

**MINUTES**

of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **13<sup>th</sup> NOVEMBER, 2018** at **6.15pm**

**PRESENT**

Councillor P Ward                   **(Mayor ex officio)**  
Councillor Mrs A Johnson **(Deputy Mayor ex officio)**

Councillors A Fey, A Lewis, Mrs U Mann, P Squire and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk

**184. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Ms L Crawford, A Hutton (Chairman) and Mrs J Whitcomb.

In the absence of both the Chairman and Vice Chairman the Mayor, Councillor P Ward, took the Chair for this Meeting.

**185. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 22<sup>nd</sup> October, 2018 be confirmed as a correct record, and signed by the Mayor, in the absence of the Chairman and Vice Chairman (Appendix 1).

**186. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**187. DARTMOOR NATIONAL PARK**

No items had been received.

**188. TOWN PLANNING ISSUES**

- a) For information only – Confirmation had been received regarding Public Path Diversion Order 2018 for Public Footpath No. 3, Tavistock. This related to Land at SX 4722 7457 adjacent to New Launceston Road, Tavistock (Appendix 2) - **Noted**
- b) Plymouth & South West Devon Joint Local Plan – Main Modifications Consultation. Members had been invited to provide comments on the Main Modifications to the Joint Local Plan (Appendix 3) – **No comments made**

- c) Road Closure Notice received for Butcher Park Hill for a period of 14 weeks from 11<sup>th</sup> February 2019, comments were invited (Appendix 4)

Following consideration of the paperwork provided, which included the planned diversion route it was;

RECOMMENDED THAT Tavistock Town Council **object** to the proposed road closure based on the following concerns;

- The proposed road closure will cause major inconvenience and delays for local and through traffic on one of the main routes north of the town;
- The proposed closure is for a protracted period of time, 14 weeks, which includes school holidays, Easter, and early May Bank Holiday, when there is likely to be increased holiday traffic in addition to the normal local and business traffic;
- The road at the closure points is narrow. It will be difficult for large vehicles which have missed or ignored closure signs to turn around and retrace their route. Diversion signage would need to be very clear and placed a considerable distance from the closure points;
- The proposed diversion route via Lamerton and Long Cross follows small country roads. It may be difficult for vehicles, especially lorries and farm vehicles, to pass each other. The route from the southern closure sign via Glanville Road, Watts Road to Old Launceston Road is narrow and cars are parked on both sides at all times of the day. Diverted traffic will exacerbate congestion and compromise emergency services access to the many residential properties along this route;
- The developers should seek to identify alternative means of undertaking the proposed works that avoids or minimises inconvenience to road users.

**189. GENERAL CORRESPONDENCE**

No items received.

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

No items brought forward.

**191. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions by West Devon Borough Council**

Attached at Appendix A.

**b) New Planning Applications to West Devon Borough Council**

The views of the Committee are attached at Appendix B.

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

**192. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 4<sup>th</sup> December, 2018 at 6.15pm.

The Meeting closed at 7.35pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF  
PLANNING DECISIONS (Appendix A)  
FOR MEETING 13.11.2018

<b>Applicant's Name, Site Location, P/App No.</b>	<b>Development Type</b>	<b>Town Council's Comments</b>	<b>Decision by Local Planning Authority</b>	<b>Date of Decision</b>
Westward Housing Group Ltd Land adjacent to Brook Farm Brook Lane Tavistock Devon  P/A No. 0955/17/ARM	Application for approval of Reserved Matters following outline approval APP/Q1153/W/15/313 1710 for 23 dwellings with associated access road, parking and external works	<b>Support</b>	Conditional Approval	12 <sup>th</sup> October 2018

