

## AGENDA ITEM 2

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 26<sup>th</sup> September, 2023** at **6.30pm**.

### PRESENT

Councillor B Smith            **Chairman**

Councillor A Hutton        **Mayor ex officio**

Councillor P Ward         **Deputy Mayor ex officio**

Councillors A Lewis, P Squire and A Venning

### IN ATTENDANCE

Assistant to the Town Clerk

Administrative & Democratic Services Officer

### 184. APOLOGIES FOR ABSENCE

Apologies had been received from Councillors T Munro (Vice Chairman) and S Hipsey.

### 185. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 4<sup>th</sup> September, 2023 be confirmed as a correct record and signed by the Chairman (Appendix 1).

### 186. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this point in the Meeting, however, please see Minute No. 192b) below.

### 187. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

Noted that: Councillor B Smith reported that he had attended a recent meeting of the Dartmoor Common Owners' Association, and would report in more detail at the next Council Meeting

### 188. TOWN PLANNING ISSUES

- a) For information only – notification of a New Tree Preservation Order (RP/434233) No: 1080 2 Glanville Road, Tavistock PL19 0EA had been received from West Devon Borough Council and was 'noted' (Appendix 2);

**189. GENERAL CORRESPONDENCE**

No items received.

**190. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)**

The Committee received and noted the Notes of the Neighbourhood Development Plan Steering Group Meeting, held on 6<sup>th</sup> September, 2023 (Appendix 3).

**191. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items brought forward

**192. PLANNING DECISIONS and APPLICATIONS**

a) **Planning Decisions**

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

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 5).

Noted that: Councillor P Squire Declared an Interest in respect of Planning Application 2511/23/HHO – 61 Old Exeter Road, Tavistock, PL19 0JE by virtue of being a neighbour of the applicant.

**193. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 17<sup>th</sup> October, 2023 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.11pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 26.09.2023

| Applicant's Name,<br>Site Location,<br>P/App No.  | Development Type  | Town Council's<br>Comments   | Decision by<br>Local Planning<br>Authority | Date of<br>Decision                    |
|---|---|--|--|--|
| <p>Mr S Jago<br/>2 Drake Gardens<br/>Tavistock<br/>PL19 9AT</p> <p>P/A No.<br/>1826/23/HHO</p>  | <p>Householder<br/>application for<br/>detached garage &amp;<br/>parking space</p>                        | <p><b>The addition of a garage would be supported, in addition to the parking space, but we cannot see how the drainage of surface water will be managed, which raised concerns.</b></p> <p><b>The Committee also do not like to see garden areas changed to impermeable parking spaces.</b></p> | <p>Conditional<br/>Approval</p>            | <p>21<sup>st</sup> August<br/>2023</p> |
| <p>Mr D Hassett<br/>32 Trelawny Road<br/>Tavistock<br/>PL19 0EN</p> <p>P/A No.<br/>2025/23/HHO</p>  | <p>Householder<br/>application for 2<br/>storey rear<br/>extension</p>                                    | <p><b>Neutral View as uncertain if the planned finishes to the extension will be in keeping with other properties in the vicinity</b></p>  | <p>Refusal</p>                             | <p>21<sup>st</sup> August<br/>2023</p> |
| <p>Mr M Jackson<br/>Aspris Children's<br/>Services<br/>Tor View School<br/>Kilworthy Road<br/>Tavistock<br/>PL19 0JN</p> <p>P/A No.<br/>2083/23/LBC</p> | <p>Listed Building<br/>Consent for<br/>proposed removal of<br/>internal partitions at<br/>first floor</p> | <p><b>Support</b></p>  | <p>Conditional<br/>Approval</p>            | <p>22<sup>nd</sup> August<br/>2023</p> |

