

MINUTES

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at: <https://us02web.zoom.us/j/85375734453> (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 Tuesday 24th November, 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

142. APOLOGIES FOR ABSENCE

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

143. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 2nd November, 2020 be confirmed as a correct record and signed by the Chairman (Appendix 1).

144. DECLARATIONS OF INTEREST

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

145. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

146. TOWN PLANNING ISSUES

No items received.

147. GENERAL CORRESPONDANCE

No items received.

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

No items brought forward.

149. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 3).

Reference was made to;

Planning Application 3262/20/TCA which Tavistock Town Council had objected to, although the ensuing Decision Notice from the Planning Authority had stated 'No Objections Raised'.

Clarification was provided by a Member with regard;

- the background to this Application;
- that the decision, as stated, meant that no Members of West Devon Borough Council had objected, such a decision did not include objections raised by 3rd parties (i.e. Tavistock Town Council);
- it was confirmed that TTC's view had been considered, although it had not been included in the Planning Officer's report;
- the involvement of a Member of West Devon Borough Council had had, together with that of the Borough Council's Tree Specialist and Conservation Officer;
- the extensive on-site survey which had been undertaken by the Tree Specialist, and the reasons the works had been granted permission;
- the need, or not, of a Heritage Statement being required with such an Application. The conclusion was that such a Statement is not required;
- that the report template, as used by the Planning Authority, would be amended to ensure these issues did not arise again;
- that an apology e-mail would be received from the Planning Authority, which the ATTC undertook to forward to Members of the Committee

Planning Application 2778/20/ADV which had been granted 'Conditional Approval' by the Planning Authority, with the Town

Council's response having been a 'split decision' supporting signage on the NE elevation, but objecting to that proposed on the SW elevation due to its size and the visual harm it would cause in the location of the Conservation Area and World Heritage Site.

A Member confirmed that the 'Conditional Approval' was based on a revised scheme, which had removed illumination from the proposed signage. It was reported that this decision was made based on the Town Council's concerns.

b) NEW Planning Applications

New Planning Applications to West Devon Borough Council. The views of the Committee were attached at Appendix B. RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 4).

Councillor J Ellis Declared an Interest in Planning Application 3573/20/TPO by virtue of financially contributing to the Applicant Company, as he was a resident in the locality.

150. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Wednesday 16th December, 2020 at 5.00pm. (Please note change of day)

The Meeting closed at 5.42pm

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE –
LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 24.11.2020

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
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Mr L Flambard 27 King Street Tavistock PL19 0DT P/A No. 2639/20/LBC	Listed building consent for removal of existing sand and cement render on front elevation and replacement with lime render (part retrospective)	Support	Conditional Approval	20 th October 2020
Miss E Scott Devon & Somerset Fire and Rescue Authority Tavistock Fire Station Abbey Rise Tavistock PL19 9FD P/A No. 2742/20/FUL	Weather-proofing of existing palisade fence compound. Addition of single pitch roof to compound. Addition of gate access to northwest elevation.	Support Would comment that the map provided is incorrect and includes the Dartmoor Search & Rescue Team's building. It would appear that the red outline on the plan is incorrect	Conditional Approval	19 th October 2020
Mr & Mrs Terry 1 Strathcar Down Road Tavistock PL19 9AG P/A No. 2861/20/HHO	Householder application to convert garage to form day room, replace flat roof with pitched roof, form car port, garden wall, entrance canopy and small garden store	Support However, should a formal ecological assessment be undertaken in order to ensure there is no evidence of bats?	Conditional Approval	23 rd October 2020
Greenbelt Group Ltd Woodland at SX473478 Saxon Road Tavistock P/A No. 2879/20/TEX	T1: Ash – remove failed stem caught in neighbouring tree	Not placed before TTC for consideration	Exempt Works	23 rd October 2020
Mrs J Jarman 13 Newtake Road Whitchurch Tavistock PL19 9BX	T1 & T2: Ash - Fell due to ash die back; T3: Beech - lateral reduction by 5m on South side and crown height reduction by 2m to encourage	Neutral View refer to Landscape Officer	Split Decision	2 nd November 2020

