

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **MONDAY** the **13TH JANUARY, 2020** at **6.15pm**

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, G Parker,
P Squire, A Fey and A Venning

IN ATTENDANCE Assistant to the Town Clerk
Administrative & Democratic Support Officer
(A&DSO)
Town Clerk

305. APOLOGIES FOR ABSENCE

There were no apologies for absence as all Members were present.

306. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 17th December, 2019 be confirmed as a correct record and signed by the Chairman (Appendix 1).

Noted That a Member enquired if the Committee if was happy with the comments forwarded to WDBC for the Supplementary Planning Document and Statement of Community Involvement 2019. The Members of the Committee were in agreement with the comments forwarded.

307. DECLARATIONS OF INTEREST

During consideration of Planning Applications, the following Declarations of Interest were made;

- Councillor P Squire declared an interest in respect of Planning Application 4092/19 Hurdwick Golf Club House, Hurdwick, Tavistock, PL19 0LL by virtue of being a near neighbour and did not vote on this Application;
- Councillor G Parker declared a personal interest in respect of Planning Application 4029/19 2 Bedford Villas, Spring Hill, Tavistock, PL19 8LA by virtue of engaging the same Architect as the Applicants;

308. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received

309 TOWN PLANNING ISSUES

- a) Licensing Application – an application to sell alcohol for consumption on the premises in respect of Carters Deli, 48a Brook Street, Tavistock, PL19 0HD was considered (Appendix 2) – **No comments made;**
- b) New Premises Licence Application – for Tavistock Town Council to cover Tavistock Town Council, Butchers’ Hall, Pannier Market, Bedford Square and Guildhall Square was considered (Appendix 3) – **Decision to Support.**

310. GENERAL CORRESPONDENCE

No items received.

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

a) The Chairman informed the Committee there was currently insufficient Internet band width for all Members to use electronic devices during a Meeting. Therefore, Members would be asked to switch off their devices at future Meetings, if necessary.

b) The Vice Chairman informed the Committee that she had attended a site visit on behalf of Tavistock Town Council, in respect of Planning Application 2878/19/FUL Whitchurch Methodist Church. The Application had gained consent at WDBC’s Development Management & Licensing Committee on Tuesday 7th January, 2020 with conditions being applied to offset the road safety issues which had been raised with regard this Application.

The Vice Chairman had also attended WDBC’s Development Management & Licensing Committee Meeting where she had reiterated Tavistock Town Council objections to the Planning Application.

Noted That a Member informed the Committee that local residents who had objected to this Application had thanked Tavistock Town Council for its support with regard this Planning Application.

Noted That the Chairman thanked the Vice Chairman for representing the Town Council at both the WDBC Development Management & Licensing Committee Meeting and the site visit.

312. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions by West Devon Borough Council

Attached at Appendix A. (Appendix 4)

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 5)

Noted That Councillor T Fey abstained from voting with regard to Planning Application 4092/19/FUL Hurdwick Golf Club House.

313. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 4th February, 2020 at 6.15pm.

The Meeting closed at 7.12pm

Signed.....

Dated.....
 CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)
FOR MEETING 13.01.2020

<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>
Mr B May Virginia Cottage Mount Tavy Road Tavistock PL19 9JE	P/A No. 3549/19/TPO T1: Oak - Fell due to problems associated with nearby Fir tree causing excessive lean	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	20 th December 2019
	P/A No. 3542/19/TPO T1: Fir - Fell due to roots causing damage of steps and safety/trip hazard and causing light deprivation to nearby Oak	Neutral view – refer to Landscape Officer	Refusal of Consent	20 th December 2019

