

MINUTES

of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **MONDAY** the **4th FEBRUARY, 2020** at **6.15pm**

PRESENT

Councillor P Ward - **Chairman**

Councillor Mrs U Mann – **Vice Chairman**

Councillor Mrs A Johnson (**Mayor – ex officio**)

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

IN ATTENDANCE

Assistant to the Town Clerk

Councillor P Williamson (Ward Member)

326. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor A Hutton (Deputy Mayor).

327. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 13th January, 2020 be confirmed as a correct record and signed by the Chairman (Appendix 1).

328. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Councillor G Parker declared a personal interest in respect of Planning Application 0041/20/HHO - 14 Oak Road, Tavistock PL19 9EZ by virtue of a friendship with the adjoining neighbour who had consulted Councillor Parker on this matter. Councillor Parker left the Meeting during the consideration of this Application;
- Councillor Mrs A Johnson declared a personal interest in respect of Planning Application 0013/20/TCA Mount Kelly, Parkwood Road, Tavistock PL19 0HZ by virtue of a close family member being both employed by, and living onsite at, the establishment.

329. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received

330. TOWN PLANNING ISSUES

- a) An e-mail had been received raising an objection to Planning Application 4069/19/HHO – 10 Parkwood Road, Tavistock, Devon

PL19 0HH which was due to be considered later in this Meeting (Appendix 2) - **Noted**

331. GENERAL CORRESPONDENCE

No items received.

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

No business brought forward.

333. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions by West Devon Borough Council

Attached at Appendix A. (Appendix 3)

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. (Appendix 4)

334. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 25th February, 2020 at 6.15pm.

The Meeting closed at 7.13pm

Signed.....

Dated.....
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)
FOR MEETING 04.02.2020

<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>
Ms I Chambers The Milking Parlour Higher Wilminstone Wilminstone	Application for variation of condition 3 of planning permission 2206/18/FUL (and	Object to the removal of the condition on the basis that we	Refusal	2 nd January 2020

Tavistock PL19 0JT P/A No. 3694/19/VAR	appeal decision APP/Q1153/W/19/3223 930)	support the view of the Planning Inspector, that the condition is required to protect the character of the landscape		
Mr P Morris 16 Tremayne Rise Tavistock PL19 8RD P/A No. 2851/19/HHO	Householder application for conversion of existing garage into residential room. Existing ground floor cloakroom to be modified to include shower	Support	Conditional Approval	15 th January 2020
Tavistock Town Council Magistrates Court Bedford Square Tavistock PL19 0AE P/A No. 3121/19/LBC	Listed Building Consent for provision of hard landscaping to car park, formation of public lawn, repositioning of Duke of Bedford statue, re ordering of historic perimeter posts to original positions, provision of replacement lamp post and new low level wash lighting, up lighting to statue and war memorial and new surface water drainage	Support	Conditional Approval	17 th January 2020
Mr G Allott 8 Bluebell Way Tavistock PL19 9SA P/A No. 3634/19/HHO	Retrospective householder application for extension to rear	Support	Conditional Approval	13 th January 2020
Friends Trusts Ltd 4 Canal Road Tavistock PL19 8AR P/A No. 3653/19/LBC	Listed Building Consent for internal alterations to improve accessibility, enlarge Meeting Room, provide toilet and upgrade kitchen facilities	Support	Conditional Approval	15 th January 2020

<p>Miss C Furze 2 Barley Market Street Tavistock PL19 0JF</p> <p>P/A No. 3773/19/FUL</p>	<p>Construction of external lift</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>17th January 2020</p>
<p>Ms J Flatman The Leaze 7 Kilworthy Hill Tavistock PL19 0EP</p> <p>P/A No. 4035/19/TCA</p>	<p>T1: Ash - Fell and remove - Trees causing damage to boundary wall and leaning over road and neighbouring property. T2: Sycamore - Crown height reduction by 2m - Tree very tall with possibility of causing damage to telephone wires. T3: Ash - Crown height reduction by 2m - Tree very tall with possibility of causing damage to telephone wires. T4: Bay - Crown height reduction and lateral reduction on all sides by 0.5m - To prevent damage to telephone wires and improve shape. T5: Mulberry - Crown height reduction and lateral reduction on all sides by 1m - To improve shape and prevent becoming too tall. T6: Evergreen - Crown height reduction by 2m - To prevent becoming too tall.</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>No Objections Raised</p>	<p>17th January 2020</p>
<p>Tavistock Town Council Tavistock Tennis Club Plymouth Road Tavistock PL19 8BU</p> <p>P/A No. 2887/19/TCA</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</p>	<p>Support</p>	<p>No Objections Raised</p>	<p>8th January 2020</p>

	<p>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>Mrs Eldridge 9 Old Launceston Road Tavistock PL19 8NA</p> <p>P/A No. 3342/19/FUL</p>	<p>New single storey dwelling</p>	<p>Object – over development of site; poor access; lacks basic amenities; Contrary to Dev 10</p>	<p>Refusal</p>	<p>9th January 2020</p>
<p>Mr S Hipsey 21 Redmoor Close Tavistock PL19 0ER</p> <p>P/A No. 3420/19/TPO</p>	<p>T1: Ash - Sectional fell/ dismantle. Tree is suffering with Ash Dieback.</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>8th January 2020</p>
<p>Mr J Gould 6 Tremayne Rise Tavistock Devon PL19 8RD</p> <p>P/A No. 3478/19/TPO</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>Refusal of Consent</p>	<p>10th January 2020</p>

