

MINUTES

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 28th JUNE, 2022** at **5.30pm**.

PRESENT

Councillor Mrs U Mann **Chairman**

Councillor B Smith **Vice Chairman**

Councillor J Ellis **Deputy Mayor – ex officio**

Councillors Ms L Crawford, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

98. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Fey, A Lewis and P Ward (Mayor).

99. CONFIRMATION OF MINUTES

RESOLVED THAT;

the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 6th June, 2022 be confirmed as a correct record and signed by the Chairman (Appendix 1).

100. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

101. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

102. TOWN PLANNING ISSUES

No items received.

103. GENERAL CORRESPONDANCE

No items received.

104. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

The Committee received an oral update from the Chairman of the Steering Group, who reported that;

- the latest meeting of the Steering Group had taken place on Monday 27th June, 2022 when 3 new members had been recruited to the Group, with the potential for 1 more volunteer coming forward soon;
- the comments received from the initial Survey had been forwarded to the Consultant;
- it was hoped to hold a public meeting before the end of July, following receipt of the report;
- the next meeting of the Steering Group was scheduled for Wednesday 13th July 2022, in the Council Chamber, where it was hoped an Affordable Housing Officer from West Devon Borough Council would be in attendance.

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

Following a query raised at a previous Development Management & Licensing Committee Meeting with regard the occasional lack of site notices being displayed near to development sites, it was reported that a response had been received from the Local Planning Authority (West Devon Borough Council), as follows;

- photos are not required with site notices, although WDBC have been providing these;
- Locality Officers are responsible for erecting site notices at the relevant locations;
- it was confirmed that any adjacent properties (i.e. with a shared border) received a postal site notice direct, they were not reliant on site notices being erected on lamp posts etc. near their property, to receive the information;
- West Devon Borough Council could be contacted if there were concerns with regard a missing site notice, which would then be replaced, as necessary;
- a record was kept of where site notices had been placed, for future reference

Noted That the Chairman undertook to check who removed the site notices after the deadline, and to report back to a future Meeting.

106. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 2).

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 3).

107. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 19th July, 2022 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 5.58pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 28.06.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Ms P Bennett Courtenay Brook Farm Brook Lane Tavistock Devon PL19 9DP</p> <p>P/A No. 1019/22/TPO</p>	<p>T1: Oak - First Limb Reduction at approximately 5 metres from ground level on West side to prevent potential damage to roof, Second Limb Reduction at approximately 5 metres from ground level on West side to prevent potential damage to roof, Third Limb Reduction at approximately 5 metres from ground level on West side to prevent potential damage to roof</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>7th June 2022</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr D Manning 19 Ordulf Road Tavistock PL19 8NE P/A No. 2008/22/TEX	T2: Sweet Chestnut – removal of damaged limb on south side due to overhanging public footpath UNDER 5 DAY NOTICE	Not placed before TTC for consideration	Grant of Exemption	10 th June 2022
Mr & Mrs Rowan- Gentry 21 Mohuns Park Tavistock PL19 9BL P/A No. 1390/22/PHH	Application to determine if prior approval is required for proposed extension measuring 5.31m x 2.97m height	Neutral View	Prior Approval not required	1 st June 2022
Mr D Anderson 21 Deacons Green Tavistock Devon PL19 8BN P/A No. 0437/22/TPO	T1: Sycamore - Crown reduction by 3-4 metres as Tree is growing in close proximity to property within 1.5 metres, T2: Sycamore - Crown reduction by 3-4 metres as Tree is growing in close proximity to property within 1.5 metres, T3: Sycamore - Crown reduction by 3-4 metres as Tree is growing in close proximity to property within 1.5 metres	Neutral View refer to Tree Specialist	Refusal of Consent with Agreed Lesser Works	14 th June 2022
Mrs G Milligan 8 Hurdwick Road Tavistock PL19 8LW P/A No. 0476/22/HHO	Householder application for small side and rear extension above and behind existing garage	Support N.B. There appeared to be an absence of site notices in the vicinity of the property, to alert local residents of the Planning Application	Conditional Approval	7 th June 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr & Mrs S Symons 12 Watts Road Tavistock PL19 8LF P/A No. 0902/22/HHO	Householder application for the demolition of garden wall and new single storey extension to create a larger kitchen and new boot room entrance	Support N.B. it was considered that this was a much more sympathetic application to that previously submitted	Conditional Approval	8 th June 2022
Mr & Mrs J Canning Ormonde Highbank Close Tavistock PL19 8EQ P/A No. 1229/22/HHO	Householder application for demolition of sunroom, porch and garage, proposed decking, sunroom, porch and two storey rear extension. Re- slate property & replace windows, widen entrance gateway	Support	Conditional Approval	6 th June 2022
Mr & Mrs C Miller 23 Chaucer Road Tavistock PL19 9AJ P/A No. 1351/22/NMM	Application for non-material minor amendment to Planning Consent 3710/21/FUL	Not placed before TTC for consideration	Conditional Approval	6 th June 2022
Mr & Mrs Harris 23 Mohuns Park Tavistock PL19 9BL P/A No. 1363/22/CLP	Certificate of Lawfulness for proposed formation of hip to gable and rear dormer	Not placed before TTC for consideration	Certificate of Lawfulness (Proposed) Certified	8 th June 2022
Mr J Towl Whitchurch House Road from Church Hill to Warre Whitchurch Tavistock PL19 9EL	Application for approval of details reserved by Condition 6 of Planning Permission 2021/19/FUL	Not placed before TTC for consideration	Discharge of Condition Approved	7 th June 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. 3263/21/ARC				
Mr R Brown Drake Field Secure Dog Walking Kilworthy Rise Kilworthy Road Tavistock PL19 0JL P/A No. 4286/21/FUL	Change of use (retrospective) from agricultural use to dog walking paddock (sui generis use class) of approx. 2 acres of larger agricultural field. Replacement of small multi-purpose shelter on site of pre- existing	Support	Conditional Approval	7 th June 2022

