

MINUTES

Minutes of the Meeting of the **Development Management & Licensing Committee** held at **Tavistock Town Hall** on Tuesday 3rd August, 2021 at 5.30pm.

PRESENT

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

Councillor A Hutton (Mayor – ex officio)
Councillor Mrs U Mann (Deputy Mayor – ex officio)

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

IN ATTENDANCE

Assistant to the Town Clerk

115. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor P Squire.

116. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 13th July, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

117. DECLARATIONS OF INTEREST

Councillor A Hutton made a Declaration of Interest with regard Planning Application 2680/21/VAR Land adjacent to Breckland, Down Road, Tavistock, by virtue of owning the adjoining property. Councillor Hutton took no part in the consideration of this Application.

118. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

119. TOWN PLANNING ISSUES

- a) National Bus Strategy – the Committee considered how to respond to the National Bus Strategy survey, on behalf of Tavistock Town Council due to the limited timescale available (Appendix 2).

Following a discussion, the following responses were submitted;

Question 1

What do you see as biggest barrier to bus travel in Devon at the moment?

Response;

See answers to Q2 plus;

Prices are too high

Infrequency of services, especially in rural areas

i- Specific to Tavistock - to travel from Tavistock to Plymouth by bus is very expensive, and takes far too long now that the route has been revised to take in Derriford Hospital/the train station etc. This makes it more attractive to usual private cars;

ii- Rural areas – infrequency of buses can make outward and return journeys in the same day very difficult, and almost impossible for travel to and from work purposes.

Question 2

What areas would you see as a priority for the Bus Services Improvement Plan in Devon from the following list (please rank in order of importance from 1-7):

Area	Please rank 1 – 7 (with 1 being the most important)
Cheaper fares	1
Extend the bus network to include more places	2
Increase frequency of services (eg weekly to daily, twice a day to hourly)	2
Expand services into evenings and weekends	2
Bus information that is easier to understand and consistent across bus operators	6
Improved integration with other modes – rail, cycling, park & ride etc	2
Buses that are easier to use – common branding across operators, simpler fares and ticketing, availability of electronic information - online or a Smart Phone App.	7

Question 3

Please add any comments/ other areas for improvement you would like to be considered when we write our Bus Service Improvement Plan:

Response;

To mitigate Climate Changes concerns;
In Tavistock we would like to see the introduction of non-polluting electric buses.

Bus services need to be frequent, safe, reliable and affordable.

120. GENERAL CORRESPONDANCE

No items received.

121. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

The Committee considered the Notes of the Meeting of the NDP Steering Group held on 21st July 2021, which had previously been distributed (Appendix 3), and also received an oral update from the Chairman of the Steering Group (Councillor Mrs U Mann).

It was reported that;

- the 3 newly-appointed community volunteers of the Steering Group had attended the Meeting on the 21st July 2021, however the Heritage Sector volunteer had subsequently stepped down from the Group. However, a replacement Heritage Sector volunteer (Sue Spackman) had been identified and had joined the Group;
- the next scheduled Meeting of the Steering Group would be on Wednesday 4th August, 2021;
- members of the DM&L Committee were encouraged to review the proposed changes to Planning Services which West Devon Borough Council were considering;
- it was anticipated that the initial NDP Questionnaire, for the community to respond to, would be issued in the Autumn of 2021;
- in view of the concerns being raised by members of the public on social media with regard proposed development in the town, that having a NDP in place was becoming more urgent.

The Chairman of the Steering Group undertook to forward to members of the Committee a link to the Mailchimp site, where they and members of the public could register to receive updates and

information with regard the emerging Neighbourhood Development Plan.

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

The Chairman reminded Members of the proposed development at Spring Hill, the Application for which would be considered at the next Development Management & Licensing Committee Meeting scheduled for 24th August, 2021. There was a response date of 2nd September, 2021 for this Application.

In view of the complexity of the Application, and the large amount of documents to be reviewed, Members were encouraged to access the Planning Portal and allow sufficient time, prior to the next Meeting, to thoroughly review the documents relating to this Application (please use link below);

<http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212828>

It was reported that the building was considered a 'positive' building in the town, and was sited in both the Conservation Area and World Heritage Site.

It was also reported that a site visit was planned to take place, prior to consideration of the Application, to which 3 or 4 members of the Development Management & Licensing Committee were invited to attend, and who would subsequently provide feedback to the other Committee members. The date and time of the site visit were yet to be agreed.

