

**MINUTES**

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at <https://us02web.zoom.us/j/84910823890> (for Councillors who wished to attend) and [https://www.youtube.com/results?search\\_query=tavistock+town+council](https://www.youtube.com/results?search_query=tavistock+town+council) (for the public who wished to attend) on Monday 8<sup>th</sup> March, 2021 at 5.00pm.

**PRESENT**

Councillor P Ward – Chairman  
Councillor J Ellis – Vice Chairman

Councillor Mrs A Johnson (Mayor – ex officio)  
Councillor A Hutton (Deputy Mayor – ex officio)  
Councillors Ms L Crawford, A Fey, A Lewis, G Parker, B Smith, P Squire and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk

**258. APOLOGIES FOR ABSENCE**

There were no apologies for absence as all Members were present.

**259. CONFIRMATION OF MINUTES**

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 16<sup>th</sup> February, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**260. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**261. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

a) Dartmoor Local Plan Examination – it was reported that the Examination sessions had commenced, with an update being provided on the sessions which had taken place to date.

Future sessions would include;

- 9<sup>th</sup> March 2021 (am) – Public Open Spaces/Sports Facilities/Sustainable Transport/Parking Standards and Electric Car Charging Points;
- 9<sup>th</sup> March 2021 (pm) – Minerals and Waste;
- 10<sup>th</sup> March 2021(am) – Settlement Boundaries;
- 12<sup>th</sup> March 2021 – Review of local needs for housing and employment

## **262. TOWN PLANNING ISSUES**

No items received.

## **263. GENERAL CORRESPONDANCE**

No items received.

## **264. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items brought forward.

## **265. PLANNING DECISIONS and 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.  
The views of the Committee were attached at Appendix B.

- i. Planning Application 0388/21/FUL Tavistock College, Crowndale Road, Tavistock PL19 8DD Demolition of existing ICT ROSLA blocking and replacement with new teaching block

Noted That Councillor G Parker asked that his vote against the decision to support this Application be recorded

- ii. Planning Application 4257/20/OPA - Land Opposite Wilminstone Industrial Est at NGR: SX 4918 7541 Old Exeter Road Tavistock Outline application with all matters reserved for erection of 10 dwellings

RECOMMENDED THAT Tavistock Town Council object to the Application on the following basis;

- a. The site is in an unsustainable location with no public transport available, there will therefore be a reliance on the use of private cars;
- b. This is unjustified development in the countryside;

- c. There appears to be the potential for significant harm to a nearby monument (The Trendle)

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 3).

## 266. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 30<sup>th</sup> March, 2021 at 5.00pm.

The Meeting closed at 6.50pm

Signed:

Dated:  
CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING  
DECISIONS (Appendix A) FOR MEETING 08.03.2021

