

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **17th DECEMBER, 2019** at **6.45pm**

PRESENT Councillor P Ward - Chairman
Councillor Mrs U Mann – Vice Chairman

Councillor Mrs A Johnson (Mayor – ex officio)
Councillor A Hutton (Deputy Mayor – ex officio)

Councillors Ms L Crawford, J Ellis, A Fey and P Squire

Councillor P Williamson (Ward Member)

IN ATTENDANCE Town Clerk, Assistant to the Town Clerk

One member of the public

287. APOLOGIES FOR ABSENCE

There were apologies for absence from Councillors G Parker and A Venning.

288. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 26th November, 2019 be confirmed as a correct record and signed by the Chairman (Appendix 1).

Noted That a Member raised a point of clarification in connection with an Interest raised at the above Meeting.

289. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Councillor Mrs A Johnson declared a personal non-pecuniary interest in respect of Planning Application 3543/19/TCA 6 Vigo Mews, Parkwood Road, Tavistock, Devon PL19 0RG by virtue of knowing the applicant;
- Councillor P Squire declared a personal non-pecuniary interest in respect of Planning Application 3653/19/LBC 4 Canal Road, Tavistock by virtue of being a member of the organisation;

- Councillor Ms L Crawford declared a personal non-pecuniary interest in respect of Planning Application 3653/19/LBC 4 Canal Road, Tavistock by virtue of being a member of the organisation which used the venue.

290. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

- a) For information only – A Notice had been received of the Refusal of Planning Permission for Planning Application 0390/19 Change of Use of part of quarry to B8 storage, Longford Quarry, Moorshop, Tavistock – **Noted**

291. TOWN PLANNING ISSUES

- a) **Consultation on Supplementary Planning Document and Statement of Community Involvement 2019** (deferred from DM&L Meeting 26th November 2019) – the report as compiled by a Member from Members’ feedback was considered (Appendix 2).

In the ensuing discussion reference was made, in particular, to;

- i. The importance attached to adhering to any practice or processes duly agreed by Council when making representations or on other matters;
- ii. The avoidance of either pre-disposition or pre-determination in contributing to consultation responses (actual and/or perceived);
- iii. The extent to, and means by which those responses which had been received had been collated into a single document, together with other representations as submitted separately;
- iv. The importance attached to any/all representations made in the Council’s name being clearly attributable to the collective and agreed view of the Council and not individual Councillors;
- v. How best the diverse range of skills and experience within the Committee could most suitably be applied in an inclusive and effective way;
- vi. The basis upon which future work streams (such as consultations, Neighbourhood Development Plan etc) might be developed in the most open and inclusive manner;
- vii. The range of levels of knowledge and commitment appropriate to the conduct of responsibilities as a Member of the DM&L Committee

RESOLVED THAT in accordance with the authority delegated by Council (Minute No. 262 refers) the response of Tavistock Town Council be, subject to amending the title to ‘Drafted by Councillor G Parker with input from other Members of the Development Management & Licensing Committee on behalf of Tavistock Town Council’, together with the attachment of the separately prepared and amended Chapter 8;

The foregoing represented the comments of the Council to the Plymouth and South West Devon Supplementary Planning Document Consultation.

- b) **Neighbourhood Development Plan (NDP)** – the report of the Assistant to the Town Clerk was considered (Appendix 3).

In the ensuing discussion reference was made to;

- i. Whether there were sufficient gaps identified in the Joint Local Plan, which an NDP could address, which would make the drafting and adoption of an NDP appropriate;
- ii. The level of commitment which would be required by those Members putting themselves forward to help draft any NDP, over an extensive period;
- iii. The necessity to consult with both local interest groups, and residents, in a variety of ways and at different stages in order that the requirements for public consultation were met;
- iv. The costs involved in drafting an NDP, and the modest level of grant funding now available to help offset these costs;
- v. The ongoing updating and reviewing which would be required, even after an NDP had been adopted, in order that it was kept relevant and in accordance with the Joint Local Plan which itself would be reviewed on an ongoing basis

In order to address the above concerns and come to a preliminary view it was:-

RECOMMENDED THAT Officers explore holding an NDP scoping session for all Members of Council to better inform them of the arrangements for, and issues associated with, developing a NDP for the Town. Any such scoping session to be facilitated by an independent facilitator who had previously been involved in the drafting and adoption of NDPs elsewhere.

