

MINUTES

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 1st February, 2022** at **5.30pm**.

PRESENT

Councillor P Ward **Chairman**
Councillor J Ellis **Vice Chairman**

Councillor Mrs U Mann **Deputy Mayor – ex officio**

Councillors B Smith, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk
Councillor A Lewis (Ward Member)

297. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Ms L Crawford, A Fey, A Hutton (Mayor ex-officio) and Mrs G Parker.

298. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 11th January, 2022 be confirmed as a correct record and signed by the Chairman (Appendix 1).

299. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

300. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

301. TOWN PLANNING ISSUES

No items received.

Noted That the Assistant to the Town Clerk undertook to ascertain if a response had been received to the letter sent to the Secretary of State for Levelling Up, Housing & Communities, with regard Planning Application No. 3652/20/FUL (Minute No. 289(ii) refers).

302. GENERAL CORRESPONDANCE

No items received.

303. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) The Notes of the NDP Steering Group Meeting held on 12th January, 2022 were received and noted (Appendix 2);
- b) The Chairman of the NDP Steering Group reported that the next Meeting of the Group would take place on Wednesday 12th January 2022, at 6pm at Tavistock College, and would be on a face to face basis.

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

No items brought forward.

305. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

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

b) NEW Planning Applications

New Planning Applications to West Devon Borough Council.

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 4).

306. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 22nd February, 2022 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 5.55pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 01.02.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr J Irwin Devon County Council Wallbrook Quarry Tavistock PL19 0JP</p> <p>P/A No. 4064/21/TPO</p>	<p>T1(ref ELM-DTS1-9530-1): Ash - Pollard at 10 metres from ground level due to being dead; G2(ref ELM-DTS1-9530-2): Ash x 6 - Pollard to 5metres from ground level due to Ash dieback</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Grant of Conditional Consent</p>	<p>5th January 2022</p>
<p>Baker Estates Ltd Land At Plymouth Road Tavistock</p> <p>P/A No. 0723/21/FUL</p>	<p>Hybrid application comprising full planning application for the erection of 44 residential dwellings, formation of access, associated public open space, landscaping and infrastructure; and outline planning application for 0.76ha of commercial land (use class E(g) - formerly B1 with all matters reserved, except means of access</p>	<p>Tavistock Town Council objects to application 21/0723 on the following grounds:</p> <p>1. The application does not accord with the terms of allocation TTV17 in the extant and adopted Joint Local Plan (JLP), which includes 18,600 square metres of employment. Tavistock Town Council (TTC) is not convinced by the arguments made to justify deviation from the JLP and is of the opinion that the Local Planning Authority must refuse planning permission.</p>	<p>Refusal</p>	<p>21st December 2021</p>

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		<p>2. The current application includes 2,500 square metres of employment on a 0.76 ha parcel of land. Taken together with the previous application for the "Linden" site, the two applications together leave a shortfall of 7,000 square metres. The JLP is clear that the allocation of 18,600 square metres of employment is in order not only to meet current needs but also to provide for the town's future needs and resilience. TTC is acutely aware that parishioners are worried about the expansion of housing in the town without accompanying expansion of employment opportunities.</p> <p>3. Paragraph 5.91 of the JLP specifies that the land to the north of the lane</p>		

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		<p>that bisects the allocation, the current application site, is suited principally for new employment uses, predominantly Use Class B1 whereas the land to the south is suited for residential purposes. The allocation of land is clearly shown on the Proposals map. TTC has not seen any convincing explanations for why the allocations specified in the JLP are being ignored.</p> <p>4. TTC rejects the argument that the adjacent Linden site already satisfies the employment allocation. This site cannot deliver 18,600 square metres of employment on the 2.0 ha site allocated. WDBC has agreed that the maximum would be 8,500 square</p>		

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		<p>metres. TTC understands that a conflict exists between the planning permission that has been granted and the draft s.106 agreement that raise doubt as to whether any employment space can be delivered.</p> <p>5. TTC rejects the argument that the availability of employment space elsewhere in the JLP area justifies failure to deliver the full allocation in Tavistock. TTC and parishioners do not wish to see Tavistock become a dormitory town for people working elsewhere with the associated commuting and harm to the environment and social structure of the town.</p> <p>6. TTC deplores the absence of affordable homes within the application</p>		