<p>EJ &amp; S J Whettem 3 Stannary Bridge Tavistock Devon PL19 0SB</p> <p>P/A No. 2051/18/ARC</p>	<p>Application for approval of details reserved by Conditions 5, 7, 8 and 11 of Planning Consent 0396/16/VAR</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Discharge of Condition Approved</p>	<p>8<sup>th</sup> October 2018</p>
<p>Miss M Brown 30 Brook Street Tavistock Devon PL19 0HE</p> <p>P/A No. 2067/18/FUL</p>	<p>Change of Use of ground floor from A1 to mixed use (A1/A4). Installation of roof cover to rear, replacement of front door, reinstatement of hopper window above front door, and replacement of exterior lighting</p>	<p><b>Support – although concerns were raised regarding the proposed use of polycarbonate sheeting</b></p>	<p>Conditional Approval</p>	<p>10<sup>th</sup> October 2018</p>
<p>Miss M Brown 30 Brook Street Tavistock Devon PL19 0HE</p> <p>P/A No. 2068/18/LBC</p>	<p>Listed Building Consent for the Change of Use of ground floor from A1 to mixed use (A1/A4). Installation of roof cover to rear, replacement of front door, reinstatement of hopper window above front door, and replacement of exterior lighting</p>	<p><b>Neutral view – refer to Conservation Officer</b></p>	<p>Conditional Approval</p>	<p>10<sup>th</sup> October 2018</p>
<p>Fat Face Ltd 85 West Street Tavistock Devon PL19 8AQ</p> <p>P/A No. 2332/18/ADV</p>	<p>Advertisement Consent for removal of existing fascia and projecting signs. Display of replacement non-illuminated fascia and projecting signs</p>	<p><b>Split decision; Object to – the proposed black vinyl panels on two windows which are not in character with the</b></p>	<p>Conditional Approval</p>	<p>11<sup>th</sup> October 2018</p>

		<p><b>building, a more sympathetic material could be used</b></p> <p><b>Support – the other aspects of the application</b></p>		
<p>Fat Face Ltd 85 West Street Tavistock Devon PL19 8AQ</p> <p>P/A No. 2417/18/LBC</p>	<p>Listed Building Consent for repairs and decoration to shopfront, new letters on fascia and internal decorations</p>	<p><b>Neutral view - refer to Conservation Officer</b></p> <p><b>However, attention is drawn to the comments on the connected Planning Application 2332/18/ADV</b></p>	<p>Conditional Approval</p>	<p>11<sup>th</sup> October 2018</p>
<p>Mr A Mansell Specsavers 3 West Street Tavistock Devon PL19 8AD</p> <p>P/A No. 2732/18/ADV</p>	<p>Advertisement Consent for 1 x fascia sign internally illuminated and 1 x internally illuminated projecting sign</p>	<p><b>Support</b></p>	<p>Advertisement Consent</p>	<p>9<sup>th</sup> October 2018</p>
<p>Mr &amp; Mrs J Laye-Sion The Barn 5 Market Road Tavistock Devon PL19 0BW</p> <p>P/A No. 2768/18/FUL</p>	<p>Replacement of current gates</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>9<sup>th</sup> October 2018</p>

<p>Mr R Wraith 15 Deer Leap Tavistock Devon PL19 9RD</p> <p>P/A No. 1881/18/TPO</p>	<p>T5: Oak – deadwood removal (exempt), thin crown by up to 15%, crown lift to 3.5m from ground level.</p> <p>T6: Oak – deadwood removal (exempt), thin crown by up to 15%, crown lift to 3.5m from ground level.</p> <p>T7: Oak – deadwood removal (exempt), thin crown by up to 15%, crown lift to 3.5m from ground level, works to improve light and growth conditions in the garden of 15 Deer Leap</p>	<p><b>Neutral View – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>24<sup>th</sup> October 2018</p>
<p>Mr C Sansom Beechwood Heights 32 Manor Road Tavistock Devon PL19 0PL</p> <p>P/A No. 2457/18/TPO</p>	<p>T1, T3: Beech – fell, badly formed, risk to property</p> <p>T2, T6: Beech – crown raise by up to 6m from ground level along western edge of garden, and lateral reduction by up to 3m of higher branches overhanging western garden boundary to free up space in garden, to reduce excessive shading</p> <p>T7: Sycamore – crown raise by up to 6m from ground level free up space in garden, to reduce excessive shading, overhanging western boundary of property to include</p>	<p><b>Neutral View – refer to Landscape Officer</b></p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>24<sup>th</sup> October 2018</p>

	removal back to main stem of damaged limb at approx. 3m from ground level on eastern side			
Dr R Handy 9 Maple Close Tavistock Devon PL19 9LL  P/A No. 2734/18/HHO	Householder Application for single storey extension and provision of decking area to rear and a front porch	<b>Support</b>	Conditional Approval	24 <sup>th</sup> October 2018
Mrs W George 5 The Heights Tavistock Devon PL19 8HQ  P/A No. 2853/18/TPO	T1: Oak – in Devon hedge, reduce lateral spread to north over garage by 3.5m, reduce height of ascending stem by 4.5m, to remove overhang touching garage roof	<b>Neutral View – refer to Landscape Officer</b>	Refusal of Consent with Agreed Lesser Works	24 <sup>th</sup> October 2018
Mrs P Hemsworth 1 Deer Park Lane Tavistock Devon PL19 9HB  P/A No. 3102/18/TCA	T1: Ash – fell, partially dead, risk to road below, branches dying, overhangs road and footpath	<b>Neutral View – refer to Landscape Officer</b>	Grant of Conditional Consent	24 <sup>th</sup> October 2018
Tavistock Town Council The Meadows Footpaths from Fitzford Gateway to Abbey Bridge Tavistock Devon PL19 8AU	T1: Leyland Cypress – fell, dying, risk of falling onto BMX track T2: Leyland Cypress – fell, dying, risk of falling onto BMX track T3: Leyland Cypress – fell, dying, risk of falling onto BMX track T4: Cherry – fell,	<b>Support</b>	Grant of Conditional Consent	24 <sup>th</sup> October 2018