- c) **Tree planting at Churchill Retirement Living, Plymouth Road, Tavistock** – the Assistant to the Town Clerk provided feedback as received from the Local Planning Authority with regard the planting of saplings, rather than semi-mature trees, at the location. It was confirmed that the Borough Council's Specialist for Natural Environment would visit the site in the New Year, and would provide further feedback on the planting, having cross-referenced it to the approved landscape plan (JBA 17/103-01 Rev E);
- d) **Appeal Start Notification – P/A No. 4122/18/FUL** Proposed Change of Use of part of field to storage of vehicles (Re-submission P/A No. 2205/18/FUL) had been received (Appendix 4). **Noted with no further representations made.**

292. GENERAL CORRESPONDENCE

No items received.

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

a) Local Annual Waiting Restriction Review Programme 2020/21 – The notification received was considered (Appendix 5), Members were invited to submit their comments to the Assistant to the Town Clerk, no later than 31st December 2019.

Noted That any comments forwarded to the Highways Authority would be on an informal basis, as the deadline for submission did not allow for ratification by Council.

294. 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.

295. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Monday 13th January, 2020 at 6.15pm. (please note change of day)

The Meeting closed at 8.47pm

Signed.....

Dated.....
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)
FOR MEETING 17.12.2019

Applicant's Name, Site Location,	Development Type	Town Council's Comments	Decision by Local	Date of Decision
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P/App No.			Planning Authority	
Huers Construction Consultancy 4c Duke Street Tavistock Devon PL19 0BA	Application for Approval of Details reserved by Condition 2 1273/19/PAH	Not placed before TTC for consideration	Discharge of Condition Approved	11 th November 2019
HSBC CRE HSBC Bedford Square Tavistock PL19 0AH P/A No. 3033/19/LBC	Listed Building Consent for internal alterations and decorations	Support	Conditional Approval	15 th November 2019
Portman Dental Care 25 Plymouth Road Tavistock PL19 8AU P/A No. 3175/19/FUL	Change of use of first floor from residential accommodation (C3 Dwelling houses) to Dental Practice (D1 Non-residential institutions) to provide additional accommodation for existing Dental Surgery	Support	Conditional Approval	15 th November 2019
Mr M Richards The Sheiling Down Road Tavistock PL19 9AG P/A No. 2966/19/TPO	T2: Beech - Crown raise on North side to 5m from ground level. Lateral reduction on North West side by 3m. T3: Beech - Crown raise on South side to 4m from ground level. Reduce secondary branch on East side to the union by 5m. Lateral reduction of tertiary branches by up to 1.2m to balance. Reasons- to reduce overhang onto parking area and house, reduce risk of branches falling	Neutral view – to refer to Landscape Officer	Refusal Lesser Tree Works Allowed	22 nd November 2019

	into garden and reduce excessive shading			
Mr G Johnstone Rill House Down Park Drive Tavistock Devon PL19 9AH P/A No. 3112/19/TPO	T1: Rowan - Fell due to proximity to structure and low amenity value	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	22 nd November 2019
Mrs J Davies 43 Parkwood Road Tavistock PL19 0HH P/A No. 3374/19/TCA	T1: Magnolia - Pollard to 1.5m from ground level - tree is dominating garden and extending over pavement. T2: Western Red Cedar - Crown height reduction by 8m - tree is too large for garden	Neutral view – refer to Landscape Officer	Tree Works No Objections Raised	22 nd November 2019
Mr J Harding Tankersley Down Road Tavistock Devon PL19 9AG P/A No. 3007/19/TPO	T1888: Sweet Chestnut - Crown raise to 4m from ground level. Crown height reduction by 2m on East side to balance shape of tree. Lateral reduction by 2m on West side. Deadwood removal (exempt) Reasons - due to impact on beech hedge and to balance the shape of the tree	Neutral – refer to Landscape Officer	Refusal of Consent with Agreed Lesser Works	22 nd November 2019
Whitchurch Wayfarers Cricket Club Whitchurch House Whitchurch Tavistock PL19 9EL P/A No. 2021/19/FUL	Small extension to existing clubhouse	Support	Conditional Approval	19 th November 2019