		Would prefer attempts are made to preserve the trees, and alternative options are considered i.e. adjustments to the steps		
Mr R Eberlie 6 Vigo Mews Parkwood Road Tavistock PL19 0RG P/A No. 3543/19/TCA	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	No Objections Raised	20 th December 2019
Mr G White 5 Hessary View Tavistock Devon PL19 0EZ P/A No. 3383/19/TPO	T1: Ash - Fell and remove due to Ash Dieback	Neutral View – refer to Landscape Officer	Refusal of Consent	20 th December 2019
Mr & Mrs N Robins Redmoor House Down Road Tavistock Devon PL19 9AF P/A No. 3357/19/TPO	T1: Norway Maple - crown height reduction by 1.5m back to previous pruning points and thinning around telephone wire to preserve shape and protect phone lines	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	20 th December 2019
Diocese of Exeter Vicarage 5a Plymouth Road Tavistock Devon PL19 8AU P/A No. 3753/19/TEX	T10: Common Beech – fell, dead, safety risk	Not placed before TTC for consideration	Grant of Exemption	18 th December 2019

<p>Palmway Estates c/o N T Woolcock 5 Market Street Tavistock Devon PL19 0DA</p> <p>P/A No. 2359/19/LBC</p>	<p>Listed building consent for removal of existing concrete render, repairs/replacement of isolated structural timbers, replacement of render with traditional lime plaster and associated timber repairs to pediment (part retrospective)</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>10th December 2019</p>
<p>Mr S Tindall Greenfields Bolt House Close Tavistock PL19 8LN</p> <p>P/A No. 2516/19/HHO</p>	<p>Householder application for alterations and extensions, including addition of garage</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>10th December 2019</p>
<p>Mount Kelly Foundation Former Hazeldon House Preparatory School Parkwood Road Tavistock Devon PL19 0JS</p> <p>P/A No. 2875/19/CLE</p>	<p>To reconsider the Application previously considered at DM&L Meeting on 24th September 2019, in view of additional information now available</p> <p>Lawful development certificate for existing use of Hazeldon House as a residential dwelling</p>	<p>Neutral View – TTC would refer partially to its previous view that refer you to application 2236/17/OPA and subsequent site visit, which described the building as being a school; therefore this being its lawful use (would remove comment “ostensibly the applicant has not provided any supporting evidence”)</p>	<p>Certificate of Lawfulness (Existing) Certified</p>	<p>5th December 2019</p>
<p>Mr & Mrs S Hay Tregarland Care Home 51 Whitchurch Road Tavistock PL19 9BD</p>	<p>Extension and alteration to the existing administration office serving Tregarland Care Home to provide additional</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>25th November 2019</p>

P/A No. 2904/19/FUL	floor area for the on-going business use			
Mr J Taylor The Quay Plymouth Road Tavistock Devon PL19 8AB P/A No. 3555/19/ARC	Application for Approval of Details reserved by Condition 3 of Planning Consent 2149/19/FUL	Not placed before TTC for consideration	Discharge of Condition Approved	19 th December 2019
Mr & Mrs F Rae 178 Whitchurch Road Tavistock PL19 9DF P/A No. 2574/19/HHO	Householder application for proposed replacement of rear uPVC conservatory with two storey extension	Support	Conditional Approval	19 th December 2019
Ms P Hext 1 West Street Tavistock PL19 8AD	P/A No. 3178/19/FUL Change of use to first and second floor from commercial use to residential P/A No. 3179/19/LBC Listed building consent for change of use to first and second floor from commercial use to residential	Support Support	Conditional Approval Conditional Approval	16 th December 2019 16 th December 2019
Mr & Mrs R Laker 17 Courtlands Rd Tavistock Devon PL19 0EF P/A No. 3431/19/HHO	Householder application for proposed single storey rear extension for improved kitchen and family room and internal alterations to dwelling	Support	Conditional Approval	20 th December 2019
Mr Lewandowski Rising Hill Down Road Tavistock PL19 9AG P/A No. 3499/19/FUL	Change of use from single dwelling house to use as two single dwelling houses	Support – subject to maximum retention or replacement of trees and hedgerows	Conditional Approval	20 th December 2019