P/A No. 3155/18/TCA	diseased, dying, risk of limbs falling across adjacent footpath, intend to replace with x1 standard Carb Apple in same location T5: Leyland Cypress – fell group of x3 trees, dying T6: Lime – crown lift to 4m from ground level to ease access along footpath and increase light			
Mr S Sherriff 30 Plymouth Rd Tavistock Devon PL19 8BU  P/A No. 3186/18/TCA	T1: Oak – fell, excessive shading, low amenity value, poor condition, risk to nearby property and structures within falling distance, also likely root damage to adjacent basement	<b>Neutral view – refer to Landscape Officer</b>  <b>However, would like to see it replaced with a semi-mature tree</b>	Grant of Conditional Consent	24 <sup>th</sup> October 2018
Mr & Mrs Noordewier Down Lodge Down Road Tavistock Devon PL19 9AG  P/A No. 3275/18/NMM	Non material minor amendment to amend Planning Permission ref 1834/18/HHO	<b>Not placed before TTC for consideration</b>	Conditional Approval	26 <sup>th</sup> October 2018
Mr R Chambers 10 Dolvin Road Tavistock Devon PL19 9EA  P/A No. 3416/18/TCA	T1: Willow – Coppice to 0.5m from ground level, uprooted, fallen across properties 8 & 9 Dolvin Road	<b>Not placed before TTC for consideration</b>	Exempt Works	24 <sup>th</sup> October 2018



<p>The Priory Group Chelfham Senior School Kilworthy House Kilworthy Road Tavistock Devon PL19 0JN</p> <p>P/A No. 1805/18/FUL</p>	<p>Demolition of existing redundant ancillary building and construction of a single storey classroom structure</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>15<sup>th</sup> October 2018</p>
<p>The Priory Group Chelfham Senior School Kilworthy House Kilworthy Road Tavistock Devon PL19 0JN</p> <p>P/A No. 1806/18/LBC</p>	<p>Listed Building Consent for the demolition of existing redundant ancillary building and construction of a single storey classroom structure</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>15<sup>th</sup> October 2018</p>
<p>Mr R Cook 3 Callington Road Tavistock Devon PL19 8EG</p> <p>P/A No. 2546/18/HHO</p>	<p>Householder Application for infill extension to create additional room</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>17<sup>th</sup> October 2018</p>
<p>Abel Brothers Land at SX 490775 Kilworthy Tavistock</p> <p>P/A No. 3165/18/AGR</p>	<p>Application for prior notification of agricultural or forestry development – agricultural building</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Agricultural Determinatio n details not required</p>	<p>16<sup>th</sup> October 2018</p>

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B)  
FOR MEETING 13.11.2018

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
<u>Devon County Council Application</u>  Tavistock Primary School Plymouth Road Tavistock Devon PL19 8BX	P/A No. DCC/40 90/2018	-	Demolition of existing Devon Lady classroom and replacement with new single storey classroom building and external canopies	<b>Support</b>
Bovis Homes Ltd Land adjacent to Callington Road Tavistock Devon	P/A No. 3345/18 /ARM	Application for Reserved Matters	Application for approval of reserved matters for details of appearance, landscaping, layout and scale for a residential development comprising 241 dwellings with associated landscaping and drainage infrastructure following outline approval 00554/2013	<b>Neutral view – however;</b> <ul style="list-style-type: none"> <li>• <b>TTC would like confirmation that construction in Phase 2 includes the footpaths and cycle ways as described in the documentation;</b></li> <li>• <b>TTC is in agreement with AONB, as it would prefer that as many hedges as possible are either retained or improved on, to enhance the flora and fauna on this important site;</b></li> <li>• <b>TTC would wish to see the provision of single storey</b></li> </ul>