<p>Churchill Retirement Living Harewood House 66 Plymouth Road Tavistock Devon PL19 8BU</p> <p>P/A No. 2895/19/VAR</p>	<p>Application for variation of condition 19 of planning permission 2232/17/FUL</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>18th November 2019</p>
<p>Mr A Grindey 100 Monksmead Tavistock PL19 8PR</p> <p>P/A No. 2920/19/HHO</p>	<p>Householder application for demolition of timber garage and building of new single block garage</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>18th November 2019</p>
<p>Miss F Roddy-Watts 66 Fitzford Lodge Plymouth Road Tavistock PL19 8BU</p> <p>P/A No. 3087/19/FUL</p>	<p>Installation of a ground source heat pump</p>	<p>Neutral view – unable to comment as no expertise in this area</p>	<p>Conditional Approval</p>	<p>19th November 2019</p>
<p>Ms P Bennett Courtenay Brook Cottage Courtenay Brook Brook Lane Tavistock PL19 9DP</p> <p>P/A No. 3150/19/CLE</p>	<p>Lawful development certificate for existing use of property for permanent occupation</p>	<p>Neutral view – no evidence to submit</p>	<p>Certificate of Lawfulness (Existing) Certified</p>	<p>19th November 2019</p>
<p>Dr R Handy 9 Maple Close Tavistock Devon PL19 9LL</p> <p>P/A No. 3366/19/NMM</p>	<p>Non material minor amendment to reduce projection from 2.4m to 1.75m to amend planning permission 0285/19/HHO</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>19th November 2019</p>

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING**APPLICATIONS (Appendix B)****FOR MEETING 17.12.2019**

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
Mr P Morris 16 Tremayne Rise Tavistock PL19 8RD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192851	Householder application for conversion of existing garage into residential room. Existing ground floor cloakroom to be modified to include shower	<u>Support</u>
Mr R Eberlie 6 Vigo Mews Parkwood Road Tavistock PL19 0RG	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193543	T1: Elm - Crown height reduction by 2.5-3.5m, lateral reduction of lower branches on North East side over garden by 2-2.5m, remove low branch at 4.5m from ground on North East side taking back to main stem. T2: Elm - Crown height reduction by 2.5-3.5m.	Neutral View – refer to Landscape Officer
Mr Gillett The Sheiling Down Road Tavistock PL19 9AG	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193570	T1-8: Sycamore x8 - Fell. Trees are growing close to the garage	Neutral View – refer to Landscape Officer
Mr G Allott 8 Bluebell Way Tavistock PL19 9SA	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193634	Retrospective householder application for extension to rear	Support
Friends Trusts Ltd 4 Canal Road Tavistock PL19 8AR	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193653	Listed Building Consent for internal alterations to improve accessibility, enlarge Meeting Room, provide toilet and upgrade kitchen facilities	Support
Mr I Douglas Springfield Chollacott Lane Tavistock PL19 9DD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193673	T1: Oak - Deadwood removal (exempt), T2: Oak - Deadwood removal (exempt), T3: Oak - Lateral reduction on North and South sides by 2-3m to give 2m clearance of house, T4: Oak - Lateral reduction on East side by 2-3m to give 3m clearance of house and deadwood removal (exempt).	Neutral View – refer to Landscape Officer

