West Devon Borough Council.

The views of the Committee were attached at Appendix B.

Councillor Mrs M Ewings joined the Meeting during consideration of this Planning Application.

- Planning Application 3652/20/FUL – Land to the south of Plymouth Road, Tavistock.

The Chairman referred to the presentation Members had received from Baker Estates on the 14th December, 2020.

During the ensuing discussion, reference was made to;

- the positive elements of the Planning Application i.e. the provision of electric car charging points, that the dwellings were sited on large plots and the other environmental aspects; however, concerns were raised with regard;
- road safety issues related to the proposed junction onto the already busy A386, with reference being made to the TTV17 policy which required that junction safety was a priority on all new build sites;

- that the proposed development did not seem to meet local housing needs as required by SP5/Joint Local Plan. This was deemed to be an 'exclusive' development with any affordable housing only being included in the proposed care facility, which was planned to be brought forward at a later date once a provider had been identified. Therefore, it was possible that there might never be any element of affordable housing within this development;
- the siting of the play park/play area was considered poor, with very little equipment being provided. As this had been a condition of the application, it was felt this was inadequate and poorly thought through;
- that as yet no response had been received from Devon County Highways Department, which Members were keen to see;
- that the business use classification on the site was B1, however the business use being brought forward was within the care facility, but this would be C2. Nor was this considered to be the type of employment previously proposed or promised;
- the confusion which had arisen between this Planning Application and the Linden Homes Application, and the provision of the 300 homes/18,600m² of employment land between the two developments;
- the concerns which had been raised by local residents with regard Brook Lane which was considered narrow, poorly lit, without pavements and with a difficult junction onto a mini roundabout. Residents were concerned that construction vehicles might use the Lane to access the development site during the construction period, and the impact this would have on them;
- the lack of provision of S106 funding for such matters as the 89 bus and local education provision

Noted That – The Chairman undertook to draft a letter to the Chief Executive Officer of West Devon Borough Council (copying in the Head of Planning, Case Officer and Head of Legal) in consultation with the Mayor and Vice Chairman of the Committee, to raise the concerns of the Committee and to seek a meeting between the developers of both proposed sites, and representatives of both the Local Planning Authority and Town Council. It was hoped that such a meeting might lead to a review of the current proposals, with a better outcome for both the developers and the people of Tavistock.

RESOLVED THAT a decision on this Planning Application would be deferred until the next Committee Meeting, scheduled for Tuesday 5th January, 2021. It was hoped that a response would have been received to the letter above, by that date.

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 5).

189. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 5th January, 2021 at 5.00pm.

The Meeting closed at 7.00pm

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 16.12.2020

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr & Mrs Inman Merriment House Priory Gardens Whitchurch Tavistock PL19 9NZ P/A No. 2920/20/HHO	Householder application for proposed conversion of single integral garage to form additional habitable accommodation and replace garden shed	Support	Conditional Approval	13 th November 2020
Mrs H Kingwell 150 Tamar Avenue Tavistock PL19 9JA P/A No. 0639/20/HHO	Householder application for new front porch and two storey extension	Support Would however comment that it was felt the application did not provide as much information as	Conditional Approval	17 th November 2020

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		would wish to be seen		
Mr J Tillyer & Ms R West 46 Carpenter Way Tavistock PL19 0FL P/A No. 2218/20/HHO	Householder application for proposed garage	Support – subject to a condition that adequate sustainable drainage is implemented, capable of dealing with increased storm water run off	Conditional Approval	16 th November 2020
Mr S Church 219 Whitchurch Road Tavistock PL19 9DQ P/A No. 2303/20/HHO	Householder application for proposed two storey side extension to existing dwelling (Resubmission of 0834/20/HHO)	<p>Object on the following basis;</p> <ul style="list-style-type: none"> • the scale of the extension in terms of bulk/height and massing; • the extensive use of UPVC, rather than natural materials, in a Conservation Area; • the design of the projecting entrance porch appears incongruous given the history of this, and neighbouring properties <p>All of the above are considered harmful to the character and appearance of the Conservation Area, and brings the application into conflict with the JLP and NPPF</p>	Conditional Approval	17 th November 2020

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr A J Deakin 1 Cole Moore Meadow Tavistock PL19 0ES</p> <p>P/A No. 3011/20/TPO</p>	<p>T1: Ash - Fell, tree is overgrown and showing signs of ash dieback.</p>	<p>Neutral View refer to Landscape officer.</p> <p>However, we would request that at least one replacement tree is planted</p>	<p>Tree Works Allowed</p>	<p>16th November 2020</p>
<p>Mrs L Gardener Crossways Church Hill Whitchurch Tavistock PL19 9ED</p> <p>P/A No. 3262/20/TCA</p>	<p>G1: Beech x 2 - Crown height reduction by 3.5m, lateral reduction on all sides by 3m. T2: Douglas Fir - Fell and remove. T3: Ash - Pollard to 3.5m from ground level. T4-T7: Western Red Cedar - Crown height reduction by 3.5m. T8, T9, T10 & T12: Western Red Cedar - Crown height reduction by 3.5m. T11: Western Red Cedar - Fell and remove. T13: Douglas Fir - Removal of branch at 5.5m from ground level on West side, crown lift to 2.5m from ground level on all sides, lateral reduction on East side by 2.5m. T14: Ash, T15: Holly & T16: Sycamore - Crown height reduction by 2.5m. T17 & T18: Western Red Cedar - Fell and remove</p>	<p>Object -</p> <ul style="list-style-type: none"> • Pending assessment of the impact of proposed tree works on the Whitchurch Conservation Area; • This application needs to be assessed by both the Conservation Officer and Landscape Officer; <p>It would appear that a Heritage Assessment is also required</p>	<p>Tree Works No Objection Raised</p>	<p>16th November 2020</p>
<p>Mr S Gliddon Land adjacent to Fernside Crease Lane</p>	<p>Non material amendment following Planning</p>	<p>Not placed before TTC for consideration</p>	<p>Refusal</p>	<p>16th November 2020</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock PL19 8EW P/A No. 3304/20/NMM	Consent 0393/18/FUL			
Mr Clark 25 Fitzford Cottages Tavistock PL19 8DB P/A No. 2692/20/HHO	Listed building consent for chimney re-build	Support	Conditional Approval	24 th November 2020
Mr Clark 25 Fitzford Cottages Tavistock PL19 8DB P/A No. 2693/20/LBC	Householder application for chimney re-build	Support	Conditional Approval	24 th November 2020
Mr J Booth Phoenix House Maudlins Park Tavistock PL19 8LJ P/A No. 3082/20/HHO	Householder application for proposed erection of garage for domestic use	Support	Conditional Approval	25 th November 2020
Mr J Edgar 35 Whitchurch Road Tavistock PL19 9BB P/A No. 3089/20/HHO	Householder application for improvements to pedestrian access and formation of parking bay	Object - Due to concerns around; • Highway and pedestrian safety; • The visual impact on the local amenity by the removal of the stone wall	Refusal	25 th November 2020

