

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 4th June, 2024** at **6.30pm**.

PRESENT

Councillor P Ward **Mayor – ex officio**
Councillor S Hipsey **Deputy Mayor - ex officio**

Councillors G Parker, B Smith and A Venning

IN ATTENDANCE

Town Clerk
Office Administrator
Ward Members Councillors Ms M Ewings, Mrs A Johnson and U Mann

29. ELECTION OF CHAIRMAN

Nominations were invited for the Election of Chairman of the Development Management & Licensing Committee for the 2024-2025 Civic Year.

A nomination, duly seconded, was received in respect of Councillor B Smith.

RESOLVED THAT Councillor B Smith be appointed Chairman of the Development Management & Licensing Committee for the ensuing Civic Year.

30. ELECTION OF VICE CHAIRMAN

Nominations were invited for the Election of Vice Chairman of the Development Management & Licensing Committee for the 2024-2025 Civic year.

A nomination, duly seconded, was received in respect of Councillor G Parker.

RESOLVED THAT Councillor G Parker be appointed Vice Chairman of the Development Management & Licensing Committee for the ensuing Civic year.

31. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Lewis and R Poppe.

32. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 13th May, 2024 be confirmed as a correct record and signed by the Chairman (Appendix 1).

33. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

34. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

35. TOWN PLANNING ISSUES

No items received.

36. GENERAL CORRESPONDENCE

No items received.

37. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

The Notes of the NDP Steering Group Meeting held on Wednesday 22nd May, 2024 were received and noted (Appendix 2).

In the discussion arising particular reference was made to:

- a) the content of, background to and status of the Notes;
- b) the current status of the Tavistock Neighbourhood Development Plan (and Design Guide), summary responses received from 'locality', the associated plan making process to date (currently having just undertaken 'Regulation 14' (pre-submission consultation and publicity)) and prospective next steps including the opportunity for further consultation under 'Regulation 16' in due course, together with examination and any final referendum;
- c) consultation and engagement activities undertaken with the community and Council, together with the extent of available information on the Steering Group website;
- d) the status, sources and content of professional advice received/offered;
- e) options available/appropriate to progress the Plan and endorsement/amendment of content;
- f) the views of a Member regarding plan content and associated responses to the Steering Group during the consultation process as reflected in the 'Notes';
- g) the role of Council, meeting in full assembly, as the appropriate forum for collective consideration and determination of the next steps in relation to the NDP.

RECOMMENDED THAT a briefing session, of up to an hour, be held immediately prior to the Meeting of Council on 30th July 2024 to afford the

opportunity for all Members of Council to receive a briefing from the Neighbourhood Development Plan Steering Group, and ask questions, together with the facility for all Members to make written submissions on their views, and to answer questions.

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

No items brought forward.

39. 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.

The following Planning Application was considered;
Hybrid Planning Application 123/24/OPA received from Tilia Homes Western - Development Site at SX 482 725 Tavistock.

Hybrid planning application, comprising a full application for the erection of 124 residential dwellings, including formation of access, associated infrastructure, drainage & landscaping; and an outline planning application for up to 126 residential dwellings & 2 hectares of Class E use (Commercial, Business & Service), including details of access with all other matters reserved.

RECOMMENDED THAT the Town Council 'Object' to the Planning Application on the following grounds:

Visual impact

- The Development will be a blot on the landscape of Tavistock from high ground to the east of the Town in addition to those already specified from the Pimple and Pork Hill;
- A strategic landscape buffer had been agreed but this had now been reduced from 50m to 10m. The visual impact for houses 12-29 would be an unacceptable environment in which to live;
- The elevation of the houses, the landscaping and building design will create a car dominated residential outlook;
- The position of the play park, which was some considerable distance from the houses, was considered both a safety and security issue.

Reports

- The Ecological Report provided was incomplete and that a full Mining Report was required.

Commercial, Business & Service

- The Developer could not meet the requirements of the JLP's 18,600m² parking and servicing needs within the 2 hectares of Class E (Commercial, Business & Service) and it was requested that consideration be given to changing this to light industrial and research use.

Access

- The Development would add a further 2 access points (bringing the total within a short distance, to 6) onto the, already busy, A386 rather than taking into consideration the roundabout at Tiddy Brook. Once again causing a safety issue; It was reported that the LPA do not give tacit planning permission for the access point into the neighbouring field.

Dev 32

- The Committee would recommend that under Dev 32, the Developer adhere to the policy of providing solar panels and electric charging points (EPC's) to every house.

S106 Concerns

- The addition of some 250 properties within this area would cause additional problems when it came to the infrastructure of Tavistock on many levels, and therefore the Committee would like to see adherence and further contributions from the Developers, under S106 for the following:
 - Transport – to include the bus and rail network
 - Health Care Aspects
 - Safe Route to Schools (particularly as there was no pavement on the development site of the A386)
 - Schooling in particular primary schools
 - MUGA (Multi Use Games area)
 - That the provision of the orchard be changed to allotments

Noted That it was requested that if there were any significant, new information submitted by the Applicant that this be passed to Tavistock Town 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).

40. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 25th June, 2024 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 9.05pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 04.06.2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr M Greening / Mr and Mrs Campbell Land to rear of Abbey Spring Down Park Drive Tavistock P/A No. 0522/24/FUL	Construction of two new dwellings	Object on the following basis; <ul style="list-style-type: none">• Over- development of the site, resulting in increased housing density which is not in keeping with the surrounding area;• Concerns were raised with regards to the potential impact on the roots of the mature trees on the site;• The design of the single storey building is industrial in appearance, and is not in keeping with the other properties in the area	Refusal	1 st May 2024

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 04.06.2024

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Greenbelt Group Ltd Woodland north of Saxon Road Tavistock	https://westdevon.planning-register.co.uk/Planning/Display/1511/24/TPO	Common Ash (G001) - Fell 3 trees. Infected with ash die back at 50% defoliation and above.	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
PL19 8JS		<p>Replace with 1 x Prunus padus & 2 x Carpinus betulus. Sycamore (T002) - Fell. Infected with Perenniporia fraxinea, with well established internal decay. Replace with 3 x Liriodendron tulipifera. Hornbeam (T007) - Fell. Extensive basal decay. Replace with 1 x Prunus padus. Common Beech (T008) - Dismantle to leave 8m habitat pole. Extensive colonisation of Kretzschmaria deusta. Replace with 3 x Fagus sylvatica. Sycamore (T009) - Fell. In decline and with notable lean to residential garden. Common Ash (T010) - fell. Infected with ash die back at 75-100% defoliation. Sycamore (T012) - dismantle to leave 5m habitat pole. Dead top to tree on woodland edge adjacent POS. Beech (R001) - reduce overhang into residential garden by up to 3m, following dropped limb in winter. General felling of laurel blocks and rhododendron understorey as budgets allow.</p>	
Tilia Homes Western Development Site At Sx 482 725 Tavistock	https://westdevon.planning-register.co.uk/Planning/Display/1203/24/OPA	Hybrid planning application, comprising a full application for the erection of 124 residential dwellings, including formation of access, associated infrastructure, drainage	Object - see the Recommendation to Council Minute No. 39b of the DM&L Committee Meeting held on 4th June 2024

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		& landscaping; and an outline planning application for up to 126 residential dwellings & 2 hectares of Class E use (Commercial, Business & Service), including details of access with all other matters reserved	
Mr B Chalk 28 Sycamore Avenue Tavistock PL19 9NL	https://westdevon.planning-register.co.uk/Planning/Display/1547/24/TPO	T02: - Fell due to the trunk leaning so far, only a matter of time before it will fall across the stream & T03: - Fell due to leaning & will also fall across the stream to be replaced with natural trees (ie Hazel)	Neutral View refer to Tree Specialist
Mr C Ball 1 Grenville Meadow Tavistock PL19 8FE	https://westdevon.planning-register.co.uk/Planning/Display/1055/24/HHO	Householder application for extension to dwelling	Object on the grounds of the impact upon the tree in the Cemetery. Members were in agreement with the report provided by the Tree Officer
Mr Barkell Los Arcos 13 Shelley Avenue Tavistock PL19 9AR	https://westdevon.planning-register.co.uk/Planning/Display/2517/23/HHO	Householder application for extension over existing garage, extended in rear garden to match existing extension on dwelling	Object for the following reasons <ul style="list-style-type: none"> • Over development of the site • Lack of parking for a six bedroomed dwelling
Mr & Mrs S Sherriff 30 Plymouth Road Tavistock PL19 8BU	https://westdevon.planning-register.co.uk/Planning/Display/1607/24/HHO	Householder application for extension & alterations to dwelling (retrospective)	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs S Sherriff 30 Plymouth Road Tavistock PL19 8BU	https://westdevon.planning-register.co.uk/Planning/Display/1606/24/LBC	Listed building consent for extension & alterations to dwelling (retrospective)	Support
BMC Squared Avonlea Old Exeter Road Tavistock PL19 0JW	https://westdevon.planning-register.co.uk/Planning/Display/1563/24/VAR	Application for variation of condition 2 (approved plans) of planning consent 2753/21/FUL for replacement dwelling	Support
Mr A Bradley 29 Priory Close Tavistock PL19 9DJ	https://westdevon.planning-register.co.uk/Planning/Display/1120/24/HHO	READVERTISEMENT (Amended Drawings) Householder application for internal alterations & changes to external elevations, including new pitched roof with raised ridge line	Support
Mrs H Lumley Homeleigh 22 Whitchurch Road Tavistock PL19 9BB	https://westdevon.planning-register.co.uk/Planning/Display/1223/24/HHO	Householder application for proposed alterations to existing rear tenement	Support
Mr & Mrs Harding Sunnycot Bolt House Close Tavistock PL19 8LN	https://westdevon.planning-register.co.uk/Planning/Display/1640/24/HHO	Householder application for renovation of existing bungalow retaining existing external walls where possible	Support