Mr & Mrs D Aston 14 Woodpecker Way Whitchurch Tavistock PL19 9FQ P/A No. 3625/19/HHO	Householder application for the construction of extensions to dwelling	Support	Conditional Approval	23 rd December 2019
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TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 13.01.2020

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
Mrs C Silcox 14 Heather Close Tavistock Devon PL19 9QS	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192723	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.	Neutral View – refer to Landscape Officer
Mr R Brew 13 College Avenue Tavistock PL19 0HU	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193806	Householder application for single storey rear extension	Support
Dr & Mrs S Mullin 15a Watts Road Tavistock PL19 8LF	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193949	Householder application for erection of an extension (alternative to Sun Room approved under 1593/19/HHO)	Support
Ms J Flatman The Leaze 7 Kilworthy Hill Tavistock PL19 0EP	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194035	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	Neutral View – refer to Landscape Officer

		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.	
Mrs I Vigars 15 Edgcumbe Drive Tavistock PL19 0ET	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194166	T1: Norway Maple - Reduce 4x lower branches on west side by 3-3.5m so level with wooden fence and reduce 3x lower branches on south west side by 3m as branches are overhanging home on west side and neighbours garden behind shed to south	Neutral View – refer to Landscape Officer
Mr N Robins Redmoor House Down Road Tavistock PL19 9AF	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194165	Description: T1: Alder - Remove and replant with native broadleaf tree as in poor health with cavities at base and in main stem; T2: Ash - Remove as tree has Ash Die Back and replant with native broadleaf tree	Neutral View – refer to Landscape Officer with the preference that semi-mature trees be used as opposed to saplings.
Mr A Powell Devon Partnership NHS Trust The Quay Plymouth Road Tavistock PL19 8AB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194102	Retrospective application for change of use to first floor rooms FF03 (incorporating FF04 and FF05) to Counselling rooms (Class D1) and retention of use Class B1 Office to FF12 (incorporating FF13 and FF14)	Support
Mr & Mrs M Wood Hurdwick Golf Club House Hurdwick Tavistock PL19 0LL	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194092	Construction of new dwelling on site of redundant golf house	Object – on the basis that as the existing building is not fit for conversion this would be classed as a new build in a non-sustainable rural area. Previously submitted objections: <ul style="list-style-type: none"> • Unjustified loss of a recreational facility, contrary to

			<p>Policy DEV 3 (JLP);</p> <ul style="list-style-type: none"> • Unjustified development in the countryside, contrary to Policy TTV 26 (JLP); • Badly located with regard public services, this will require the inevitable use of a private car, contrary to Policy SPT2 (JLP)
<p>Mr & Mrs Hinckley 2 Bedford Villas Spring Hill Tavistock PL19 8LA</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194029</p>	<p>Application for approval of details reserved by conditions 3, 4 and 6 of planning consent 2095/19/LBC</p>	<p>Neutral View</p>
<p>Mrs Tynan 38 Chaucer Road Tavistock PL19 9AJ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194167</p>	<p>T1: Purple Maple - Crown height and lateral reduction on all sides by no more than 2.25m; T2: Variegated Maple - Crown height and lateral reduction on all sides by no more than 2.25m. Garden and house are small and without regular maintenance the trees will become too large for their situation and require severe remedial works. Trees also overhang foot path and potentially road if not worked on regularly.</p>	<p>Neutral View – refer to Landscape Officer</p>
<p>Mr T Walker Rockmount Drake Road Tavistock PL19 0AX</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194154</p>	<p>Householder application for single storey extension</p>	<p>Object to the Application as it currently stands based on the following concerns;</p> <ul style="list-style-type: none"> • of not being able to effectively manage any potential flood risk; • lack of capability to build a soakaway;

			<ul style="list-style-type: none">• there are no means of attenuating the surface water;• share those of the local resident regarding the impacts an additional build would have on the existing drainage system;• That the last Flood Risk Assessment by South West Water was dated January 2008 and there have been three additional developments to the building since then <p>It is recommended that a site visit be arranged to enable a better understanding of the Application.</p>
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