

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 25th June, 2024** at **6.30pm**.

PRESENT

Councillor B Smith **Chairman**
Councillor G Parker **Vice Chairman**

Councillor P Ward **Mayor ex officio**
Councillor S Hipsey **Deputy Mayor ex officio**

Councillors A Venning and R Poppe.

IN ATTENDANCE

Administrative & Democratic Services Officer
Ward Member Councillor U Mann

57. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Lewis.

58. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 4th June, 2024 be confirmed as a correct record (subject to the addition that Councillor U Mann left the meeting prior to the discussion of Planning Application No. 1203/24/OPA Tilia Homes Western Development Site At Sx 482 725 Tavistock) and signed by the Chairman (Appendix 1).

59. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

60. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

61. TOWN PLANNING ISSUES

No items received.

62. GENERAL CORRESPONDENCE

No items received.

63. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

The Committee received the updated Notes and Budget Plan from the Chairman of the Neighbourhood Development Plan Steering Group (Appendix 2). These arrived too late for publication on the Agenda and were presented to the Attendees at the Meeting. The Chairman of the NDP Group brought to the Committee's attention the Key Developments and

Budget Plan from 2022 through 2025 contained within the Notes and Budget.

The Chairman of the NDP Group left the Meeting.

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

No items brought forward.

65. PLANNING 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).

RECOMMENDED THAT;

- Planning Application 123/24/OPA received from Tilia Homes Western - Development Site at SX 482 725 Tavistock, reference was made to the prior recommendation of the DM&L Committee DM&L Minute 39b, subsequently considered at Council Meeting on 11th June, 2024 Council Minute No. 50ii refers.
- Councillor Parker undertook to contact West Devon Borough Council to ascertain the design brief on Bedford Cottages and similar.

66. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 15th July, 2024 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 8.05pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 25.06.2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr W Bonner 2 Bramble Avenue Tavistock PL19 8FT P/A No. 1121/24/HHO	Householder application to install new window 0.675m x 0.75m to en-suite toilet of Master Bedroom at First Floor on West Elevation	Support	Conditional Approval	24 th May 2024
Mrs J Ames 32 Whitham Park Tavistock PL19 9BP P/A No. 1083/24/HHO	Householder application for ground floor extension to side and front of property to form new porch, kitchen, utility and WC	Support in principle – however concerns were raised with regards to the bifold doors which appear to allow access at first floor level with no exterior ground floor plan	Conditional Approval	24 th May 2024
Mr A Cackett 30 Whitchurch Road Tavistock PL19 9BB P/A No. 1096/24/HHO	Householder application for removal of existing garage, conservatory & utility room, & erection of new ground floor rear & side extension including adjoining garage & first floor rear extension	Support	Conditional Approval	24 th May 2024
Mr J Smyly Trevaunance Chollacott Lane Tavistock PL19 9DD P/A No. 1335/24/TPO	T1: Oak – Reduce remaining crown on south side by 2.5 – 3m due to stem failure T2: Ash – Fell – infected with ash die back (stage 3) T3: Ash - Fell – infected with ash die back (stage 3) T4:	Neutral View Refer to Tree Specialist	Grant of Conditional Consent	10 th June 2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	<p>Sycamore – Reduce to a 7m monolith (retained for wildlife habitat) due to significant basal decay with lean towards adjacent property & footpath</p> <p>T5: Turkey Oak – Remove & replace with Oak, Beech as part of woodland management programme to phase out non-native species</p> <p>T6: Ash – Fell – infected with ash die back</p> <p>G1a, G1b, G1c: Sycamore, Oak, Hazel, Beech, Hawthorn, Ash, Turkey Oak (mixed species growing on top of Devon Hedge)</p> <p>– Raise Crown over moorland to provide a 4.5m clearance over the moorland by removing secondary & tertiary branches, maximum finished pruning cut size not to exceed 100mm in diameter due to low branches interfering with public use of the Moor</p>			
<p>Mr & Mrs Carr Virginia Cottage Mount Tavy Road Tavistock PL19 9JE</p> <p>P/A No. 1314/24/TPO</p>	<p>G1 - Group of rhododendrons - Remove and grind out stumps - In order to replant with different species in the aim to create a more bio-diverse garden</p> <p>G2 - Group of rhododendrons -</p>	<p>Neutral View Refer to Tree Specialist</p>	<p>Grant of Conditional Consent</p>	<p>11th June 2024</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	Coppice leaving stems at 1m from ground level – To enable surrounding lesser established plants/small trees to thrive whilst the rhododendron recovers T1 - Yew stump- Remove and grind stump – Previously felled which has regenerated, offers very little amenity value			

