

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 27<sup>th</sup> SEPTEMBER, 2022** (previously scheduled for 20<sup>th</sup> September 2022) at **5.30pm**.

## **PRESENT**

Councillor B Smith      **Vice Chairman (in the Chair)**

Councillors Ms L Crawford, A Fey, A Lewis and P Squire

## **IN ATTENDANCE**

Assistant to the Town Clerk

Councillor A Hutton (Ward Member)

### **199. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors J Ellis (Deputy Mayor, Mrs U Mann (Chairman), A Venning and P Ward (Mayor).

### **200. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Wednesday 31<sup>st</sup> August, 2022 be confirmed as a correct record and signed by the Vice Chairman (Appendix 1).

### **201. DECLARATIONS OF INTEREST**

The following Declaration of Interest was made;

- Councillor B Smith (Vice Chairman) in respect of Planning Application 2233/22/FUL – Sunnyside, 240 Whitchurch Road, Tavistock PL19 9EF by virtue of being a member of a community organisation with the applicant, and took no part in the consideration of this Application.

### **202. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

- a) DNPA Planning Application 0344/22 was considered (Appendix 2) – Construction of an equestrian sand school at Harford Stables, Tavistock <https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0344%2F22>  
Following consideration, the decision was to 'support' the application.

### **203. TOWN PLANNING ISSUES**

No items received.

**204. GENERAL CORRESPONDENCE**

- a) Reference was made to the outcome of the Planning Appeal on Planning Application 1355/19/FUL 10 Ford Street, Tavistock PL19 8DY, details of which had previously been circulated to Members.

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

- a) In the absence of the Chairman of the NDP Steering Group, it was reported that the Minutes of the Steering Group Meeting held on 22<sup>nd</sup> September 2022 would be circulated with the next Agenda for this Committee.

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

No items brought forward.

**207. PLANNING DECISIONS and APPLICATIONS**

a) **Planning Decisions**

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

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 4).

**208. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Monday 10<sup>th</sup> October, 2022 at 5.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 5.50pm.

Signed:

