

MINUTES

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at: <https://us02web.zoom.us/j/85682160456> (for Councillors who wished to attend) and https://www.youtube.com/results?search_query=tavistock+town+council (for the public who wished to attend) on Monday 2nd November, 2020 at 5.00pm.

PRESENT

Councillor P Ward – Chairman
Councillor J Ellis – Vice Chairman

Councillor Mrs A Johnson (Mayor – ex officio)
Councillor A Hutton (Deputy Mayor – ex officio)
Councillors Ms L Crawford, A Fey, A Lewis, G Parker, B Smith and P Squire

IN ATTENDANCE

Assistant to the Town Clerk

118. APOLOGIES FOR ABSENCE

No apologies for absence had been received.

119. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Special Meeting of the Development Management & Licensing Committee held on Thursday 22nd October, 2020 be confirmed as a correct record and signed by the Chairman (Appendix 1).

120. DECLARATIONS OF INTEREST

The following Declaration of Interest was made;

- Councillor P Squire – Planning Application 2852/20/HHO 113 Old Exeter Road, Tavistock, Devon PL19 0JB a personal non-pecuniary interest, by virtue of a friendship with the applicant.

121. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

122. TOWN PLANNING ISSUES

- a) Licensing Application for Sovereign Wines, Unit 22-24 Plymouth Road Industrial Estate, Tavistock, PL19 9QN (formerly Steevenson Wines). To consider the Application received (Appendix 2), to vary the current Licence to include;
- the supply of alcohol for consumption on the premises which will be restricted to wine tasting and educational events only;
 - to amend the supply of alcohol and opening hours to Monday to Wednesday 9am – 9pm, Thursday to Friday 9am – 10pm and Sunday 10am – 4pm. The current supply and opening hours are Monday to Sunday 8.30am – 5.30pm;
 - to amend the plan of the premises to increase the supply of alcohol area

The Application was 'noted', with no comments to submit.

123. GENERAL CORRESPONDANCE

No items received.

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

No items brought forward.

125. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council attached at Appendix A. (Appendix 3).

b) NEW Planning Applications

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).

126. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 24th November, 2020 at 5.00pm.

The Meeting closed at 6.13pm

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 02.11.2020

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr M Phillips Guardian Industrial UK Limited 2 Arimoor Gardens Tavistock PL19 9HN</p> <p>P/A No. 1968/20/HHO</p>	<p>Householder application for extension and re- modelling</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>6th October 2020</p>
<p>Mr & Mrs P Ward 205 Whitchurch Road Tavistock PL19 9DQ</p> <p>P/A No. 2396/20/LBC</p>	<p>Listed building consent to replace vertical slate hanging to front elevation and rainwater goods, repairs to drainage, veranda and windows and installation of secondary glazing</p>	<p>Support</p> <p>Pleased to see;</p> <ul style="list-style-type: none"> • the use of timber windows and cast iron down pipes; • the careful use of original slates or identical replacements; • the inclusion of a Heritage Statement <p>The quality of the proposed works was also noted</p>	<p>Conditional Approval</p>	<p>8th October 2020</p>
<p>Mr S Mallett 14 Willow Road Tavistock PL19 9JH</p> <p>P/A No. 2408/20/TPO</p>	<p>G1: Hazel x3, Holly x3 & Sycamore x3 - Lateral reduction by 1.5m on North and South sides, crown thin by 15%, crown lift to 3m from ground level. T2: Sycamore - Removal of 2x branches at 4m and 5m from ground level on South side. T3:</p>	<p>Neutral View refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>5th October 2020</p>

	Sycamore - Removal of 3x branches at 5m from ground level on South side. T4: Oak - Crown lift to 5m from ground level. T5: Oak and T6: Laurel - Remove - dead trees. Reasons: dead from poor previous pruning, possible fungal attack			
Mr & Mrs Mallin 54 Westmoor Park Tavistock PL19 9AB P/A No. 2478/20/HHO	Householder application to convert existing garage, single storey infill extension to rear and other alterations	Support	Conditional Approval	5 th October 2020
Tavistock Town Council Magistrates Court Bedford Square Tavistock PL19 0AE	P/A No. 2531/20/ARC Application for approval of details reserved by conditions 3 and 4 of planning consent 3121/19/LBC P/A No. 2534/20/ARC Application for approval of details reserved by conditions 3, 4, 7 and 8 of Planning Consent 3120/19/FUL	Support	Discharge of Condition Approved	5 th October 2020
		Not placed before TTC for consideration	Discharge of Conditions – Split Decision	6 th October 2020
Ms L Fowler, Mr D Symons, Mrs G Norman & Mr J Giles 13, 15, 17 & 21 Beech Close Tavistock PL19 9DW P/A No. 2568/20/TPO	G1: Alder x 3 - Lateral reduction on West side by 2.5-3m to reduce shading and overhang to property. G2: Multi stemmed hazel/willow - Lateral reduction on West side by 2.5-3m to reduce shading and overhang to property. Height reduction of all stems by 2.5m to	Neutral View refer to Landscape Officer	Tree Works Allowed	5 th October 2020