| Applicant's Name,<br>Site Location,<br>P/App No.   | Development Type  | Town Council's<br>Comments                     | Decision by<br>Local Planning<br>Authority | Date of<br>Decision            |
|--|---|--|--|--------------------------------|
| Mr & Mrs G Moule<br>Mount Tavy Cottage<br>Mount Tavy Road<br>Tavistock<br>PL19 9JL<br><br>P/A No.<br>2205/23/ARC | Application for approval of details reserved by Condition 4 (surface water drainage) of Planning Consent 4069/22/FUL  | <b>Not placed before TTC for consideration</b> | Discharge of Condition Approved            | 22 <sup>nd</sup> August 2023   |
| Mr M Luffingham<br>10 Glanville Road<br>Tavistock<br>PL19 0EA<br><br>P/A No.<br>2581/23/TCA                      | T1: Yew - Crown height reduction by 1.5 metres, reduce lateral spread on all sides by 1-1.5 metres, remove epicormic growth on main stem at 1 metre   | <b>Neutral View refer to Tree Specialist</b>   | No Objections Raised                       | 1 <sup>st</sup> September 2023 |
| Mrs C Raeburn<br>Cranmere<br>69 Redmoor Close<br>Tavistock<br>PL19 0ER<br><br>P/A No.<br>2285/23/TPO             | G1: Maple - Whole crown reduction by 2-3 metres to suitable growth point as trees are extremely high, removal of deadwood (deadwood exempt) & T2: Sycamore - Reduce entire crown by 3 metres to suitable growth points due to extensive decay | <b>Neutral View refer to Tree Specialist</b>   | Grant of Conditional Consent               | 6 <sup>th</sup> September 2023 |
| Mr P Peers<br>17 Buzzard Road<br>Whitchurch<br>Tavistock<br>PL19 9FZ<br><br>P/A No.<br>1456/23/HHO               | Householder application for replacement of conservatory with brick wall & slate roof extension  | <b>Support</b>                                 | Conditional Approval                       | 29 <sup>th</sup> August 2023   |

| Applicant's Name,<br>Site Location,<br>P/App No.  | Development Type  | Town Council's<br>Comments                              | Decision by<br>Local Planning<br>Authority  | Date of<br>Decision                           |
|---|---|---|---|---|
| <p>Miss S Boocock<br/>Greenbelt Group Ltd<br/>Land at SX 473 748<br/>Saxon Road<br/>Tavistock<br/>PL19 8JS</p> <p>P/A No.<br/>2448/23/TPO</p> | <p>W3 &amp; W4: Coppice<br/>Salix Caprea to<br/>provide sufficient<br/>clearance to<br/>properties, fell x1<br/>dying Ash, tip back<br/>along boundary line<br/>to provide 2m<br/>clearance of 2m to<br/>properties, x1<br/>Ullmus to be<br/>planted, W1: Cut<br/>back Sycamore to<br/>appropriate branch<br/>unions, fell x1 small<br/>Ash to provide<br/>sufficient clearance<br/>to properties, 1x<br/>Ulmus to be planted</p> | <p><b>Neutral View refer to<br/>Tree Specialist</b></p> | <p>Grant of<br/>Conditional<br/>Consent</p> | <p>11<sup>th</sup><br/>September<br/>2023</p> |
| <p>Ms J Roberts<br/>62 Westbridge<br/>Cottages<br/>Plymouth Road<br/>Tavistock<br/>PL19 8DQ</p> <p>P/A No.<br/>0007/23/LBC</p>                | <p>Listed Building<br/>Consent for new<br/>slate roof</p>   | <p><b>Support</b></p>                                   | <p>Conditional<br/>Approval</p>             | <p>8<sup>th</sup><br/>September<br/>2023</p>  |
| <p>Mr &amp; Mrs T Robins<br/>Mulberry Cottage<br/>Middlemoor<br/>Tavistock<br/>PL19 9DY</p> <p>P/A No.<br/>1890/23/HHO</p>                    | <p>Householder<br/>application for single<br/>storey rear<br/>extension</p>   | <p><b>Support</b></p>                                   | <p>Conditional<br/>Approval</p>             | <p>7<sup>th</sup><br/>September<br/>2023</p>  |

TAVISTOCK TOWN COUNCIL  
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
 APPLICATIONS (Appendix B) FOR MEETING 26.09.2023

| Applicant's Name & Location                                      | P/App Link  | Proposal   | Deadline to respond   |
|--|---|--|---|
| Mrs J Sainsbury<br>93 Whitchurch Road<br>Tavistock<br>PL19 9B    | <a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232600">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232600</a> | T1: Copper Beech - crown reduction of 2-3 metres to previous points. Eastern aspect, encroaching over property & working chimney | <b>Neutral View refer to Tree Specialist</b>  |
| Mr J Morris<br>6 Ralphs Court<br>Tavistock<br>PL19 8EA           | <a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/223477">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/223477</a> | Removal of 4 x timber framed windows and door and replacement with 4x pvc double glazed windows and door and fanlight over       | <b>The application was supported as</b> <ul style="list-style-type: none"> <li>• the location would make maintenance of wooden window frames difficult going forward;</li> <li>• the windows would not be visible from the highway;</li> <li>• the windows would be more energy efficient;</li> <li>• the windows were not considered to be detrimental to the Conservation Area</li> </ul> |
| Mr I Gray<br>28 Chaucer Road<br>Tavistock<br>PL19 9AJ            | <a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232544">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232544</a> | Householder application for single storey rear extension   | <b>Support</b>  |
| Mr A Riley<br>Natwest<br>Bedford Square<br>Tavistock<br>PL19 0AQ | <a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232399">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232399</a> | Works to remove all signs of former bank occupation  | <b>The application was supported in principle however, concerns were raised with regard to the building not being</b>   |

