

MINUTES

of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **WEDNESDAY** the **2nd JANUARY, 2019** at **6.15pm**

PRESENT

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

Councillors Ms L Crawford, A Lewis, Mrs U Mann, P Squire, A Venning and Mrs J Whitcomb

IN ATTENDANCE

Assistant to the Town Clerk

228. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Hutton (Chairman), Mrs M Ewings (Vice Chairman) and A Fey.

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

229. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 4th December , 2018 be confirmed as a correct record and signed by the Mayor, as Chairman (Appendix 1).

230. DECLARATIONS OF INTEREST

Councillor P Squire declared a personal interest in Planning Application 3903/18/HHO by virtue of a family member living in a neighbouring property.

231. DARTMOOR NATIONAL PARK

No items had been received.

232. TOWN PLANNING ISSUES

No items received

233. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

235. 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.

236. NEXT DEVELOPMENT MANAGEMENT & LICENSING

COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 15th January 2019 at 6.15pm.

The Meeting closed at 7.07pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 02.01.2019

<u>Applicant's Name, Site Location, P/App No.</u>	<u>Development Type</u>	<u>Town Council's Comments</u>	<u>Decision by Local Planning Authority</u>	<u>Date of Decision</u>
Mr J Endicott Land to north of	T3: Maple – multi-stemmed, complete	Neutral View – refer to	Grant of Conditional	5 th December

<p>Redmoor Close Tavistock Devon PL19 0ER</p> <p>P/A No. 3307/18/TPO</p>	<p>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>Landscape Officer</p>	<p>Consent</p>	<p>2018</p>
<p>Tavistock Town Council Town Council Offices Drake Road Tavistock Devon PL19 0AU</p> <p>P/A No. 1937/18/LBC</p>	<p>Listed Building Consent for works to masonry bay window roof and replacement ceiling below</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>21st November 2018</p>

<p>Mr G Smith 77 Parkwood Rd Tavistock Devon PL19 0HJ</p> <p>P/A No. 2356/18/HHO</p>	<p>Householder Application for proposed replacement 2- storey side extension</p>	<p>Neutral view although concerns were raised regarding;</p> <ul style="list-style-type: none"> • Potential flood risk to neighbouring properties; • Potential for overlooking of adjacent properties <p>(please see letters of objection WDBC has already received)</p>	<p>Conditional Approval</p>	<p>20th November 2018</p>
<p>Mr & Mrs Brock 53 Milton Crescent Tavistock Devon PL19 9AL</p> <p>P/A No. 2957/18/TPO</p>	<p>T1: Sycamore – complete crown reduction on all sides by up to 3m to previous pollarding points T2: Hazel – complete crown reduction on all sides by up to 1m to remove over- extended growth T3: Sycamore – complete crown reduction on all sides by up to 3m to previous pollarding points T4: Sycamore – complete crown reduction on all sides by up to 3m to previous pollarding points, trees in need of</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>19th November 2018</p>

	<p>maintenance and ongoing management, garden dominated by hedge, shades greenhouse and vegetable patch</p>			
<p>Mr L Wilcox 78 Whitchurch Rd Tavistock Devon PL19 9BE</p> <p>P/A No. 3013/18/HHO</p>	<p>Householder Application for the construction/relocation of driveway entrance</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>19th November 2018</p>
<p>Mr P Gray Highlights Down Road Tavistock Devon PL19 9AQ</p> <p>P/A No. 3050/18/HHO</p>	<p>Householder Application for a gazebo</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>20th November 2018</p>
<p>Mr N Celikkol 74 West Street Tavistock Devon PL19 8AJ</p> <p>P/A No. 3137/18/LBC</p>	<p>Listed Building Consent for attachment of gas supply pipe to the front of shop</p>	<p>Neutral view – refer to Conservation Officer</p>	<p>Conditional Approval</p>	<p>21st November 2018</p>
<p>Mrs L Murphy 1 Downlea Tavistock Devon PL19 9AW</p> <p>P/A No. 3170/18/TPO</p>	<p>H1: x 5 Lawson Cypress – fell to near ground level, significant defoliation, low amenity value, previously managed as hedge T1: Lime – crown</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>21st November 2018</p>

	raise lower tertiary and secondary branches to 4.5m from ground level over road, footpath and driveways, interfering with vehicles and pedestrians			
Mr J Taylor The Old Cornmarket West Street Tavistock Devon PL19 8AQ P/A No. 3221/18/LBC	Listed Building Consent for re-roofing of building in natural slate. Upgrading of lead detailing including alternative lead roll ridge detail and lead soaker mitred slate joints. Redecoration of upper storey windows. Repointing of upper random stonework	Support	Conditional Approval	23 rd November 2018
Mr M Cowley 9 Mount Tavy Rd Tavistock Devon PL19 9JB P/A No. 3347/18/TCA	T1: Beech – fell. Replant 3x native broad leaf juvenile trees	Neutral view – refer to Landscape Officer	Tree Works no objection raised	21 st November 2018
Mrs S James 9 Frobisher Way Tavistock Devon PL19 8RE P/A No. 3089/18/TPO	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 to	Neutral view – refer to Landscape Officer	Split Decision;- Consent – works to T2 Refusal – works to T1 (apart from deadwood removal)	7 th December 2018

	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			
Cavanna Homes (SW) Ltd Land at SX 4722 7457 adjacent to New Launceston Road Tavistock P/A No. 1472/18/ARM	Application for approval of reserved matters for 148 No. dwellings, including affordable housing, areas of open space and landscaping and associated infrastructure following outline approval 2022/16/OPA	Support	Conditional Approval	6 th December 2018
Day Lewis plc 81 West Street Tavistock Devon PL19 8AQ P/A No. 2919/18/FUL	Replace roof coverings, patch repair and decorate external walls, replace sash windows, undertake timber repairs/replace glazing/decorate sash windows, and re-modelling of shop fascia	Support	Conditional Approval	3 rd December 2018
Mr D Newland Abbey Surgery 28 Plymouth Road Tavistock Devon PL19 8BU	Application for approval of details reserved by Conditions 3, 4, 5 and 6 of Planning Consent 4039/17/FUL	Not placed before TTC for consideration	Discharge of Condition Approved	3 rd December 2018