### 28.

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr & Mrs M Wood Hurdwick Golf Club House Hurdwick Tavistock PL19 0LL  P/A No. 1947/20/ARC	Application for Approval of Details reserved by Condition 4 of Planning Consent 1556/19/FUL	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	2 <sup>nd</sup> February 2021
Mr & Mrs A Rawlings Overdeer Down Road Tavistock PL19 9AG  P/A No. 3877/20/HHO	Householder application for single storey extension to side and rear	<b>Support</b>	Conditional Approval	2 <sup>nd</sup> February 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs L Cooke 36 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ  P/A No. 0395/21/TEX	T1: Sycamore – dismantle remaining section to a 1m stump, infected with honey fungus, 90% dead	<b>Not placed before TTC for consideration</b>	Grant of Exemption	15 <sup>th</sup> February 2021
Openreach Indescombe Barn Tavistock PL19 OJP  P/A No. 0226/21/COM	Notice of Intention to install fixed line broadband electronic communications apparatus comprising 4 x 8m wooden poles (6.2m above ground)	<b>Provided to TTC for 'information only'</b>	Permitted Development	10 <sup>th</sup> February 2021
Ms R Spurgeon 2 Brook Street Tavistock PL19 0BN  P/A No. 402/20/FUL	Change of use to class E with associated building works	<b>Support</b>	Conditional Approval	9 <sup>th</sup> February 2021
Mr G Prest Albany 11 Deer Leap Tavistock PL19 9RD  P/A No. 4205/20/TPO	G7: Oak x 7 - Crown height reduction by 5m, trees are overshadowing property	<b>Neutral View refer to Tree Specialist</b>	Refusal	8 <sup>th</sup> February 2021
Ms N Merriott 40 Drake Gardens Tavistock PL19 9AT  P/A No. 2557/20/HHO	READVERTISEMENT (Revised plans and description) Householder application for rear single storey extension	<b>Support</b>	Conditional Approval	15 <sup>th</sup> February 2021
Mr & Mrs Bridgewater	READVERTISEMENT (Revised plans received)	<b>Object – on the following basis;</b>	Conditional Approval	16 <sup>th</sup> February 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
6 Tiddy Brook Road Whitchurch Tavistock PL19 9BZ  P/A No. 2560/20/HHO	Householder application for proposed single storey rear extension, convert single attached garage, installation of roof lights and dormer	<ul style="list-style-type: none"> <li>• <b>Re-advertisement now relates to a business the purpose of which is to attract visitors/customers from outside the premises;</b></li> <li>• <b>This will create a need for additional parking, which a home office would not have done;</b></li> <li>• <b>The negative impact on neighbours</b></li> </ul>		
Mr A Jarman Tavistock Cricket Club The Ring Whitchurch Down Tavistock PL19 9DD  P/A No. 4025/20/FUL	Extension and alterations to cricket pavilion	<b>Support</b>	Conditional Approval	15 <sup>th</sup> February 2021
Mr R Elliott-Ogden Regal Heritage Limited Land adjacent to 24 & 26 Glanville Road Tavistock PL19 0EB  P/A No. 3751/20/TCA	T12: Oak - Fell due to proximity to historic retaining wall. T7: Hazel - Fell due to proximity to historic retaining wall and more superior Norway Spruce	<b>Neutral View – refer to Tree Specialist</b>	No Objections Raised	24 <sup>th</sup> February 2021
Mrs G Murray 1 Beech Close Tavistock PL19 9DW	T1: Beech - Crown height reduction by 3m, lateral reduction on all sides by 2.5m, crown lift to 2.5m from ground level.	<b>Neutral View – refer to Tree Specialist</b>	Refusal of Consent with Agreed Lesser Works	26 <sup>th</sup> February 2021

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. 0004/21/TPO	T2: Norway Maple - Crown height reduction by 3.5m, lateral reduction on all sides by 2.5m. T3: Norway Maple - Crown height reduction by 3.5m, lateral reduction on all sides by 2.5m. Trees overhanging road, footpath and garage.			

