

**MINUTES**

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 5<sup>th</sup> APRIL 2022** at **5.30pm**.

**PRESENT**

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

Councillor Mrs U Mann   **Deputy Mayor – ex officio**

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

**IN ATTENDANCE**

Assistant to the Town Clerk

**370. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors A Hutton (Mayor), Mrs G Parker and B Smith.

**371. CONFIRMATION OF MINUTES**

RESOLVED THAT;  
the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 14<sup>th</sup> March, 2022 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**372. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

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

No items received.

**374. TOWN PLANNING ISSUES**

- a) Disabled Parking & Control of Waiting List – the Council had been asked to consider the proposed implementation of Disabled Parking only, on a specified section of Old Exeter Road, Tavistock (Appendix 2).

RECOMMENDED THAT Tavistock Town Council submit a response of 'No objections raised'.

### **375. GENERAL CORRESPONDANCE**

The Chairman advised the Committee that a response had been received from West Devon Borough Council, with regard the road names the Council had previously suggested for Phase 2 of the Callington Road development.

The following names would be used, unless any objections were received;

- Vixen Tor Road
- Feather Tor Close
- Heckwood Tor Lane
- Brentor Place
- Boulters Tor Way
- Combe Tor Avenue
- Rundlestone Tor Road
- Settlers Tor Way
- Great Mis Tor Place

### **376. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)**

a) The Notes of the Steering Group Meeting held on 9<sup>th</sup> March 2022 were received and noted (Appendix 3).

The Chairman of the Steering Group reported that;

- the next meeting of the Steering Group would take place on 13<sup>th</sup> April 2022, at 6pm, at Tavistock Library;
- the Group would have a stall in the Pannier Market perimeter on the 9<sup>th</sup> April and the 23<sup>rd</sup> April 2022;
- 500+ responses had so far been received to the NDP Survey, which was approximately 8% of households in the town;
- the Survey was due to end on 2<sup>nd</sup> May 2022 which would mark the end of the first major activity of the Steering Group;
- a report, as compiled by Devon Communities Together, would follow and would identify the major topics/issues raised in the Survey responses;
- extra commitment would be required from volunteers, Steering Group members and the community in order that the Plan could move forward, following the completion of the Survey;
- it was hoped that a potential Project Manager would soon be identified

Noted That Councillors Mrs Mann and Ellis were commended for the amount of work they had put into the project so far.

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

The Chairman brought forward the following items;

- a) Two Appeal Notifications had been received, with regard Planning Applications which had been refused by the Local Planning Authority, which were now being submitted to the Secretary of State for determination. The Committee was invited to submit further comments to the Planning Inspectorate should it wish to;
- i. Planning Application 2611/11/FUL – Barley Market Street Garage, Barley Market Street Tavistock. Full Planning Application for garage refurbishment and conversion into a self-contained holiday let.

The Committee's previous response had been;

Object on the following basis;

- over-development of the very small footprint of the building;
  - the impossibility of parking outside the building without impacting pavement users, and the vehicle jutting into the highway;
  - harmful to the character of the Conservation Area
- ii. Planning Application 4257/20/OPA – Land opposite Wilminstone Industrial Estate at NGR: NX 4918 7541, Old Exeter Road, Tavistock PL19 0FD. Outline Application with all matters reserved for erection of 10 dwellings.

The Council's previous response had been;

Object on the following basis;

- the site is in an unsustainable location with no public transport available, there will therefore be a reliance on the use of private cars;
- this is unjustified development in the countryside;
- there appears to be the potential for significant harm to a nearby monument (The Trendle) where there may be significant findings under the site, which as yet are unknown (Section 16 NPPF);
- lack of safe pedestrian access to the site;
- whilst there is a cycle path nearby, this is not easily accessible due to it being on the old railway line some distance away from the site.

The Committee's decision was that the previous comments would stand, with no further comments or submissions required.

- b) Consultation on a new Recycling Centre at Crowndale Road, Tavistock.

Members were reminded that due to the deadline for responses to this Consultation, it was not possible for a Council response to be determined. Therefore, Members were encouraged to respond to the online Consultation, on an individual basis.