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|--|--|--|--|
|  |  |  | <p><b>returned to its original condition, i.e. it was requested that the repairs be sympathetic to the building and Conversation Area,</b></p> <p><b>with complete refurbishment/replacement being undertaken, where necessary</b></p> |
| <p>Mr V Bellamy<br/>1 Duke Street<br/>Tavistock<br/>PL19 0BA</p>                                   | <p><a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232837">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232837</a></p> | <p>Listed Building Consent for external works include lowering the granite door cill to pavement level, lengthening timber doors and removing bronze handrails. Internal works include digging out floor to pavement level creating lobby area with a ramp and steps and removal of internal walls</p> | <p><b>Support</b></p>  |
| <p>Mr T Morris<br/>South Hams District Council<br/>20 Plymouth Road<br/>Tavistock<br/>PL19 8AY</p> | <p><a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231318">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231318</a></p> | <p>READVERTISEMENT (Amended address)<br/>Conversion of existing offices into three flats of varying sizes, associated courtyard area &amp; soft landscaping to front</p>   | <p><b>The application was supported in principle, however concerns were raised with regard to the lack of onsite parking provision for residents and visitors</b></p>  |
| <p>Mr and Mrs S Dennis<br/>Waldesruh<br/>Down Park Drive<br/>Tavistock<br/>PL19 9AH</p>            | <p><a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232848">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232848</a></p> | <p>Householder application for extension to dwelling</p>   | <p><b>Support</b></p>  |
| <p>Mrs B Lumley-Swift<br/>Muthaiga<br/>34 Glanville Road<br/>Tavistock<br/>PL19 0ED</p>            | <p><a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232784">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232784</a></p> | <p>Householder application for single storey side extension</p>  | <p><b>Support</b></p>  |

| Applicant's Name & Location   | P/App Link   | Proposal  | Deadline to respond  |
|---|--|---|--|
| <p>F Day<br/>Abbeyfield Society<br/>Drake Lodge<br/>60 Plymouth Road<br/>Tavistock<br/>PL19 8BU</p> | <p><a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/233054">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/233054</a></p> | <p>T1: Scots Pine - remove extended lowest minor branch on NE aspect, overhanging access to car park, prune back to growth point (see photo), remove dead primary limb and split branch (item #1&amp;2 on photos) to main stem, remove deadwood greater than 50mm throughout crown, to provide clearance for access, reduce weight on extended limb and safety management</p> | <p><b>Neutral View refer to Tree Specialist</b></p>  |
| <p>Mr Singh<br/>103 Plymouth Road<br/>Tavistock<br/>PL19 8BY</p>                                    | <p><a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232618">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232618</a></p> | <p>Householder application for creation of vehicular access to provide parking space for 1 car</p>  | <p><b>Neutral View however</b></p> <ul style="list-style-type: none"> <li>• <b>concerns were raised with regards to safety aspects of vehicles crossing the pavement;</b></li> <li>• <b>the view of the Highways Authority on highway safety with regards to entering and exiting the site were awaited</b></li> </ul> |
| <p>Mr M Ricketts<br/>61 Old Exeter Road<br/>Tavistock<br/>PL19 0JE</p>                              | <p><a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232511">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232511</a></p> | <p>Householder application to restore chimney stack on front elevation (part retrospective)</p>   | <p><b>Support in principle</b></p> <p><b>However, concerns were raised with regards to the lack of information provided which made determination of the suitability of the replacement difficult to assess</b></p>   |
| <p>Mr P Hawksley<br/>Courtenay Brook Farm<br/>Brook Lane<br/>Tavistock</p>                          | <p><a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231167">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231167</a></p> | <p>Householder application for granite wall with wooden gates for vehicle access &amp; new pedestrian gate</p>  | <p><b>Support</b></p>  |



| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|-----------------------------|------------|----------|---------------------|
| PL19 9DP                    |            |          |                     |