	reduce shading. G3: Multi stemmed hazel/willow/hawthorn - Lateral reduction on West side by 2.5-3m to reduce shading and overhang to property. Height reduction of all stems by 2.5m to reduce shading. T1: Hawthorn - Lateral reduction on all sides by 1-1.5m and crown height reduction by 2.5m to reduce shading and overhang to garden.			
Mr P Hodges 80 Parkwood Road Tavistock PL19 0HH P/A No. 2640/20/TCA	T1: Ash - Fell due to ash dieback	Neutral View – refer to Landscape Officer Would like to see the tree replaced with a tree of a different variety	Tree Works No Objections Raised	6 th October 2020
Mrs J Wildman 3 Hessary View Tavistock PL19 0EZ P/A No. 3311/20/TEX	T2: Sycamore – retrospective application for 5-day notice to fell, diseased.	Not placed before TTC for consideration	Grant of Exemption	16 th October 2020
Mr C Collier Barnbrook Middlebrook Farm Brook Lane Tavistock PL19 9DP P/A No. 2103/20/HHO	Householder application for creation of dormer roof in existing stand-alone garage to create additional family accommodation	Neutral View – TTC would like to draw attention to the objection of the next door neighbour who has expressed concern about the proposed design	Conditional Approval	13 th October 2020
Mrs C Jacobs Sangers Mohuns Close Tavistock PL19 9BJ	Householder application for infill extension to side of property to link main dwelling with the	Support	Conditional Approval	16 th October 2020

P/A No. 2530/20/HHO	garage, also to be converted into habitable accommodation. Existing conservatory to be replaced and incorporated into layout of main house			
Tavistock Town Council Pearses Meadow adjacent to Cherwell Pixon Lane Tavistock Devon PL19 8DH P/A NO. 3065/20/TCA	T50: Elm - Coppice to 0.5m from ground level. T1: Sycamore - Deadwood removal (exempt), crown raise to 6m from ground level over footpath and property. T200: Lime - Crown reduction by 2.5-3m on all sides.	Support	No Objections Raised	21 st October 2020
Mr C Spencer 7 Deer Park Close Tavistock PL19 9HE P/A No. 2952/20/TCA	T1: Beech - lateral reduction by 3-4m on south side due to excessive shading and encroachment onto house; T2: Beech - reduction of limb at 6m from ground level by 3m on South side to enable T1 to develop N/S canopy	Neutral View refer to Landscape Officer	No Objections Raised	21 st October 2020
Mr D Windermer 1 St Johns Tavistock PL19 9RF P/A No. 2412/20/TPO	T1: Lime & G7: Lime x1 - Removal of epicormic growth around base. Crown raise to approx. 3m from ground level. Trees are dropping branches.	Neutral View refer to Landscape Officer	Grant of Conditional Consent	23 rd October 2020

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 02.11.2020

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr A J Deakin 1 Cole Moore Meadow Tavistock PL19 0ES	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203011	T1: Ash - Fell, tree is overgrown and showing signs of ash dieback.	Neutral View refer to Landscape officer. However, we would request that at least one replacement tree is planted.
Ms Miller & Ms Sweetser 23 Chaucer Road Tavistock PL19 9AJ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203026	Demolition of existing bungalow and replacement with new	Support However, to be a 'passive house' it was felt that grey water recycling should be considered.
Mr J Booth Phoenix House Maudlins Park Tavistock PL19 8LJ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203082	Householder application for proposed erection of garage for domestic use	Support
Mr G Newby 24 Boughthayes Tavistock PL19 8EF	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203081	Application for variation of condition 1 of planning permission 1664/18/FUL	Neutral View. This Council remains opposed to the construction of dwellings on this site, however it accepts that this is a slight improvement on the original application.
Mr K Fielder 56 Plymouth Road Tavistock PL19 8BU	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203048	Retrospective Listed Building Consent for replacement of three windows at rear due to infestation with dry rot	Support

<p>Mr & Mrs I Murphy 1 Downlea Tavistock PL19 9AW</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202937</p>	<p>Householder application for construction of two storey extension</p>	<p>Support</p>
<p>Mr J Edgar 35 Whitchurch Road Tavistock PL19 9BB</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203089</p>	<p>Householder application for improvements to pedestrian access and formation of parking bay</p>	<p>Object - Due to concerns around;</p> <ul style="list-style-type: none"> • Highway and pedestrian safety; • The visual impact on the local amenity by the removal of the stone wall
<p>Mrs L Gardener Crossways Church Hill Whitchurch Tavistock PL19 9ED</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203262</p>	<p>G1: Beech x 2 - Crown height reduction by 3.5m, lateral reduction on all sides by 3m. T2: Douglas Fir - Fell and remove. T3: Ash - Pollard to 3.5m from ground level. T4-T7: Western Red Cedar - Crown height reduction by 3.5m. T8, T9, T10 & T12: Western Red Cedar - Crown height reduction by 3.5m. T11: Western Red Cedar - Fell and remove. T13: Douglas Fir - Removal of branch at 5.5m from ground level on West side, crown lift to 2.5m from ground level on all sides, lateral reduction on East side by 2.5m. T14: Ash, T15: Holly & T16: Sycamore - Crown height reduction by 2.5m. T17 & T18: Western Red Cedar - Fell and remove</p>	<p>Object -</p> <ul style="list-style-type: none"> • Pending assessment of the impact of proposed tree works on the Whitchurch Conservation Area; • This application needs to be assessed by both the Conservation Officer and Landscape Officer; • It would appear that a Heritage Assessment is also required.
<p>Mr & Mrs D R & S de Glanville 113 Old Exeter Road Tavistock PL19 0JB</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202852</p>	<p>Householder application for creation of 1no. extra car park space next to existing garage at road level</p>	<p>Neutral View</p> <p>However, it was felt the removal of the old stone wall is regrettable, and not strictly necessary to allow an extra parking space to be created.</p>

			Concerns were also raised with regard highway safety.
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