Dated:  
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 27.09.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr N Carpenter 30 Glanville Road Tavistock PL19 0ED</p> <p>P/A No. 2366/22/TCA</p>	<p>T1: Lime - (Multi stemmed) Pollard to 10 metres creating a stable frame as part of a long term management plan</p>	<p><b>Neutral View refer to Tree Specialist</b></p>	<p>No Objections Raised</p>	<p>25<sup>th</sup> August 2022</p>
<p>Mr Hillier 1 Deer Park Lane Tavistock PL19 9HB</p> <p>P/A No. 2472/22/TCA</p>	<p>T1: English Oak - Reduce crown by 4m (to 1m from boundary) to south, leaving crown of 4.5m and cyclical crown reduction on south side only over property to maintain crown spread at 4.5m; works triggered when regrowth reaches 1.5m</p>	<p><b>Neutral View refer to Tree Specialist</b></p>	<p>No Objections Raised</p>	<p>25<sup>th</sup> August 2022</p>
<p>Mr Brown 235 Whitchurch Rd Tavistock PL19 9DQ</p> <p>P/A No. 2126/22/TPO</p>	<p>T1: Copper Beech – Lateral reduction by 2.5-3 metres on SE side to reduce risk of branches failing, Lateral reduction by 3-3.5 metres on S over client cottage to avoid future damage to client property, Reduction of branch on SW over grassy area to reduce shade, T2: Copper Beech - Lateral reduction by 2-2.5 metres to reduce shading and avoid damage to cars, T3: Copper</p>	<p><b>Neutral View refer to Tree Specialist</b></p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>30<sup>th</sup> August 2022</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	Beech – Lateral reduction by 3-3.5 metres on S, SW and SE side to reduce shading and avoid any potential dangers to client and neighbour's Property, Reduction of 2 x ascending stems on N side at 30 + 40 ft by 4 metres, T4: Holly – Fell and Remove due to poor form and vigour, replant with native broad leaf			
Mr & Mrs P Costa Torleigh 3 Heather Close Tavistock PL19 9QS  P/A No. 2101/22/HHO	Householder application for proposed extension & alterations to provide additional first floor living accommodation with rear single storey extension for improved kitchen & family room (Resubmission of 1033/22/HHO)	<b>Support</b>	Conditional Approval	23 <sup>rd</sup> August 2022
Ms C Reeves 2 Deacons Green Tavistock PL19 8BN  P/A No. 2322/22/TPO	T001: Oak - Crown lift to 4m from ground level due to low hanging limbs over driveway, road and neighbouring property. T002: Oak – crown height reduction by 3m, lateral crown reduction by 2.5m on all sides, removal of deadwood and crown lift to 4m from ground level due to limbs in neighbouring	<b>Neutral View refer to Tree Specialist</b>	Refusal of Consent with Agreed Lesser Works	5 <sup>th</sup> September 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	<p>property, road and driveway. T003: Oak - crown lift to 4m from ground level, lateral crown reduction by 2m on SW side, crown lift to 1m clearance above garage due to limbs over driveway and obstruction. T004, T005, T006, T008 &amp; G009: Ash - remove due to dieback. T007: Oak - lateral crown reduction by 2m on E side due to weight bias, and deadwood removal</p>			
<p>Mr P Stanton The Vicarage 5A Plymouth Road Tavistock Devon PL19 8AU</p> <p>P/A No. 2094/22/TPO</p>	<p>T8: Copper Beach - Fell as causing significant shading to property and potential size too large for location close to Grade 2 listed Vicarage, T10: Holm Oak - Pollard to 4-5 metres from ground level due to Ganoderma fungus, G12: Sycamore &amp; Yew - Crown lift to 2.5 metres above ground level to allow access, T13: Magnolia - Crown lift up to 2.5 metres to allow pedestrian access to Parish Centre and lateral reduction to east to give 1 metre clearance from Grade 2 listed boundary wall and T14: Pear Tree - Lateral reduction on</p>	<p><b>Neutral View refer to Tree Specialist</b></p> <p><b>However, we would like to see a Semi Mature tree to replace the Copper Beech</b></p>	<p>Grant of Conditional Consent</p>	<p>5<sup>th</sup> September 2022</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	east and south sides to give up to 1 metre clearance from top of Grade 2 listed boundary wall and Parish Centre			
<p>Ms J Flatman The Leaze 7 Kilworthy Hill Tavistock Devon PL19 0EP</p> <p>P/A No. 2485/22/TCA</p>	<p>T1: Apple Tree – dead reduce back all branches to make safe (deadwood exempt) T2: Yew – lateral reduction of 1.5m on N/S/E/W/all sides T3: Bay – lateral reduction by 1m on all sides T4: Yew – crown reduction of 0.5m T5: Ash – Ashe Die back remove dead branches T6: Sycamore – crown reduction by 2m (deadwood exempt) T7: Holly – crown height reduction and lateral reduction by 0.5m where branches are encroaching on roof and wires</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>No Objections Raised</p>	<p>5<sup>th</sup> September 2022</p>
<p>Mrs J Brookes White Lodge 140A Whitchurch Road Tavistock PL19 9DE</p> <p>P/A No. 1421/22/HHO</p>	<p>Householder application for single storey rear extension, front porch canopy &amp; upgrade of external finishes</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>30<sup>th</sup> August 2022</p>
<p>Mr Brown 235 Whitchurch Road Tavistock PL19 9DQ</p>	<p>T1: Copper Beech – Lateral reduction by 2.5-3 metres on SE side to reduce risk of</p>	<p><b>Neutral View refer to Tree Specialist</b></p>	<p>Refusal – Lesser Tree Works Allowed</p>	<p>30<sup>th</sup> August 2022</p>