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		<p>site or the payment towards off-site affordable homes. TTC notes the viability argument but remains unconvinced. The JLP expects that 30% of homes within developments should be affordable.</p> <p>7. TTC has previously criticised the absence of contributions to local public transport and to primary school education and remains of the same opinion.</p>		
<p>S Novak Land adjacent to Brook Farm Brook Lane Tavistock</p> <p>P/A No. 2896/21/ARC</p>	<p>Application for approval of details reserved by Conditions 3, 4 & 5 of Planning Permission 0946/17/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>21st December 2021</p>
<p>Ms O Langmead 220 Whitchurch Road Tavistock PL19 9DQ</p> <p>P/A No. 3893/21/HHO</p>	<p>Householder application to reconfigure existing driveway gate posts, replace entrance gates and widen drive</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>20th December 2021</p>

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Mr & Mrs D Boyer 38 West Street Tavistock PL19 8JZ P/A No. 4022/21/HHO	Householder application for proposed rear external staircase to improve access from dwelling to elevated rear garden	Support	Refusal	21 st December 2021
Mrs S Andrews Primrose Cottage 11 Mount Tavy Road Tavistock PL19 9JB P/A No. 4349/21/TCA	T1: Beech – lateral crown reduction by 2-2.5m on all sides and crown height reduction by 2-2.5m to remove excessive shading from house and garden	Neutral View refer to Tree Specialist	Tree Works No Objections Raised	24 th December 2021
Mr R Keast 29 Uplands Tavistock PL19 8ET	Householder application for two storey side extension	Support	Conditional Approval	5 th January 2022
Mrs C Carr Virginia Cottage Mount Tavy Road Tavistock PL19 9JE P/A No. 4213/21/TPO	T1: Cotoneaster Frigidus - Crown reduction by 1-1.5m on all sides to contain and prevent encroachment on other trees. T2: Yew – Crown height reduction by 0.5m and lateral reduction by approx. 0.2m on all sides to contain and prevent encroachment on other trees. T3: Ash – Fell due to ash dieback. T4: Oak – Crown reduce Southern lateral branches by approx. 2m, crown lift to 4m	Neutral View refer to Tree Specialist	Grant of Conditional Consent	10 th January 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	from ground level, tree is suppressed and growing low over garden. G5: Lawson Cypress x3 – Fell to near ground level due to shading property			
Mr & Mrs Hawkins 8 Deer Park Close Tavistock PL19 9HE P/A No. 3492/21/HHO	Householder application for erection of detached garage	Support	Conditional Approval	5 th January 2022
Mr & Mrs C McGowan Raheen Down Road Tavistock PL19 9AD P/A No. 4135/21/VAR	Variation of condition 2 (approved plans) of planning consent 4244/17/HHO	Support	Conditional Approval	5 th January 2022
Mr & Mrs Mein Little Church Park Road From Church Hill to Warrens Cross Whitchurch PL19 9EL	Certificate of Lawfulness for proposed replacement of like for like windows and replacement of the three single existing garage doors with one single and one double garage door	Not placed before TTC for consideration	Certificate of Lawfulness (Proposed) Certified	7 th January 2022
Mr & Mrs Brenchley Avonlea Old Exeter Road Tavistock PL19 0JW	Application for replacement dwelling	Support	Conditional Approval	12 th January 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
P/A No. 2753/21/FUL				
Mrs D Webster Bredon Battery Lane Tavistock PL19 9BH P/A No. 4144/21/HHO	Householder application for kitchen extension to side elevation and porch to front elevation	Support	Conditional Approval	12 th January 2022

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 01.02.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr N Thompson - Amco Griffin Land at SX 489 725 Whitchurch PL19 9DX	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214540	G1: Ash, Willow, Cherry, Hawthorn, Hazel: Fell (approx. 10) trees (within 1m of winged wall structure) to ground level. To prevent structural damage	Neutral View refer to Tree Specialist N.B. Sketch map and photograph do not appear to refer to the same piece of land
Mrs Hodgson 5 Watts Road Tavistock PL19 8LF	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214500	T1: Ilex aquifolium - Crown height reduction up to 3m. Lateral crown reduction on all sides by up to 3m. To remove obstruction to overhead wires and neighbouring property	Neutral View refer to Tree Specialist
Mr A Parker Cornerways Down Road Tavistock PL19 9AD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213311	T1: Blue Atlas Cedar - Fell due to tree being dead	Neutral View refer to Tree Specialist
Mr A Simpson 36 Fitzford Cottages Tavistock PL19 8DB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/220076	Application for approval of details reserved by condition 5 (details of windows, doors and roof lights) of planning consent 2529/21/LBC	Neutral View