### **378. 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).

### **379. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 26<sup>th</sup> April, 2022 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 6.10pm.

Signed:

Dated:

CHAIRMAN

#### TAVISTOCK TOWN COUNCIL

#### DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 05.04.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr G Johnstone Rill House Down Park Drive Tavistock PL19 9AH</p> <p>P/A No. 4215/21/TPO</p>	<p>T1: Italian Alder - crown raise to 4m from ground level. To prevent obstruction and allow light to understorey. T2: Italian Alder - removal of limb at approximately 3.5m from ground level on E side. To prevent obstruction and allow light to understorey. T3: Italian Alder - crown raise to 4m above ground level. To prevent obstruction and allow light to understorey. T4: Hornbeam - removal of epicormic growth at 1m from ground level on E side, removal of secondary limb at approximately 2.5m from ground level on NE side, removal of primary limb at approximately 3m from ground level on NW side. To remove obstruction.</p>	<p><b>Neutral View refer to Tree Specialist</b></p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>9<sup>th</sup> March 2021</p>
<p>Mr M Stevens Mount Kelly College Parkwood Road Tavistock PL19 0HZ</p> <p>P/A No. 0289/22/TEX</p>	<p>T1: Ash – fell due to Ash Die Back and replant with Ash T2: - Ash – fell due to Ash Die Back and replant with Ash</p>	<p><b>Neutral View refer to Tree Specialist</b></p>	<p>Tree Works Allowed</p>	<p>28<sup>th</sup> February 2022</p>
<p>Mrs S Vallance Kilworthy Farm Kilworthy Road Tavistock</p>	<p>Siting of mobile home</p>	<p><b>Support - subject to a Condition being added to any Consent that the</b></p>	<p>Conditional Approval</p>	<p>2<sup>nd</sup> March 2022</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
PL19 0JN  P/A No. 1801/21/FUL		<b>mobile home is only occupied by an agricultural worker on the farm</b>		
Mr A Parker Cornerways Down Road Tavistock PL19 9AD  P/A No. 3311/21/TPO	T1: Blue Atlas Cedar - Fell due to tree being dead	<b>Neutral View refer to Tree Specialist</b>	Tree Works Allowed	16 <sup>th</sup> February 2022
Mrs M A Payne 2 Glanville Road Tavistock PL19 0EA  P/A No. 4532/21/TCA	T1: Yew - Fell. Overgrown bush in close proximity to wall supporting pubic handrail - recommended by DCC. T2: Holly - Fell. Overgrown bush in close proximity to wall supporting public handrail - recommended by DCC	<b>Neutral View refer to Tree Specialist</b>	Tree Works No Objections Raised	28 <sup>th</sup> February 2022
Mr N Thompson Amco Griffin Land at SX 489 725 Whitchurch PL19 9DX  P/A No. 4540/21/TPO	G1: Ash, Willow, Cherry, Hawthorn, Hazel: Fell (approx. 10) trees (within 1m of winged wall structure) to ground level. To prevent structural damage	<b>Neutral View refer to Tree Specialist</b>  <b>N.B. Sketch map and photograph do not appear to refer to the same piece of land</b>	Tree Works Allowed	28 <sup>th</sup> February 2022
Mr R Williams Flat 3 Bella Vista Kilworthy Hill Tavistock  P/A No. 4608/21/FUL	Replacement windows	<b>Support</b>	Refusal	28 <sup>th</sup> February 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 &amp; Mrs K &amp; D Laing &amp; Rowe 37 Uplands Tavistock PL19 8ET</p> <p>P/A No. 0092/22/HHO</p>	<p>Householder application for alterations and extension to dwelling, with associated works</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>9<sup>th</sup> March 2022</p>
<p>Mr &amp; Mrs Kumar Beechwood Down Road Tavistock PL19 9AQ</p> <p>P/A No. 0531/22/NMM</p>	<p>Non-material minor amendment to Planning Consent 0306/21/HHO for alteration of dormer roof structure</p>	<p><b>No placed before TTC for consideration</b></p>	<p>Refusal</p>	<p>9<sup>th</sup> March 2022</p>
<p>Mr D Field 1 and 2 Spring Hill Tavistock PL19 8LB</p> <p>P/A No. 2828/21/FUL</p>	<p>READVERTISEMENT (Updated Heritage Statement) Demolition of existing building providing 9 units of temporary accommodation for homeless persons only. Erection of new building which includes the partial reuse of existing materials to provide 11 units of temporary accommodation for homeless persons, families, young people entering the care system and those with additional support needs</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>11<sup>th</sup> March 2022</p>
<p>Mr D Johnson Dartmoor Rescue Centre Abbey Rise</p>	<p>Proposed storage building for vehicles and equipment</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>16<sup>th</sup> March 2022</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock PL19 9BB  P/A No. 0071/22/FUL				
Mr & Mrs Aldridge 17 Priory Close Tavistock PL19 9DJ  P/A No. 0200/22/HHO	Householder application for proposed extensions and alterations to dwelling	<b>Support</b>	Conditional Approval	14 <sup>th</sup> March 2022

