

MINUTES

Minutes of the Meeting of the **Development Management & Licensing Committee** held at **Tavistock Town Hall** on Tuesday 24th August, 2021 at 5.30pm.

PRESENT

Councillor P Ward **Chairman**
Councillor J Ellis **Vice Chairman**

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

IN ATTENDANCE

Assistant to the Town Clerk
3 members of the public

125. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Hutton (Mayor) and Mrs U Mann (Deputy Mayor).

126. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 3rd August, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

127. DECLARATIONS OF INTEREST

Councillor B Smith made a personal Declaration of Interest with regard Planning Application 3030/21/HHO 52 Westmoor Park, Tavistock, by virtue of being a near neighbour of the applicants. Councillor Smith took no part in the consideration of this Application.

128. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

129. TOWN PLANNING ISSUES

No items received.

130. GENERAL CORRESPONDANCE

No items received.

131. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

The Committee received a verbal update from Councillor Ellis, in the absence of the Chairman of the NDP Steering Group (Councillor Mrs U Mann).

Councillor Ellis confirmed that a Meeting of the Steering Group had taken place on 4th August and;

- the Terms of Reference for an NDP Project Manager had been considered;
- that it was proposed for the initial Survey would be issued either later this year, or early in the New Year

Councillor Ellis also confirmed that a further Meeting of the Steering Group would take place on Wednesday 8th September, 2021 when the Group would be joined by representatives of 3 other Councils who had previously undertaken the drafting of a Neighbourhood Development Plan, to receive their feedback on what had gone well for them, what had not gone so well, what they might have done differently if embarking on a Plan now.

132. NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Members had previously been provided with a copy of the latest iteration of the 'National Planning Policy Framework Summary of Changes' (July 2021) for review.

The Chairman confirmed that this was separate to the Government's recently published White Paper on Planning changes, which had also recently been published.

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

No matters brought forward.

134. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 2).

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 3).

Planning Application 2828/21/FUL – 1 and 2 Spring Hill, Tavistock PI19 8LB - Demolition of existing building providing 9 units of temporary accommodation for homeless persons only. Erection of new building which includes the partial reuse of existing materials to provide 11 units of temporary accommodation for homeless persons, families, young people entering the care system and those with additional support needs.

The Chairman confirmed that a site visit regarding the above Application had been undertaken the previous week, attended by 4 members of the Development Management & Licensing Committee. The feedback provided suggested that the building was not in such a poor condition as had been expected, and that an instrument in place did not demonstrate any significant movement in the building.

This is a 'positive' building, dating back to between 1867 – 1885 (actual date uncertain), which had been used for many purposes, most recently as accommodation for homeless people.

It was confirmed that;

- the Planning Application had been assessed against a Heritage Plan (drafted in 2019) which had never been adopted by the Local Planning Authority, and should therefore have been reviewed against the previously adopted Plan (in 2014);
- it was a 'positive' building in a Conservation Area, so according to the 2014 Heritage Plan should have been treated as a Listed Building. This also meant that offering it on the open market should have been considered to ascertain if there was an alternative to demolition, as it may have been possible to refurbish or reconfigure the building rather than demolish it

During the ensuing discussion particular reference was made to;

- that whilst heritage and conservation were important to the town, these were not felt to be as important as meeting the needs of homeless people in the area;
- that the rebuilding of the property would increase the number of units available from 9 currently, to 11;
- that refurbishing the building, rather than building new, might lead to units of a standard lower than expected and would not address issues such as the difficult access to the upper floors

- which currently involved several flights of stairs, and the poor insulation, and unsafe access to the front of the property;
- the visual aspect of the new-build was not expected to be very different to currently, and possibly more attractive;
 - that the proposal should read 'young people leaving the care system' rather than 'young people entering the care system', as currently;
 - that an on-site office would form part of the new development;
 - that by accepting the proposal as currently (i.e. not treating it as a Listed Building due to the incorrect Heritage Plan being used for assessment, rather than waiting for an updated Heritage Plan to be brought forward)), then this might affect future proposed development of 'positive' buildings in the town

The Committee's decision was to 'support' the Planning Application, as submitted, to avoid further delays.

135. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Wednesday 15th September, 2021 at 5.30pm at Tavistock Town Hall (please note change of day)

The Meeting closed at 6.47pm

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 24.08.2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs C Stoecker The Gables 4 Roland Bailey Gardens Tavistock PL19 ORB	T1: Ash - Section fell to ground level - tree is suffering with dieback. G1: Hazel - Lateral reduction on	Neutral View – refer to Tree Specialist	No Objections Raised	23 rd July 2021