P/A No. 2924/18/ARC				
Mr R Harvey 24 Whitham Park Tavistock Devon PL19 9BP P/A No. 3311/18/HHO	Householder Application for proposed two storey side extension and single storey rear extension to dwelling	Neutral view however concerns were raised with regard to; <ul style="list-style-type: none"> • a soakaway; • the removal of trees and a hedge to create a wider off- street parking space, thereby decreasing on-street public parking 	Conditional Approval	6 th December 2018
Barrett David Wilson Homes Land at Butcher Park Hill Tavistock Devon PL19 0EH P/A No. 3535/18/NMM	Non material minor amendment to amend Planning Permission reference 00610/2015	Not placed before TTC for consideration	Conditional Approval	6 th December 2018
The Harlequin Group 18 Market Street Tavistock Devon PL19 0DE P/A No.	Notice of intention to install 1 fixed- line broadband communications apparatus equipment cabinet	Not placed before TTC for consideration	Permitted Development	3 rd December 2018

3734/18/COM				
<p>Mr D Newland Abbey Surgery 28 Plymouth Road Tavistock Devon PL19 8BU</p> <p>P/A No. 3735/18/NMM</p>	<p>Non material amendment to Planning Consent 4039/17/FUL for re- specification of material to NW elevation infill panels</p>	<p>Not placed before TTC for consideration</p>	<p>Approval</p>	<p>3rd December 2018</p>
<p>Mr R Bird Marshall & Browne's Memorial Homes Marshall Road Whitchurch Tavistock Devon PL19 9FG</p> <p>P/A No. 2411/18/TPO</p>	<p>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</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Split Decision</p>	<p>12th December 2018</p>

	and proximity to his property			
Tavistock Town Council Tavistock Devon PL19 8SP P/A No. 4076/18/TCA	T0616: Oak – significant major and minor deadwood removal (exempt works) shedding branches on busy footpath	Not placed before TTC for consideration	Grant of Exemption	12 th December 2018
Specsavers 3 West Street Tavistock Devon PL19 8AD P/A No. 2736/18/FUL	Alterations to shopfront	Support	Conditional Approval	26 th November 2018
Mr L Atkinson Alma Cottage Church Hill Tavistock Devon PL19 9ED P/A No. 3129/18/HHO	Householder Application for demolition of lean-to kitchen and conservatory and replacement with single storey extension	Support	Conditional Approval	27 th November 2018

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR MEETING 02.01.2019

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Devon County Council Application Portflair Quarries	DCC/	-	Re-processing of inert	Neutral view

Ltd Wilminstone Quarry Wilminstone Tavistock Devon PL19 0JT	4100/ 2018		construction and demolition waste used in the creation of base levels required under Planning Permission 01083/2010 to remove high quality material capable of being used as secondary aggregate. The application also seeks, temporarily for a period of 5 years, to include importation of up to 25,000t per annum of inert waste for recycling and resale with the residue being used for finishing off the levels required under extant permission 01083/2010	however concerns were raised regarding; <ul style="list-style-type: none"> • Increase in heavy vehicle movements; • Expected further erosion of an already poor road; • The noise of processing; • Expected disturbance to wildlife and local residents There was however support for the recycling concept
Mr & Mrs J Harris 1 Violet Lane Tavistock Devon PL19 9JD	P/A No. 3824/18 /HHO	Householder Application	Householder Application for extension to existing flat roofed garage	Support
Mr & Mrs H Jones Tophouse 25 Deer Park Road Tavistock Devon PL19 9HG	P/A No. 3903/18 /HHO	Householder Application	Householder Application for proposed alterations to dwelling to form granny annex within the converted garage and part of the ground floor of the dwelling together with alterations to the conservatory to form garden room	Support
Tavistock Town Council Tavistock Guildhall	P/A No. 3960/18 /ARC	Approval of Conditions	Application for approval of details reserved by Condition	Support

Bedford Square Tavistock Devon PL19 0AE			4 of Planning Consent 1828/17/LBC	
Mr L Flambard 27 King Street Tavistock Devon PL19 0DT	P/A No. 3863/18 /LBC	Listed Building Consent	Listed Building Consent for internal alterations	Support
Dr W Miller 28 Abbotsfield Crescent Tavistock Devon PL19 8EY	P/A No. 4006/18 /HHO	Householder Application	Householder Application for extensions to existing dwelling	Neutral view however based on the information provided it was felt that there may be; <ul style="list-style-type: none"> • Overdevelop ment of the site; • An impact on the amenity of neighbouring properties; It was suggested that a site visit be organised to give a clearer view of the proposal
Ms I Chambers The Milking Parlour Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT	P/A No. 3267/18 /FUL	Full	Change of Use of barn approved for domestic ancillary use to dwelling	No comments to make
Mr & Mrs M Dee 31 Priory Close Tavistock Devon PL19 9DJ	P/A No. 4085/18 /HHO	Householder Application	Householder Application for construction of small single storey porch extension	No comments to make

			(Retrospective)	
Miss J Humphreys Kimberleigh Bolt House Close Tavistock Devon PL19 8LN	P/A No. 4153/18 /TPO	Work to Tree Preservation Order Trees	T1: Oak & T3: Sycamore Crown reduction by 4m to reduce excessive shading	Neutral view – refer to Landscape Officer