<p>Mr Gillett The Sheiling Down Road Tavistock PL19 9AG</p> <p>P/A No. 3570/19/TPO</p>	<p>T1-8: Sycamore x8 - Fell. Trees are growing close to the garage</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>10th January 2020</p>
<p>Mr P Willis Tavistock Roofing Solutions 27 West Street Tavistock PL19 8JY</p> <p>P/A No. 3574/19/LBC</p>	<p>Listed building consent for replacement chimney</p>	<p>Object – to the proposed introduction of brick to a Grade II Listed Building within the Conservation Area</p>	<p>Conditional Approval</p>	<p>10th January 2020</p>
<p>Mr D Leonard- Williams The Willows 15 Redmoor Close Tavistock PL19 0ER</p> <p>P/A No. 3603/19/TPO</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>Refusal of Consent with Agreed Lesser Works</p>	<p>10th January 2020</p>
<p>Mr J McDowall 22 West Street Tavistock Devon PL19 8AN</p> <p>P/A No. 3644/19/ARC</p>	<p>Application for approval of details reserved by conditions 4, 5, 6, 9, 11, 12 and 13 of Planning Consent 2518/18/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Conditional Approved</p>	<p>6th January 2020</p>
<p>Mr I Douglas Springfield Chollacott Lane Tavistock PL19 9DD</p> <p>P/A No. 3673/19/TPO</p>	<p>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,</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>10th January 2020</p>

	T4: Oak - Lateral reduction on East side by 2-3m to give 3m clearance of house and deadwood removal (exempt).			
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TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR MEETING 04.02.2020

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
Mr & Mrs D. Challis 10 Parkwood Road Tavistock PL19 0HH	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194069	Householder application for demolition of covered utility area and porch, construction of two single storey extensions including garage	Object – on the basis of harm to a 'positive element' in the Conservation Area. This is contrary to DEV 21 of the Joint Local Plan and the NPPF
Mr D Leonard-Williams The Willows 15 Redmoor Close Tavistock PL19 0ER	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200234	T1: Sycamore - Fell due to fungus and decay	Neutral View – refer to Landscape Officer
R Gardner Gardner Property Investments Ltd Land rear of 3 Brook Street Tavistock PL19 0HD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194161 http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200126	Development of four one bedroom residential units in new two storey building Listed building consent for development of four one bedroom residential units in new two storey building	Whilst supporting the principle of building residential properties in town centres; Object – as it was considered this is overdevelopment on a very restricted site contrary to DEV 10, 20, 29 & 31. Issues included, but were not limited to, <ul style="list-style-type: none"> • Lack of recycling bin and cycle storage; • Loss of light

Devon Partnership NHS Trust Devon Partnership Trust The Quay Plymouth Road Tavistock PL19 8AB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194155	Change of use to second floor rooms to counselling rooms (class D1) with ancillary B1 use (office)	Support
M Carr & A Miller 46 Oak Road Tavistock PL19 9EZ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194128	Householder application for proposed side extension and new parking spaces to rear	Support
Mr T Faircloth Higher Wilminstone Farm Wilminstone Tavistock PL19 0JT	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192565	READVERTISEMENT (Revised plans received) Retrospective application for the erection of agricultural storage building	Object – on the basis that the Committee could see no justification for an agricultural building of this scale, in a location of this size (TTV26 and DEV15). It is strongly recommended that the Planning Authority visit this site.
Mr S Bowditch 14 Oak Road Tavistock PL19 9EZ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200041	Householder application for two storey side extension	Support
Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193837	Listed Building Consent for change to ground floor plan to include new toilets for undeveloped cafe into as built retail shop	Support
Dr W Miller 28 Abbotsfield Crescent Tavistock PL19 8EY	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194085	Householder application for modifications to roof of garage adjacent to approved extension (amendments and resubmission of householder consent 4006/18/HHO)	Support
Mr J Thewlis Tavistock Golf Club Down Road Tavistock PL19 9AQ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193977	Construction of timber shed to house and charge electric buggies	Support

<p>Mr Stevens Mount Kelly Parkwood Road Tavistock PL19 0HZ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200013</p>	<p>T1: Norway Maple - Fell. Colonized by Honey Fungus, structural condition has declined from decay. T2: Norway Maple - Fell. Large areas of bark death on main stem. T3: Norway Maple - Removal of dangerous limb at 3m from ground level (exempt). T4: Blue Atlantic Cedar - Fell (exempt). Significant die back is visible, tree is dying</p>	<p>Neutral View – refer to Landscape Officer</p>
<p>Mr A Simpson 36 Fitzford Cottages Tavistock PL19 8DB</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200006</p>	<p>Listed building consent for external alterations</p>	<p>Support</p>
<p>Mr G Drinkwater Hill House Kilworthy Hill Tavistock PL19 0EP</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200014</p>	<p>T1: Cherry - Fell. Tree is diseased</p>	<p>Neutral View – refer to Landscape Officer</p>
<p>Miss J Humphries Kimberleigh Bolt House Close Tavistock PL19 8LN</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200069</p>	<p>Part retrospective householder application for 2 storey side extension, rear dormer style windows and internal alterations (resubmission of 0104/19/HHO)</p>	<p>Support</p>