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 28.06.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs P Price 39 Bannawell Street Tavistock PL19 0DN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/221451	Householder application for replacement of two roof lights & installation of an additional roof light (Resubmission of 1763/21/HHO)	Support
Mr N Pengilley Barn at Dove Cottage Down House Farm Mill Hill Lane Tavistock PL19 8NH	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/221465	Change of use of land and buildings from agricultural use to single dwelling house and associated amenity land N.B. TTC being consulted as a neighbouring Parish to the site	Object on the following basis; <ul style="list-style-type: none"> • not sustainable development under SPT1; • not delivering high quality housing under DEV10; • plans not sufficiently developed to show the quality that the housing would be; • won't improve the quality of the built environment in that area (DEV20);

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<ul style="list-style-type: none"> • would require a car for travel as doesn't have a link to local transport, nor is there a pavement to allow for safe walking; • over-development in a rural setting; • concerns were raised with regard the wildlife report which appears to suggest there is no wildlife onsite (DEV26 – Protecting and Enhancing Biodiversity); • no Design and Access Statement • elevation will be dominant and overbearing in the environment
<p>Mr P Beilby Home Down House 231 Whitchurch Road Tavistock PL19 9DQ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221723</p>	<p>T1: Mature Copper Beech tree - Removal of branch at approximately 10 metres from ground level on North East side, Reduce 2 x Lower branches on North East side at 8 metres above ground level by 3 metres and Lateral reduction by 2-2.5 metres on North East side due to tree overhanging entrance to property and T2: Mature Copper Beech tree - Removal of Deadwood (deadwood exempt), Removal of branch on North East side at 10 metres above ground level, Reduce limb at 10 metres on South side by 3 metres due to overhanging neighbours garden, Reduce limb at 11 metres on South side by 3 metres due to overhanging neighbours garden, Reduce</p>	<p>Neutral View refer to Tree Specialist</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		limb at 12 metres on South side by 3 metres	
Mr C Saunderson Whitchurch House Whitchurch Tavistock PL19 9EL	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221696	T1: Beech - Has been uprooted by Storm Eunice so a proposal to plant small leaved lime (Tilia Cordata) as a replacement, T2: Oak boughs brought down by Storm Eunice, T3: Oak boughs brought down by Storm Eunice, T5: Ash - Re-Pollard due to Ash dieback to 4 metres from Ground level, T6 Ash - Re-Pollard due to Ash dieback to 4 metres from Ground level, T7: Ash - Re-pollard due to Ganoderma to 4 metres from Ground level, T8: Sycamore - Removal of lowest two limbs that grow towards the house, neighbour is concerned about proximity to house. T9: Beech - Removal of lowest limb that grows towards the house, neighbour is concerned about proximity to house	Neutral View refer to Tree Specialist
Mr Coles 7 Little Field Court Green Lane Tavistock PL19 9FA	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213904	T1: Ash - Fell due to advanced Ash Dieback	Neutral View refer to Tree Specialist
Mrs J Brookes White Lodge 140A Whitchurch Road Tavistock PL19 9DE	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221421	Householder application for single storey rear extension, front porch canopy & upgrade of external finishes	Support
Mr Estall Brampton 4 St Johns Tavistock Devon PL19 9RF	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222015	G3: Lime - Deadwood Removal (Deadwood Exempt), Crown Raise to 5 metres, Remove epicormic growth from stem base to 1.5m above ground level, Crown height reduction by 1.5-2 metres, Crown reduction to mid-low canopy over highway (north-east) and Crown thin by 15-20% due to being low over the adjacent public highway, in very close proximity to the existing dwelling and are	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		<p>causing concern to the owner & occupants. The crown management and re-shaping will give the trees a more balanced and pleasing visual appeal, the pruning will maintain the required highway clearance</p> <p>Management of the basal growth will allow detailed stem-base inspection and inform tree risk assessment</p>	