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B) FOR MEETING 16.12.2020

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Whitchurch Primary School School Road Whitchurch Tavistock PL19 9SR	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203544	T1: Ash - Fell due to ash dieback	Neutral View - refer to Tree Specialist
Mr & Mrs D Bishop 71 Deacons Green Tavistock PL19 8BN	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202816	T1: Oak - reduction of 4x limbs by 3m to nearest growing point at roof apex height on North side due to proximity to house guttering and overhanging neighbouring garden	Neutral View - refer to Tree Specialist
Mr S Gliddon Plot 3 - Land adjacent to Fernside Crease Lane Tavistock Devon PL19 8EW	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203790	Planning application for amendment to elevation of plot 3 on application 0393/18/FUL and minor extension to the rear	Support
Mr J Eadie Taylor Square Properties Ltd 26 King Street Tavistock PL19 0DT	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203786 http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203787	Change of use from Class A2 office to C3 dwelling Listed Building Consent for change of use from Class A2 office to dwelling	Support Support
Baker Estates Limited Land to the South of Plymouth Road Tavistock	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203652	Hybrid application comprising full planning application for erection of 45 residential dwellings, formation of accesses, associated public open space, landscaping and infrastructure; and outline planning application for extra care facility for up to 60 units with all matters reserved, except means of access	Decision deferred until DM&L Committee Meeting on 5th January 2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs L Donnelly 11 Oak Road Bishopsmead Tavistock PL19 9EZ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203741	T1: Norway Maple - Crown height reduction by 1.5m and lateral reduction by 1.5m on all sides due to close proximity of tree to house	Neutral View – refer to Tree Specialist
Mr R Elliott-Ogden Regal Heritage Limited Land adjacent to 24 & 26 Glanville Road Tavistock PL19 0EB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203751	T12: Oak - Fell due to proximity to historic retaining wall. T7: Hazel - Fell due to proximity to historic retaining wall and more superior Norway Spruce	Neutral View – refer to Tree Specialist
Mr R Lezmore 11a Mount Tavy Road Tavistock PL19 9JB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194205	READVERTISEMENT (revised plans received) Retrospective householder application for enlargement of patio area	Object on the same basis as the previous objection, which remains unchanged, that being; <ul style="list-style-type: none"> • Harm to visual amenity of the neighbourhood; • Harmful impact on immediate neighbours; • The above contrary to Policy DEV10
Ms Eden 22 Trelawny Road Tavistock PL19 0EN	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203739	Householder application for rear extension to form link passage	Support
Mr & Mrs Bridgewater 6 Tiddy Brook Road Whitchurch Tavistock PL19 9BZ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202560	READVERTISEMENT (Revised plans received) Householder application for proposed single storey rear extension, convert single attached garage, installation of roof lights and dormer	Object – on the following basis; <ul style="list-style-type: none"> • Re-advertisement now relates to a business the purpose of which is to attract visitors/customers from outside the premises; • This will create a need for additional parking, which a home office would not have done;

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<ul style="list-style-type: none"> • The negative impact on neighbours
<p>Mr A Paice 7 James Road Whitchurch Tavistock PL19 9NJ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203819</p>	<p>Householder application for proposed two storey rear extension</p>	<p>Support</p>
<p>Mr & Mrs M Hanson The Barn Higher Wilminstone Farm Wilminstone Tavistock PL19 0JT</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203904</p>	<p>Application for variation of condition 5 of planning consent 6996/2005/TAV regarding a holiday let condition</p>	<p>Object on the basis;</p> <ul style="list-style-type: none"> • that the existing condition describes both adequately and accurately the nature of the use, and the means of controlling it
<p>Lady E Burnett Berry Chollacott Lane Tavistock PL19 9DD</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203960</p>	<p>T1: Oak - Crown height reduction by 3m and lateral reduction by 3m on all sides. T2: Holly - Crown height reduction by 3m and lateral reduction by 3m on all sides. T3: Hazel - Crown height reduction by 3m and lateral reduction by 3m on all sides.; to maintain hedge and protect neighbouring properties. T4: Beech - Crown lift to 6-7m from ground level. T5: Beech - Crown lift to 6-7m from ground level. T6: Chestnut - Crown lift to 6-7m from ground level; to reduce excessive shading to garden.</p>	<p>Neutral View – refer to Tree Specialist</p>