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B) FOR MEETING 05.04.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs E Truetsch 244 Whitchurch Road Tavistock PL19 9EF	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220346">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220346</a>	Householder application for proposed alterations and extension for annexe accommodation and double garage	<b>Support</b>
Mr H Myott 31 Parkwood Road Tavistock PL19 0HH	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220112">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220112</a>	Householder application for demolition of existing single storey rear and side extension and replacement new single storey rear extension, minor internal alterations consisting new layout to ground floor and room changes to first floor, proposed external works to rear	<b>Support –</b>  <b>However, it was felt the design would benefit from changes to the street elevation to make it more sympathetic to the surrounding period properties</b>
Mr M Golding Blue Haze Down Road Tavistock PL19 9AG	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220554">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220554</a>	T1: Green Lawson Cypress - Fell due to being diseased/ dead and is displaying discolouration	<b>Neutral View</b> <b>refer to Tree Specialist</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr B D'Crus 12 Heritage Park Tavistock PL19 0BY	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220664">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220664</a>	Listed building consent for glazed canopy over lounge rear window	<b>Support</b>
Mr & Mrs V Hibbert Land Adjacent To Brook Farm Brook Lane Tavistock	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220729">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220729</a>	Replacement house design to Plot 21 of planning approval 0955/17/FUL	<b>Neutral View</b>
Mr L Catchpole 3 St Andrews Road Whitchurch Tavistock PL19 9BY	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220263">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220263</a>	T1: Elm - Fell due to signs of Bacterial Wetwood near base of tree and increased deadwood developing in crown (Retrospective - re-plant condition)	<b>Neutral View refer to Tree Specialist</b>
Miss A Reynolds 8 Fitzford Cottages Tavistock PL19 8DB	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220955">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220955</a>	Application for approval of details reserved by condition 3 of planning consent 0403/21/LBC	<b>Neutral View</b>
Mrs J Tynan 38 Chaucer Road Tavistock PL19 9AJ	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220623">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220623</a>	T1: Variegated Norway Maple - crown height reduction by 2m: Lateral crown reduction on all sides by 1.5m. Tree casts excessive shade onto house and lawn. T2: Purple Norway Maple - crown height reduction by 2m: Lateral crown reduction on all sides by 1.5m. Tree casts excessive shade onto house and lawn. G2: X3 Juvenile Beech trees & X1 Rowan - crown height reduction by up to 3.5m: Lateral crown reduction on all sides by 1.25m. Too large for space and	<b>Neutral View refer to Tree Specialist</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		encroaching onto neighbour's property	
Mr R Williams Flat 3 Bella Vista Kilworthy Hill Tavistock	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220952">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220952</a>	Replacement windows of the building (resubmission of 4608/21/FUL)	<b>Support</b>
Mrs T Lawson 4 Mount Ford Tavistock PL19 8EB	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220421">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220421</a>	T1: Ash - Fell due to ash dieback and increased risk to property. T2: Sycamore - Fell to 0.2 metres from ground level	<b>Neutral View refer to Tree Specialist</b>
Mr T Brown Vistry Partnerships Land Adjacent To Callington Road Callington Road Tavistock	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220640">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220640</a>	Application for variation of condition 2 (approved plans) of planning permission 2780/18/ARM to revise details of play areas	<b>Neutral View</b>