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. 2059/21/TPO	SW side by 2m - overhanging garage.			
Mr I Hugo 6 Roland Bailey Gardens Tavistock PL19 0RB P/A No. 2060/21/TPO	T1: Ash - Section fell to ground level due to ash dieback	Neutral View – refer to Tree Specialist	No Objections Raised	23 rd July 2021
Mr F Lamb - Greenbelt Group Land at SX 474 746 between Montgomery Drive and The Heights Tavistock P/A No. 2340/21/TPO	T7: Sycamore - Fell and remove due to progressive decay and replant with elm	Neutral View – refer to Tree Specialist	Refusal of Consent	30 th July 2021
Mrs A Lake 62 Oak Road Tavistock PL19 9EZ P/A No. 2113/21/TPO	T1: Oak - Crown thin by 15% via drop crotch technique by up to 2.5m on North and East sides to reduce shading over garden. T2: Oak - Pollard to 7m from ground level from top of Devon hedge due to excessive shading over garden	Neutral View – refer to Tree Specialist	Refusal of Consent with Agreed Lesser Works	30 th July 2021
Mr & Mrs Pesterfield 1 Drake Gardens Tavistock PL19 9AT P/A No. 0819/21/HHO	Householder application for proposed replacement of defective roof, conversion of roof space to accommodation and construction of rear dormer	Support	Conditional Approval	27 th July 2021

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B) FOR MEETING 24.08.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
TSB Bedford Square Tavistock PL19 0AG	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212865	Advertisement consent for 2x new non illuminated fascia, 2x new non illuminated projecting sign and 2x ATM non illuminated tablet	Support – however reference was made to the absence of a Heritage Assessment, which should have been included as the property falls within the Conservation Area
Mr Marshall 81 Cox Tor Road Tavistock PL19 9JG	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212814	Householder application for proposed window to front elevation	Support
Mrs A Cole Courtenay Cottage Plymouth Road Tavistock PL19 9DS	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212106	T1: English Oak - Removal of lateral limb on SE side touching roof, overall crown reduction by 2m to reduce wind loading. T2, T3 & T4: Ash- Fell - Trees leaning towards property and showing signs of ash dieback	Neutral View refer to Tree Specialist
Mr D Field West Devon Borough Council 1 & 2 Spring Hill Tavistock PL19 8LB	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212828	Demolition of existing building providing 9 units of temporary accommodation for homeless persons only. Erection of new building which includes the partial reuse of existing materials to provide 11 units of temporary accommodation for homeless persons, families, young people entering the care system and those with additional support needs	Support N.B. Please also see Minute No. 134(b)

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mr & Mrs M Leggett Chez-Nous Mohuns Close Tavistock PL19 9BJ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212877</p>	<p>Householder application for extension together with raising ridge level to provide rooms in roof space and provision of car hardstanding</p>	<p>Object on the following basis;</p> <ul style="list-style-type: none"> • unclear on drainage arrangements for the hard standing; • this constitutes a substantial extension to the building the mass of which will not be congruous with neighbouring properties
<p>Mr & Mrs P Price 39 Bannawell Street Tavistock PL19 0DN</p>	<p>http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/211763</p>	<p>Householder application for replacement roof lights and construction of dormer window</p>	<p>Split Decision;</p> <ul style="list-style-type: none"> • Object - to the dormer window as it is deemed to be harmful to the Conservation Area roof-scape and views of the nearby Listed Building (former Workhouse); • Support - the replacement of the roof lights with Heritage-grade lights
<p>Mrs S Vallance Kilworthy Farm Kilworthy Road Tavistock PL19 0JN</p>	<p>http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/211801</p>	<p>Siting of mobile home</p>	<p>Support - subject to a Condition being added to any Consent that the mobile home is only occupied by an</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			agricultural worker on the farm
Mr & Mrs S Gliddon Plot 2 Land adjacent to Fernside Crease Lane Tavistock PL19 8EW	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212887	Installation of photovoltaic panels on south facing roof slope of dwelling (Retrospective)	Support
Mr Duncan-White Barley Market Street Garage Barley Market Street Tavistock PL19 0JF	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212611	Full planning application for garage refurbishment and conversion into a self-contained holiday let.	Object on the following basis; <ul style="list-style-type: none"> • over-development of the very small footprint of the building; • the impossibility of parking outside the building without impacting pavement users, and the vehicle jutting into the highway; • harmful to the character of the Conservation Area
Mr & Mrs B Cleaver 5 Milton Crescent Tavistock PL19 9AL	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212920	Householder application for proposed side and rear single storey extension	Support
Mr & Mrs J Spettigue 52 Westmoor Park Tavistock PL19 9AB	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213030	Householder application for replacement of small garage with new store and single storey rear extension with decking	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr C Perkins 12 Alder Road Tavistock PL19 9LW	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212804	T1: Cherry - Overall crown reduction by 2m due to excessive shading	Neutral View refer to Tree Specialist
Mr R Lezmore 11a Mount Tavy Road Tavistock PL19 9JB	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213013	Householder application for internal and external renovations and removal of 1 metre of building along its side. Permeable block paved forecourt with hard and soft landscaping	Object on the following basis; <ul style="list-style-type: none"> • as the work proposed will result in changes to the roof, it is felt a wildlife assessment is required as the property is in a wildlife corridor; • the Heritage Statement provided does not relate to this property but to the neighbouring bungalow