				<b>accommodation, suitable for elderly or disabled residents, in this Phase of the development</b>
Marshall & Browne's Memorial Homes Marshall Road Whitchurch Tavistock Devon PL19 9FG	P/A No. 2411/18 /TPO	Works to Tree Preservation Order Trees	T1: Ash – remove 1 x primary branch on east side at 5m from ground level on top of Devon hedge with finishing pruning cut 150mm in diameter, remove 1x secondary limb on west side at 8m from ground level with finishing pruning cut 150mm in diameter, minor balancing of upper crown by reducing branch length by up to 2m with finishing pruning cut size 50mm in diameter T2: Elm – Coppice to 0.3m high stump on top of Devon hedge T3: Elm (dual stemmed) – crown height reduction by up to 2m, finishing pruning cut size 50mm in diameter; reasons – trees causing property owner extreme anxiety due to size and proximity to his property	<b>Neutral view – refer to Landscape Officer</b>
Mr J Booth Trevollard Maudlins Park Tavistock Devon	P/A No. 3283/18 /OPA	Outline Application	Outline Application with some matters reserved for new detached dwelling	<b>Neutral view</b>

PL19 8LJ				
Mr K Willmott Land adjacent to 2 Roland Bailey Gardens Tavistock Devon PL19 0RB	P/A No. 3486/18 /FUL	Full	Erection of dwelling (resubmission of 0170/16/FUL)	<b>Neutral view - however concerns were raised regarding potential drainage issues in the area</b>
Mr P Gray 51 Milton Crescent Tavistock Devon PL19 9AL	P/A No. 3382/18 /ARM	Approval of Reserved Matters	Approval of Reserved Matters following outline approval reference 0089/17/OPA	<b>Support</b>
Ms R Malthouse Daroca Down Road Tavistock Devon PL19 9AG	P/A No. 3495/18 /TPO	Works to Tree Preservation Order Trees	T38: Beech – crown height reduction by up to 4m due to excessive shading on neighbouring property, lateral reduction of up to 2m on all sides as encroaching on shared driveway	<b>Neutral view – refer to Landscape Officer</b>
Ms J Flatman The Leaze 7 Kilworthy Hill Tavistock Devon PL19 0EP	P/A No. 1738/18 /HHO	Householder Application	Householder Application for erection of wooden trellis and pergola	<b>Neutral view - however it is felt a site visit should be called to allow a better understanding of the issues involved</b>
Mr & Mrs Draper 1 Birchwood Close Tavistock Devon PL19 8DR	P/A No. 3510/18 /HHO	Householder Application	Householder Application for proposed side extension with south facing patio, new window in south	<b>Support</b>

			elevation, new stone cladding to west elevation	
Mr T Faircloth 83 Plymouth Road Tavistock Devon PL19 8BZ	P/A No. 2243/18 /FUL	Full	Form new dwelling by subdivision of existing dwelling	<b>Object – in view of;</b> <ul style="list-style-type: none"> <li>• <b>access concerns via a small shared drive near a junction and service station, onto a busy road;</b></li> <li>• <b>the sub-division of the house will increase traffic movements due to an increase in the number of households/cars</b></li> </ul>
Mr J McLaughlin 20 Canons Way Monksmead Tavistock Devon PL19 8BJ	P/A No. 3138/18 /FUL	Full	Two storey side extension and subdivision of existing dwelling to form 1 x 3-bed house and 1 x 2-bed house	<b>Neutral view</b>
Mrs S James 9 Frobisher Way Tavistock Devon PL19 8RE	P/A No. 3089/18 /TPO	Works to Tree Preservation Order Trees	T1: Oak – deadwood removal (exempt), height reduction by 6.8m, large, close proximity to house, shades rear of house and garden, small branches have fallen, can no longer hang washing due to excessive size of tree and number of birds, overhangs and shades neighbours T2: Sycamore – height reduction by 4m, growing into Oak tree, squirrel damage, cross limb damage	<b>Neutral view – refer to Landscape Officer</b>

<p>Mr J Endicott Land to north of Redmoor Close Tavistock Devon PL19 0ER</p>	<p>P/A No. 3307/18 /TPO</p>	<p>Works to Tree Preservation Order Trees</p>	<p>T3: Maple – multi-stemmed, complete crown reduction to suitable growth points, 5-year work plan requested to reduce overall tree size by half T5: Sycamore – re-coppice to 1m from ground level T7: Ash – re-pollard to previous points at 5m from ground level T8: Oak – deadwood removal (exempt), crown lift to 3m over neighbouring property, remove crossing branch at 3m from ground level T9: Ash – fall, large basal wounds, extensive decay G1: Mixed Species – reduce height of Holly by 2m, reduce lateral spread over neighbouring property by 1m</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>
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