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. 2126/22/TPO	branches failing, Lateral reduction by 3-3.5 metres on S over client cottage to avoid future damage to client property, Reduction of branch on SW over grassy area to reduce shade, T2: Copper Beech - Lateral reduction by 2-2.5 metres to reduce shading and avoid damage to cars, T3: Copper Beech – Lateral reduction by 3-3.5 metres on S, SW and SE side to reduce shading and avoid any potential dangers to client and neighbour's Property, Reduction of 2 x ascending stems on N side at 30 + 40 ft by 4 metres, T4: Holly – Fell and Remove due to poor form and vigour, replant with native broad leaf			
Mr C Rose 29 Saxon Road Tavistock PL19 8JS  P/A No. 2236/22/HHO	Householder application for replacement of French doors and window to rear of property with bi-fold doors leading into garden	<b>Support</b>	Conditional Approval	30 <sup>th</sup> August 2022
Tavistock Rugby Football Club Sandy Park Trelawny Road Tavistock PL19 0JL	Change of use of shipping container from storage to showers and toilet facility	<b>Support</b>	Conditional Approval	1 <sup>st</sup> September 2022

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. 2255/22/FUL				
Ms A Dawe Rose Cottage Middlemoor Tavistock PL19 9DY  P/A No. 2251/22/CLP	Certificate of Lawfulness for proposed replacement rear extension and window to revert to entrance door (submission of 1653/22/CLP)	<b>Not placed before TTC for consideration</b>	Certificate of Lawfulness (Proposed) Refusal	6 <sup>th</sup> September 2022
Mr K Wilmott 2 Roland Bailey Gardens Tavistock PL19 ORB  P/A No. 2449/22/HHO	Householder application for proposed detached double garage for private domestic use	<b>Support</b>	Conditional Approval	8 <sup>th</sup> September 2022
Ms L Pitts – GB Property Management & Lettings 7 West Street Tavistock PL19 8AD  P/A No. 2483/22/CLB	Application for Certificate of Lawfulness for proposed works to a Listed Building comprising raising the roof by 50mm to achieve path to prevent condensation issues	<b>Not placed before TTC for consideration</b>	Certificate of Lawfulness (Proposed) Certified	9 <sup>th</sup> September 2022
Ms D Lee 8 Dipper Drive Whitchurch PL19 9FS  P/A No. 2560/22/TPO	G1: Mixed scrubby vegetation – lateral reduction on all sides to 0.5m behind timber fence and height reduction to 4-5m from ground level. Due to encroachment into garden.	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	15 <sup>th</sup> September 2022



Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr Salisbury 29 Parkwood Road Tavistock PL19 0HH  P/A No. 2746/22/TCA	T1: Bay - reduce in height to approximately 5ft to keep as a shrub as it is very large and causing damage to the fence behind	<b>Neutral View refer to Tree Specialist</b>	No Objections Raised	15 <sup>th</sup> September 2022

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 27.09.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr J Sloman Taunton Land Ltd 51-52 Brook Street Tavistock PL19 0BJ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222838">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222838</a>	Application for variation of conditions 2 (approved plans) and 6 (tanked flood wall) of planning consent 1955/18/FUL	<b>Support</b>
Mr G Bottomley MAG Developments SW Ltd South of Plot 12 Mount Kelly Parkwood Road Tavistock	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222810">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222810</a>	Application for variation of condition 2 (approved plans) of planning consent 4121/17/FUL	<b>Neutral View</b>
Mr E Portman Sunnyside 240 Whitchurch Road Tavistock PL19 9EF	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222233">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222233</a>	Application to remove a breeze block wall along the edge of a small garden to create a parking space & remove one apple tree	<b>Support</b>
Mr S Massey Farriers Cottage Whitchurch Road Tavistock PL19 9EG	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222845">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222845</a>	Householder application for proposed new dormer window, roof lights, & replacement doors & windows & associated internal remodelling	<b>Support</b>
Mr M Vine West Devon Borough Council Kilworthy Park	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222603">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222603</a>	Application for erection of 3 x flagpoles 8-metres high, replacing single 8-metre high flagpole	<b>Support</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Tavistock PL19 0BZ			
Mrs M Killip Armada Court Ransum Way Tavistock	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/223051">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/223051</a>	T1: Oak - Lateral reduction of 10 lower branches on North, South, East and West sides by 3metres to lessen weight to reduce shading to gardens	<b>Neutral View refer to Tree Specialist</b>
Mr C Brazier 26b Glanville Road Tavistock PL19 0EB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/223081">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/223081</a>	T1: Norway Spruce - crown lift to 4.9m from ground level to remove damaged and dead branches over fence	<b>Neutral View refer to Tree Specialist</b>