

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **MONDAY 28th October, 2024** at **6.30pm**.

PRESENT

Councillor B Smith **Chairman**
Councillor G Parker **Vice Chairman**

Councillor S Hipsey **Deputy Mayor ex officio**
Councillors A Venning and A Lewis

IN ATTENDANCE

Ward Member Councillor Mrs J Hughes
Administrative & Democratic Services Officer
3 members of the public

183. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors P Ward (Mayor) and R Poppe.

184. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 7th October, 2024 be confirmed as a correct record and signed by the Chairman (Appendix 1).

185. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

186. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

187. TOWN PLANNING ISSUES

No items received.

188. GENERAL CORRESPONDENCE

No items received.

189. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

The Committee received an update from the Chairman of the Neighbourhood Development Plan Steering Group;

- the Reg 16 consultation for the NDP ended on Friday 25/10/24;
- WDBC would prepare the Plan documents and Consultation comments for the Plan Examiner, who had agreed to carry out the examination beginning in early November;

- the Steering Group selected the Plan Examiner after meeting on 17/10/24;
- the Plan does not make any land allocations, it is not anticipated that the examination will require a public hearing.

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

No items brought forward

191. PLANNING 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).

192. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 19th November, 2024 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.15pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
 DECISIONS (Appendix A) FOR MEETING 28.10.2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr K Joynes Tavistock Community Church Trust Kings Community Church Pixon Lane Tavistock PL19 9AZ P/A No. 2355/24/TPO	T1: Oak - Lateral reduction by 2-3 feet on north side due to branches starting to overhang the roof or getting very close to wall of the building and removal of Ivy from main trunk to minimise tree weakness	Neutral View Refer to Tree Specialist	Grant of Conditional Consent	4 th October 2024
Mr & Mrs R Williams 3 Maple Close Tavistock PL19 9LL P/A No. 0523/24/FUL	Application for change of use of amenity land into domestic garden with repositioned boundary wall and the creation of hard standing area for parking with associated works (retrospective)	Object on the following basis; <ul style="list-style-type: none"> ● We note from the drainage plan that SWW sewers pass through the area and that there was a requirement that they be relocated prior to the construction of a soakaway. We therefore ask that the planning officer and SWW, as appropriate, seek to determine that this requirement was met and that there is no risk of cross contamination of storm and foul water drainage; ● Similar concerns were also raised where the "new" boundary wall crosses SWW assets 	Conditional Approval	2 nd October 2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		<p>and to the method of bridging;</p> <ul style="list-style-type: none"> ● The boundary wall which faces onto the highway is too high for its location; ● The Cherry Tree which has a TPO has had root damage. 		
<p>Mr K Joynes Tavistock Community Church Trust Kings Community Church Pixon Lane Tavistock PL19 9AZ</p> <p>P/A No. 2355/24/TPO</p>	<p>T1: Oak - Lateral reduction by 2-3 feet on north side due to branches starting to overhang the roof or getting very close to wall of the building and removal of Ivy from main trunk to minimise tree weakness</p>	<p>Neutral View Refer to Tree Specialist</p>	<p>Tree Works Allowed</p>	<p>4th October 2024</p>
<p>Mr P McAuley 242 Whitchurch Road Tavistock PL19 9EF</p> <p>P/A No. 1604/24/HHO</p>	<p>Householder application for proposed alterations to store buildings including new roof, replacement of porch, installation of rooflights, new access to highway and parking</p>	<p>Split Decision</p> <p>Support – the building works as the proposal will preserve and enhance the building.</p> <p>Object – works to the wall would be harmful in a Conservation Area. In addition, the sight lines both for any emerging vehicle and traffic from both directions is extremely poor.</p>	<p>Refusal</p>	<p>4th October 2024</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr & Mrs Nash 17 Deer Park Road Tavistock PL19 9HG</p> <p>P/A No. 2434/24/HHO</p>	<p>Householder application for single-storey rear extension & ground floor alterations</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>8th October 2024</p>
<p>Mr P Phelps 23 King Street Tavistock PL19 0DT</p> <p>P/A No. 2515/24/LBC</p>	<p>Listed Building Consent for removal of internal walls, general refurbishment & essential repairs, replacement & update to kitchen & bathroom areas</p>	<p>Support – the Committee welcomed the improvement of the appearance in a Conservation area, the proposal to the stabilization of the building and to secure much-needed residential accommodation in the Town centre</p>	<p>Conditional Approval</p>	<p>8th October 2024</p>
<p>Mr R Davies 12 & 13 Ford Street Tavistock PL19 8DZ</p> <p>P/A No. 1867/24/FUL</p>	<p>Proposed replacement windows, doors & central chimney</p>	<p>Split Decision</p> <p>Support – the replacement doors and chimney.</p> <p>Object – to the replacement windows with uPVC.</p>	<p>Refusal</p>	<p>9th October 2024</p>
<p>Mrs J King 42 Plymouth Road Tavistock PL19 8BU</p> <p>P/A No. 2862/24/TCA</p>	<p>T1 & T2: Sugar Maple - Crown height reduction by at least 4 metres & Lateral reduction by 2 metres on all sides, due to the trees being mature, with extended branches over the neighbouring</p>	<p>Not placed before TTC for consideration</p>	<p>Raised no objections</p>	<p>16th October 2024</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	property, the trees are very large for the garden			