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 25.06.2024

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr P De Cogan The Foundry 4 Stannary Bridge Road Tavistock PL19 0SB	https://westdevon.planning-register.co.uk/Planning/Display/3622/23/HHO	Householder application for construction of single storey outbuilding-garage, car port and plant room (part retrospective)	Support in principle – however concerns were raised with regards to the run off from the site to the river with possible pollutants from the Garage-Workshop-Carport, Plant room. Planning Permission should be granted subject to the Archaeological conditions. The Committee appreciated the depth and quality of the

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			Heritage Statement.
Mr Brown 60 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ	https://westdevon.planning-register.co.uk/Planning/Display/1695/24/LBC	Listed building consent for installation of replacement windows & doors	Support in principle replacing the windows. However, Fenestration should be consistent with the design of the buildings as built.
Mr R Dixon Dancy Mews Brook Street Tavistock PL19 0LD	https://westdevon.planning-register.co.uk/Planning/Display/4104/23/FUL	Change all front doors & windows from wood to Anthracite	Support – the Committee felt that it preserves and enhances the Conservation Area in accordance with Dev 21
Mr D Short Markham Down Road Tavistock PL19 9AG	https://westdevon.planning-register.co.uk/Planning/Display/1643/24/TPO	T4: Ginkgo - x4 branches at 5.10m from ground level on E side to be reduced by 0.75m, repeated works on x4 branches at 5.10m from ground level on W side. Encroaching on roof tiles, and balance.	Neutral View Refer to Tree Specialist
Mr C Jones Fairway Furniture 125 Plymouth Road Tavistock PL19 9DT	https://westdevon.planning-register.co.uk/Planning/Display/1697/24/TCA	T1: Sycamore - to be removed/felled as growing out over roof. T2: Oak - to have the following pruning cuts back to growth points to remove overhang on building. Limb at 8m from ground level on building side (18cm in diameter) to be reduced	Neutral View Refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		by 6m, limb at 8m from ground level on building side (18cm in diameter) reduced by 7m, limb at 10m from ground level on building side (18cm in diameter) reduced by 8m, limb 15m from ground level on building side (18cm in diameter) reduced by 9m, limb 16m from ground level on building side (18cm in diameter) reduced by 9m	
Mr J Hall 239 Whitchurch Road Tavistock PL19 9EG	https://westdevon.planning-register.co.uk/Planning/Display/1638/24/HHO	Householder application for demolition of part of wall to create an access	Object on the grounds that it would be harmful to the Conservation Area in accordance to Dev 21 paragraph 202 NPPF
Tavistock Estate Management 4 Little Field Court Green Lane Tavistock PL19 9FA	https://westdevon.planning-register.co.uk/Planning/Display/1835/24/TPO	T1: Sycamore - tree has cavity in rearward stem, reduction by 4-5 metres to reduce canopy wind loading & allow tree to recover thus reducing protentional impact to rear of property	Neutral View Refer to Tree Specialist
Mr Popa 117 Plymouth Road Tavistock PL19 8BY	https://westdevon.planning-register.co.uk/Planning/Display/0703/24/HHO	Householder application for partial single storey, partial two storey rear and side extensions & loft conversion with dormer & enlarged driveway	Support subject to Wildlife Trigger report requirements. The Committee noted the neighbour's comments with regards to the working hours of

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			the site which requires a Construction Management Plan