## TAVISTOCK TOWN COUNCIL

### DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 08.03.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs S Kumar Beechwood Down Road Tavistock PL19 9AQ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210306">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210306</a>	Householder application for proposed extension and alterations to existing dwelling for new family room and conversion of existing loft space for new en-suite master bedroom	<b>Support</b>
Mrs W Batten 21 Glanville Road Tavistock PL19 0EB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210305">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210305</a>	Householder application for replacement of former garage door with window	<b>Support the application to replace the door with a window –</b>  <b>However, it was noted that the application also contained the addition of a canopy, not referred to elsewhere in the application, and significant concerns were raised that it will be an incongruous intrusion to the property</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Tavy Properties Ltd Land off the road from Church Hill to Warrens Cross Whitchurch Tavistock</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210338">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210338</a></p>	<p>Development of one dwelling, associated garaging, equine facilities / stabling, a new site access, associated infrastructure, landscaping, parking and boundary treatments</p>	<p><b>Object on the following basis;</b></p> <ul style="list-style-type: none"> <li>• <b>The development was in the Conservation Area;</b></li> <li>• <b>Would lead to the destruction of more open countryside;</b></li> <li>• <b>Would cause considerable damage, and removal of some of, the Devon Bank to gain better access for larger vehicles i.e. horse boxes;</b></li> <li>• <b>Would harm the character and appearance of the Conservation Area and cause significant harm to the significance of the Grade I Listed St Andrew's Church and the Grade II Listed Whitchurch House which was contrary to DEV 21 of the Joint Local Plan and Section 16 of the NPPF;</b></li> <li>• <b>This is not a sustainable location as it is badly served by public transport and has inadequate pedestrian access (no footpaths/pave ments). This is a road regularly used by</b></li> </ul>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<b>pedestrians accessing the moor.</b>
Mr P Welsh Unit 1 Crelake Industrial Estate Tavistock PL19 9AZ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203850">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203850</a>	READVERTISEMENT (Revised plans and application description) Advertisement Consent for installation of new internally illuminated signage - hours of illumination: Weekdays 6am-9pm & 4pm-9pm; Saturday 6am-9pm	<b>Support</b>
Mr P Morris 8 Deer Leap Tavistock PL19 9RD	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210108">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210108</a>	T1: Norway Maple - Crown height reduction by 2m, tree overhanging property and road. T2: Birch - Crown height by 2m, tree overgrown. T3: Birch - Crown height reduction by 2m, tree overgrown	<b>Neutral View – refer to Tree Specialist</b>
Mr J Stewart 36 Parkwood Road Tavistock PL19 0HH	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201374">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201374</a>	Listed building consent to re-roof the property using existing slates, replacing any worn lead flashing, re-point chimney and repair guttering	<b>Support</b>
MGW (Manor) Properties Limited Antex Park Westbridge Industrial Estate Tavistock PL19 8DE	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210180">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210180</a>	To extend existing industrial building and development of eight new industrial units	<b>Support – however would ask that a Condition be placed on any Consent restricting use to B2, B8 and E (gii and giii)</b>
Mr J Bateman Unit 8 Tavistock Retail Park Plymouth Road Industrial Estate Tavistock PL19 9QN	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210529">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210529</a>	Change of use to car showroom	<b>Support</b>
Mr and Mrs C Bixter 4 Edgcumbe Drive Tavistock Devon PL19 0ET	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210440">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210440</a>	Householder application for proposed rear extension to provide garden room and external seating area	<b>Support</b>



Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mr Duncan-White Garage Barley Market Street Tavistock Devon PL19 0JF</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204166">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204166</a></p>	<p>First floor extension and conversion of garage into a self-contained holiday let</p>	<p><b>Object on the basis of;</b></p> <ul style="list-style-type: none"> <li>• <b>That due to the absence of a Heritage Statement the applicant has failed to demonstrate that there will be no harm to the character and appearance of the Conservation Area contrary to DEV 21 of the Joint Local Plan and Section 16 of the NPPF;</b></li> <li>• <b>Lack of parking provision;</b></li> <li>• <b>The proposal will cause loss of light to neighbouring residential properties;</b></li> <li>• <b>Concerns were raised with regard the potential damage which might be caused to the back wall, and who would be responsible for the ongoing maintenance and repair of the wall</b></li> </ul>
<p>Mr A King Tavistock College Crowndale Road Tavistock PL19 8DD</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210388">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210388</a></p>	<p>Demolition of existing ICT ROSLA blocking and replacement with new teaching block</p>	<p><b>Support</b></p> <p><u>Noted That</u> – Councillor G Parker asked that his vote against the above decision be recorded (Minute No. 265b (i) refers)</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Ms & Ms Miller and Sweetser 23 Chaucer Road Tavistock PL19 9AJ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210493">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210493</a>	Demolition of existing bungalow and its replacement with new (resubmission of 3026/20/FUL)	<b>Support</b>
Mr C Speed - New Homes South West Ltd Land Opposite Wilminstone Industrial Est at NGR: SX 4918 7541 Old Exeter Road Tavistock	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204257">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204257</a>	Outline application with all matters reserved for erection of 10 dwellings	<b>Recommended that Tavistock Town Council object to the Application on the following basis;</b> <ul style="list-style-type: none"> <li>• <b>The site is in an unsustainable location with no public transport available, there will therefore be a reliance on the use of private cars;</b></li> <li>• <b>This is unjustified development in the countryside;</b></li> <li>• <b>There appears to be the potential for significant harm to a nearby monument (The Trendle)</b></li> </ul>