P/A No. 2818/20/TPO	growth upward; T4: Cherry - lateral reduction by 5m on South side to rebalance tree; T5: Sycamore - lateral reduction of lower branches up to 4m from ground level by 4m on South side to lift off ground			
A Williams St Maurice Down Road Tavistock PL19 9AD P/A No. 2685/20/TPO	T1: Willow - storm damaged, remove detached material, deadwood removal (AQW agreed exempt works), clean wound, lateral reduction of remaining crown on West side by up to 4 metres to re-balance tree following storm damage.	Neutral View – refer to Landscape Officer	Grant of Conditional Consent	2 nd November 2020
Mr & Mrs B Sharland 15 Campion Rise Tavistock PL19 9PU P/A No. 2440/20/HHO	Householder application for proposed replacement front porch, soft landscaping and driveway widening	Support	Conditional Approval	26 th October 2020
Openreach 32 Chollacott Close Tavistock PL19 9BW P/A No. 3182/20/COM	Notice of intention to install pole for fixed line broadband for electronic communications	Not placed before TTC for consideration	Permitted Development	28 th October 2020
J Ware Walter Parson Ltd 32G West Street Tavistock PL19 8JY P/A No. 2778/20/ADV	Advertisement consent for fascia signs to North East & South West elevations	Split decision; Support – NE elevation sign Object – to the SW elevation sign on the basis that the sign is oversized, is visually	Conditional Approval	6 th November 2020

		obtrusive harming the location of the Conservation Area and World Heritage Site.		
Mr & Mrs Davies 4 Plymouth Road Tavistock Devon PL19 8AY P/A No. 2863/20/ARC	Application for approval of details reserved by condition 3 of planning permission 1465/20/LBC	Support	Discharge of Condition Approved	4 th November 2020
Mr & Mrs Pritchard 9 Heather Close Tavistock Devon PL19 9QS P/A No. 2915/20/HHO	Householder application for proposed single storey rear sun room extension to dwelling house	Support	Conditional Approval	6 th November 2020
Mrs L Gardener Crossways Church Hill Whitchurch Tavistock PL19 9ED P/A No. 3262/20/TCA	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,	Object - <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; • It would appear that a Heritage Assessment is also required. 	No Objections Raised file:///C:/Users/Admin/Downloads/document-7794308.pdf	16 th November 2020

	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			
Mr A J Deakin 1 Cole Moore Meadow Tavistock PL19 0ES P/A No. 3011/20/TPO	T1: Ash - Fell, tree is overgrown and showing signs of ash dieback.	Neutral View refer to Landscape officer. However, we would request that at least one replacement tree is planted.	Grant of Conditional Consent	16 th November 2020

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 24.11.2020

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr B Eales St Andrews Church Church Hill Whitchurch Tavistock PL19 9ED	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/203409	T1: Conifer - Fell and remove. Tree is dying back and overhanging neighbouring property. T2: Beech - Reduction of 3x small branches at 2.5m from ground level on South West side by 2.5m to provide clearance from neighbouring property. T3: Lime - Crown lift on South West side by 2m and lateral reduction by 2.5m on South West side to provide clearance from neighbouring property.	Neutral View - refer to Tree Specialist
Mr & Mrs S Woods Highlights Down Road Tavistock PL19 9AQ	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/203004	Conversion of existing double-garage into living accommodation	Support – subject to the condition that the unit is not used as separate accommodation (i.e. let out) and remains as ancillary to the property

Morrison's Supermarket 128-130 Plymouth Road Tavistock PL19 9DS	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203515	Advertisement Consent for 1x no. set of letters, 1x no. motif box, 1x no. totem, 1x no. canopy sign and 1x no. kiosk sign	Support
Mr Lamb Greenbelt Group Ltd Woodland surrounding The Manor Development Saxon Road Tavistock PL19 8JS	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203573	T3: Beech - Remove; tree nearly dead. T9: Beech - Form into habitat pole 5m from ground level; tree dead. T10: Ash - Remove; split stem at ground level and leaning into another tree. T12: Beech - Remove; extensive basal decay. T13: Horse Chestnut - Remove; due to decay. T19: Elm x2 - Remove; trees dead.	Neutral View - refer to Tree Specialist
Mr D Manning 19 Ordulf Road Tavistock PL19 8NE	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203461	Householder Application for 2 storey side extension above existing garage	Support
Mr K Wilmott 2 Roland Bailey Gardens Tavistock Devon PL19 0RB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203555	Application for detached three-bedroom dwelling with integral garage	Support – provided the Local Planning Authority is satisfied the drainage objections have been overcome