The following members of the Committee expressed an interest in attending the site visit, subject to availability;
Councillor P Ward (Chairman)
Councillor J Ellis (Vice Chairman)
Committee members – Councillors A Fey, A Hutton and B Smith

The Assistant to the Town Clerk undertook to provide the site visit details to the Councillors above, as soon as known.

123. 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).

124. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 24th August, 2021 at 5.30pm at Tavistock Town Hall.

The Meeting closed at 6.50pm

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 03.08.2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock Town Council New Cemetery 119 Plymouth Road Tavistock PL19 8BY P/A No. 2477/21/TEX	T1: 1x Beech (35) – Fell due to disease (Meripilus giganteous)	Not placed before TTC for consideration	Grant of Exemption	5 th July 2021
Mrs J Stewart 17 Chapel Street Tavistock	T1: Eucalyptus - Fell due to excessive shading	Neutral View – refer to Tree Specialist	No Objections Raised	5 th July 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
PL19 8DX P/A No. 1913/21/TCA				
Mr L Flambard 27 King Street Tavistock PL19 0DT P/A 0869/21/LBC	Listed Building consent to change front entrance door	Support	Conditional Approval	30 th June 2021
Mr R Brew 13 College Avenue Tavistock PL19 0HU P/A No. 1336/21/ARC	Application for approval of details reserved by Conditions 3 and 4 of Planning Application 3806/19/HHO	Not placed before TTC for consideration	Discharge of Condition Approved	30 th June 2021
Dr R Rizk 27 Deer Park Crescent Tavistock PL19 9HQ P/A No. 1400/21/HHO	Householder application to build a single storey, pitched roof, double garage on existing drive	Object – on the basis that the application comprises development in the front garden and in front of an established building line, both of which are resisted by Policies in Appendix 1 of the Joint Local Plan Supplementary Planning Document	Refusal	29 th June 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr I Glover 27 Frobisher Way Tavistock PL19 8RE</p> <p>P/A No. 0465/21/TCA</p>	<p>T1: Hawthorn - Fell, tree is dying. T2: Hawthorn - Crown height reduction by 2m on South side to rebalance tree and reduce risk of falling; T3: Hawthorn - Crown height reduction by 3m on South and Westside to rebalance tree and reduce risk of falling</p>	<p>Neutral View – refer to Tree Specialist</p>	<p>Tree Works No Objections Raised</p>	<p>5th July 2021</p>
<p>Ms H Waine 16 Priory Close Tavistock PL19 9DH</p> <p>P/A No. 1807/21/HHO</p>	<p>Householder application for conversion of garage into two storey extension (resubmission of 2112/20/HHO)</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>7th July 2021</p>
<p>Mrs J Stewart 17 Chapel Street Tavistock PL19 8DX</p> <p>P/A No. 1913/21/TCA</p>	<p>T1: Eucalyptus - Fell due to excessive shading</p>	<p>Neutral View – refer to Tree Specialist</p>	<p>Tree Works No Objections Raised</p>	<p>5th July 2021</p>
<p>Tavistock Town Council New Cemetery 119 Plymouth Road Tavistock PL19 8BY</p>	<p>T1: 1 x Beech (35) – Fell due to disease (Meripilus Giganteous)</p>	<p>Neutral View – refer to Tree Specialist</p>	<p>Exempt Works</p>	<p>5th July 2021</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. 2477/21/TEX				
Miller & Son 2 Drake Road Tavistock PL19 0AU P/A No. 4309/20/FUL	Conversion of first floor offices to two-bedroom flat	Support N.B. Thanks were conveyed to the applicant for the excellent Heritage Statement	Conditional Approval	6 th July 2021
Miller & Son 2 Drake Road Tavistock PL19 0AU P/A No. 4310/20/LBC	Listed building consent for conversion of first floor offices to two-bedroom flat	Support	Conditional Approval	6 th July 2021
Mr R Martin Tavistock Museum Charitable Trust Court Gate Bedford Square Tavistock PL19 0AE P/A No. 1454/21/LBC	Listed building consent for alterations to rainwater goods	Support	Conditional Approval	14 th July 2021