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 28.10.2024

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Ms S Pope Flat 3 59 West Street Tavistock PL19 8JZ	https://westdevon.planning-register.co.uk/Planning/Display/2454/24/LBC	Listed Building Consent to formalise approval of alterations (retrospective)	Support
Ms F Colamarino Devon County Council 62 Plymouth Road Tavistock PL19 8BU	https://westdevon.planning-register.co.uk/Planning/Display/2950/24/LBC	Listed Building Consent for erection of 3m high anti-climb fencing	Object – As it will cause serious harm to the character and appearance of a Listed Building, Conservation Area and World Heritage site
Devon County Council 62 Plymouth Road Tavistock PL19 8BU	https://westdevon.planning-register.co.uk/Planning/Display/3200/24/FUL	Erection of 3m high anti-climb fencing	Object – As it will cause serious harm to the character and appearance of a Listed Building, Conservation Area and World Heritage site

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr C Steevenson Godshill Down Road Tavistock PL19 9AD	https://westdevon.planning-register.co.uk/Planning/Display/3129/24/TPO	T1: Sycamore - Removal of dying tree	Refer to Tree Specialist – we trust that it will be replaced with a suitable Native species
Mr P Andrews 39 Drake Gardens Tavistock PL19 9AT	https://westdevon.planning-register.co.uk/Planning/Display/2212/24/HHO	Householder application for single-storey rear extension, a small front porch addition, the creation of a private parking space & the installation of an integral fence/gate (with existing shed/store)	Support – subject to the resolution of the drainage issues
Mr M Beveridge Churchwood House Whitchurch PL19 9EL	https://westdevon.planning-register.co.uk/Planning/Display/2924/24/TCA	T1: Scots Pine - Fell tree - has low vigour & amenity value, T3: Ash - stem removal on eastern side at .25mtrs diameter, excessive lean over churchyard, T4: Western Red Cedar - Lateral crown reduction on western side by 2m, maximum finishing pruning cut size 35mm in diameter due to branches being close proximity to dwelling, branch removal on eastern side at 1.5m from ground level due to low branches overhanging shrubbery T5: Holly - Fell dead tree	Neutral View - Refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr V Gardner 3 Brook Street Tavistock PL19 0HD	https://westdevon.planning-register.co.uk/Planning/Display/3198/24/FUL	Subdivision of retail unit into 2 inc. erection of new lobby, partition walls, office & staff facilities	Support
Mr V Gardner 3 Brook Street Tavistock PL19 0HD	https://westdevon.planning-register.co.uk/Planning/Display/3199/24/LBC	Listed Building Consent for subdivision of retail unit into 2 inc. erection of new lobby, partition walls, office & staff facilities	Support
Mr J Kiely JK Tree Consultancy 13 Ford Street Tavistock	https://westdevon.planning-register.co.uk/Planning/Display/3219/24/TCA	T1: Ash - remove due to dieback	Refer to Tree Specialist – we trust that it will be replaced with a suitable Native species
Mr R Gude Treveglos Whitchurch PL19 9EL	https://westdevon.planning-register.co.uk/Planning/Display/3071/24/TCA	T1: Beech - Reduction of 10 branches by 3 metres on West side using drop crotch technique to re balance the tree after removal of various Ash in neighbouring property, T2: Beech - Reduction of 15 branches by 3 metres on West side using drop crotch technique to rebalance the tree after removal of various Ash trees neighbouring property & tree has 25 degree lean -maximum cut diameter 100mm & T3: Oak - Lateral reduction by 2-3 metres on eastern aspect to	Refer to Tree Specialist – However the Committee found the plan almost incomprehensible

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		ensure listed building beneath is unobstructed	
Miss A Reid Knoll Park Mount Tavy Road Tavistock PL19 9JL	https://westdevon.planning-register.co.uk/Planning/Display/3201/24/HHO	Householder application for first floor extension, porch extension & alterations (Resubmission of 3394/23/HHO)	Support