<p>Ms I Chambers The Milking Parlour Higher Wilminstone Wilminstone Tavistock PL19 0JT</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193694</p>	<p>Application for variation of condition 3 of planning permission 2206/18/FUL (and appeal decision APP/Q1153/W/19/3223930)</p>	<p>Object to the removal of the condition on the basis that we support the view of the Planning Inspector, that the condition is required to protect the character of the landscape</p>
<p>Mr J Gould 6 Tremayne Rise Tavistock Devon PL19 8RD</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193478</p>	<p>T1: Oak - Crown height reduction by 2m, lateral reduction by 4m on North and East sides and 2m on West and South sides. Tree is leaning in close proximity to neighbouring properties and dropping branches</p>	<p>Neutral View – refer to Landscape Officer</p>
<p>Mr S Gliddon Land adjacent to Fernside Crease Lane Tavistock PL19 8EW</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193608</p>	<p>Variation of condition 2 (approved plans) of planning consent 0393/18/FUL for alteration to Plot 2</p>	<p>Support</p>
<p>Mr & Mrs D Aston 14 Woodpecker Way Whitchurch Tavistock PL19 9FQ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193625</p>	<p>Householder application for the construction of extensions to dwelling</p>	<p>Support</p>
<p>Mrs A Whitworth 2 Fitzford Cottages Tavistock Devon PL19 8DB</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193750</p>	<p>Application for approval of details reserved by conditions 3 & 4 of listed building consent 1007/19/LBC</p>	<p>Neutral View – refer to Conservation Officer</p>
<p>Mr D Leonard-Williams The Willows 15 Redmoor Close Tavistock PL19 0ER</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193603</p>	<p>T1: Sycamore - Remove low lateral branch at 4.5m from ground level on North West side and 2 lower branches at 3m from ground level on North side. Tree is overhanging gardens. A full climbing survey is also required to identify extent of wound on stem, if dangerous - fell</p>	<p>Neutral View – refer to Landscape Officer</p>

<p>Tavistock Town Council Tavistock Tennis Club Plymouth Road Tavistock PL19 8BU</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192887</p>	<p>T1: Elm - Remove. Roots are lifting footpath and cycle path creating a hazard for pedestrians and cyclists. Tree is in poor condition. T2: Lime - Crown lift to 6m from ground level on tennis club side only. Branches are resting on roof of clubhouse. T3: Copper Beech - Crown lift to 6m from ground level on tennis court side only. Branches overhanging court leading to algae growth on surface making it slippery for players. T4: Multi stemmed Ash - Remove. Tree showing signs of advanced dieback and overhanging footpath/ cycle path.</p>	<p>Support</p>
<p>Cavanna Homes (South West) Limited Land at SX 4722 7457 adjacent to New Launceston Road Tavistock</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193788</p>	<p>Variation of condition 2 (approved plans) in relation to Plots 94 – 96 of planning consent 1472/18/ARM</p>	<p>Neutral View</p>
<p>Mrs R Waite 19 Campion Rise Tavistock Devon PL19 9PU</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193780</p>	<p>Householder application for proposed detached double garage on existing driveway of dwelling (resubmission of 2015/19/HHO)</p>	<p>Object based on previous comments, whilst recognising;</p> <ul style="list-style-type: none"> • Over-development of site - not addressed (DEV10) • Height of garage - partially addressed • Removal of hedgerow - not addressed
<p>Mr M Williamson Unit 2 Westbridge Industrial Estate Tavistock PL19 8DE</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193592</p>	<p>Subdivision of existing industrial unit to provide four smaller industrial units and one showroom</p>	<p>Support</p>
<p>Miss C Furze 2 Barley Market Street Tavistock PL19 0JF</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193773</p>	<p>Construction of external lift</p>	<p>Support</p>

<p>Mr B Walker 50 Plymouth Road Tavistock PL19 8BU</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193866</p> <p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193867</p>	<p>Householder application for part demolition of existing garage and formation of new parking deck</p> <p>Listed Building Consent for part demolition of existing garage and formation of new parking deck</p>	<p>Support</p> <p>Support</p>
<p>Mrs C Silcox 14 Heather Close Tavistock Devon PL19 9QS</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192723</p>	<p>T1: Oak - Remove 1 x secondary limb on North West side at 5m from top of Devon bank. Re-pollard back to original pollard point at 6m from top of bank. Reason - Tree has had multiple branch failures resulting in unbalanced crown and increased likelihood of failure</p>	<p>Neutral View – refer to Landscape Officer</p>