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 03.08.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Devon County Council Application Social Services Offices	https://planning.devon.gov.uk/PlanDisp.a	Installation of external wall insulation system,	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Abbey Rise Tavistock PL19 9AS	spx?AppNo=DCC/4251/2021&cuuid=DE55F3A3-23E6-4240-8AB9-82C4F97D44F0	the installation of air source heat pumps to existing boiler room and the installation of photovoltaic panels to the existing pitched roof areas	
Mr D Swift 3 Hessary View Tavistock PL19 0EZ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212592	T3: Ash - Fell due to Ash dieback	Neutral view – refer to Tree Specialist
Mr and Mrs M Barnes 10 Deer Park Close Tavistock PL19 9HE	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212363	Householder application for 20 ground mounted solar panels on two frames of 10 in the garden	Support
Mrs L Sambells 3 Manor Close Tavistock PL19 8RF	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212639	T1, T2 & T3: Beech - Lateral reduction on East side by approx. 3- 4m, due to trees encroaching on garden; T4: Beech - Remove snapped limb at 2m from ground level on East side and tidy crown with lateral reduction by 1m on all sides	Neutral view – refer to Tree Specialist
Mr W J Burt 1 Marshall Close Whitchurch Tavistock PL19 9RB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211908	T1: Ash - Fell due to ash dieback	Neutral view – refer to Tree Specialist
Warrens Bakery Ltd 10 Duke Street Tavistock PL19 0BA	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211884	Listed Building consent for hanging advertisement sign (retrospective)	Object on the following basis; • The sign is harmful to the character

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>of the Conservation Area, World Heritage Site and the Listing of the building;</p> <ul style="list-style-type: none"> • By not being a hanging sign, it is not consistent with other signs in the area <p>See also P/A No. 1883/21/ADV</p>
<p>Warrens Bakery Ltd 10 Duke Street Tavistock PL19 0BA</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211883</p>	<p>Advertisement consent for projecting sign (retrospective)</p>	<p>Object on the following basis;</p> <ul style="list-style-type: none"> • The sign is harmful to the character of the Conservation Area, World Heritage Site and the Listing of the building; • By not being a hanging sign, it is not consistent with other signs in the area <p>See also P/A No. 1884/21/LBC</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr M Beveridge Churchwood House Church Hill Whitchurch Tavistock PL19 9EL	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212702	T1: Leyland Cypress - Removal due to excessive shading & low amenity value. T2 & T3: Holly - Removal due to die back & low amenity value. T4: Cedar - Crown lift to 5m from ground level. T5: Cedar - Removal due to excessive shading & low amenity value.	Neutral view – refer to Tree Specialist
Mr Green 31 Priory Close Tavistock PL19 9DJ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212583	Householder application for two rear conservatories	Support
Mr P Gray Land Adjacent to Breckland Down Road Tavistock	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212680	Application for variation of condition 1 (approved plans) of planning consent 3980/20/VAR	Neutral View
Mr G Crocker 11 The Heights Tavistock PL19 8HQ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212741	T1: Oak - Crown height reduction by approximately 2-3 metres, lateral reduction by approximately 2-3 metres on south west side due to a need to rebalance the tree shape	Neutral view – refer to Tree Specialist
Mr A Simpson 36 Fitzford Cottages Tavistock PL19 8DB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212529	Listed Building consent for single storey rear extension	Support
Mr A Simpson 36 Fitzford Cottages Tavistock	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212529	Householder application for single storey rear extension	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
PL19 8DB	archMVC/Home/Details/212528		
Mr & Mrs Rule 152 Tamar Avenue Tavistock PL19 9JA	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212551	READVERTISEMENT (Revised site location plan received) Householder application for proposed vehicle crossing and hardstand	<p>Tavistock Town Council's view remains as previously, which is as below;</p> <p>Object on the following basis:</p> <ul style="list-style-type: none"> • No Drainage/Soak away Assessment supplied; • The proposal involves concreting over the garden, would prefer to see a permeable surface installed to allow drainage
Mr Hillier 1 Deer Park Lane Tavistock PL19 9HB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212672	T1: Pterocarya fraxinifolia - Fell due to interference with adjacent trees; T2: Pterocarya fraxinifolia - Crown raise to 5m from ground level and removal of 3 limbs at approx. 3m from ground level on East side to provide clearance for Magnolia tree	Neutral view – refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Ms H Brignall 32 Fitzford Cottages Tavistock PL19 8DB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212403	Householder application for a single storey rear extension	Support
Ms H Brignall 32 Fitzford Cottages Tavistock PL19 8DB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212404	Listed Building consent for single storey rear extension	Support
Mr & Mrs Brenchley Avonlea Old Exeter Road Tavistock PL19 0JW	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212753	Application for replacement dwelling	Support
Mr Roden – Redrow Homes Ltd Land at Tiddly Brook SX 4875 7262 Whitchurch PL19 9FS	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212893	T1: Ash – Fell and Replant: T2: Ash – Fell and Replant	Neutral view – refer to Tree Specialist