

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **MONDAY 10<sup>th</sup> OCTOBER, 2022** at **5.30pm**.

**PRESENT**

Councillor Mrs U Mann **Chairman**

Councillor P Ward **Mayor**  
Councillor J Ellis **Deputy Mayor**

Councillors Ms L Crawford, A Lewis, P Squire and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk

**220. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor B Smith (Vice Chairman).

**221. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 27<sup>th</sup> September, 2022 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**222. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**223. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

No items received.

**224. TOWN PLANNING ISSUES**

No items received.

**225. GENERAL CORRESPONDENCE**

- a) Reference was made to the Notification received in respect of an Appeal against Refusal of the following Planning Application - The Milking Parlour, Higher Wilminstone, Tavistock (Planning Application 1673/21/FUL refers).

The decision of the Committee was to remain with its previous decision which was to 'object' to the Planning Application on the following basis, with no further representations to be made;

- Unjustified development in the countryside, contrary to TTV 26 (Part 2);
- It is in a non-sustainable location;
- There would be reliance on the use of a private car, contrary to DEV15

## **226. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)**

- a) The Minutes of the NDP Steering Group Meeting held on 22<sup>nd</sup> September 2022 were received and considered (Appendix 2).

The Minutes identified that;

- a Finance Co-ordinator had been appointed;
- a further Meeting had taken place on Wednesday 5<sup>th</sup> October, 2022 (Minutes to follow) which had given the opportunity for information gathering;
- it was anticipated that a report from the Meeting which had taken place with West Devon's Housing Needs representatives would be available in the New Year;
- the 'next steps' would include gathering together community information/major topic areas to collate a 'Community Action List', which it was hoped would make grant funding available from such organisations as the Environment Agency, the Lottery Fund and Business & Enterprise

It was reported that;

- the Public Meeting previously scheduled for 18<sup>th</sup> October, 2022 was no longer taking place;
- the next Steering Group Meeting was scheduled for 9<sup>th</sup> November, 2022

## **227. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items brought forward.

## **228. PLANNING DECISIONS and APPLICATIONS**

### **a) Planning Decisions**

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

Noted That reference was made to Planning Application 2105/22/FUL – The Town House, 13 Watts Road, Tavistock PL19 8LF, which had been

'supported' by the Town Council (with conditions attached), but refused by the Local Planning Authority (LPA).

Reference was made to the LPA's reasons for refusal which had included;

- concerns over parking provision in the area;
- that it was felt that as the coach house was a considerable distance from the main house, it was not considered 'ancillary accommodation'

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).

**229. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 1<sup>st</sup> November, 2022 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 6.17pm.

Signed:

Dated:  
CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING  
DECISIONS (Appendix A) FOR MEETING 10.10.2022

| Applicant's Name,<br>Site Location,<br>P/App No.                                       | Development Type  | Town Council's<br>Comments | Decision by<br>Local Planning<br>Authority | Date of<br>Decision                   |
|--|---|----------------------------|--|---------------------------------------|
| Mr I Hunter<br>29 Walkham Close<br>Tavistock<br>PL19 9HT<br><br>P/A No.<br>1224/22/HHO | Householder<br>application for<br>proposed single<br>storey rear<br>extension and first<br>floor side extension | <b>Support</b>             | Conditional<br>Approval                    | 16 <sup>th</sup><br>September<br>2022 |

| Applicant's Name,<br>Site Location,<br>P/App No.  | Development Type   | Town Council's<br>Comments  | Decision by<br>Local Planning<br>Authority | Date of<br>Decision                           |
|---|--|---|--|---|
|   | over existing<br>tenement  |   |  |   |
| <p>Mrs J Fisher Smith<br/>Kingsley House<br/>61 West Street<br/>Tavistock<br/>PL19 8JZ</p> <p>P/A No.<br/>1257/22/HHO</p> | <p>Householder<br/>application for<br/>installation of new<br/>cast iron hooper and<br/>downpipe to front<br/>elevation,<br/>reconfiguring of<br/>existing lead parapet<br/>gutter including<br/>formation of new<br/>lead catch pit with<br/>associated lead<br/>outlet pipe to front<br/>parapet wall,<br/>replacement flat roof<br/>covering to existing<br/>rear extension</p> | <p><b>Support</b></p>   | <p>Conditional<br/>Approval</p>            | <p>14<sup>th</sup><br/>September<br/>2022</p> |
| <p>Mrs J Fisher Smith<br/>Kingsley House<br/>61 West Street<br/>Tavistock<br/>PL19 8JZ</p> <p>P/A No.<br/>1258/22/LBC</p> | <p>Listed Building<br/>consent for<br/>installation of new<br/>cast iron hooper and<br/>downpipe to front<br/>elevation,<br/>reconfiguring of<br/>existing lead parapet<br/>gutter including<br/>formation of new<br/>lead catch pit with<br/>associated lead<br/>outlet pipe to front<br/>parapet wall,<br/>replacement flat roof<br/>covering to existing<br/>rear extension</p> | <p><b>Support</b></p>   | <p>Conditional<br/>Approval</p>            | <p>14<sup>th</sup><br/>September<br/>2022</p> |
| <p>Mr M Pain<br/>The Town House<br/>13 Watts Road<br/>Tavistock<br/>PL19 8LF</p> <p>P/A No.<br/>2105/22/FUL</p>           | <p>Conversion of<br/>existing coach house<br/>to ancillary<br/>accommodation</p>   | <p><b>Support – subject to:</b><br/>- <b>The use of a<br/>more<br/>sympathetic<br/>material, other<br/>than PVC, for<br/>window<br/>frames;</b></p> | <p>Refusal</p>                             | <p>16<sup>th</sup><br/>September<br/>2022</p> |

| Applicant's Name,<br>Site Location,<br>P/App No.  | Development Type  | Town Council's<br>Comments   | Decision by<br>Local Planning<br>Authority | Date of<br>Decision                   |
|---|---|--|--|---------------------------------------|
|   |   | <p>- <b>Ancillary status of the property being secured by a Condition of any Planning Consent</b></p> <p>-</p> |  |                                       |
| <p>Mr &amp; Mrs A Moon<br/>Langmead<br/>Down Park Drive<br/>Tavistock<br/>PL19 9AH</p> <p>P/A No.<br/>2441/22/HHO</p> | <p>Householder application for single storey side extension &amp; alterations to driveway parking</p>   | <p><b>Support</b></p>  | <p>Conditional Approval</p>                | <p>14<sup>th</sup> September 2022</p> |
| <p>Mr P Newdick<br/>Abbey Chapel<br/>Bedford Square<br/>Tavistock<br/>PL19 0AD</p> <p>P/A No.<br/>2454/22/ADV</p>     | <p>Advertisement consent to replace noticeboard in front garden of church</p>   | <p><b>Support</b></p>  | <p>Advertisement Consent</p>               | <p>13<sup>th</sup> September 2022</p> |
| <p>Ms D Lee<br/>8 Dipper Drive<br/>Whitchurch<br/>Tavistock<br/>PL19 9FS</p> <p>P/A No.<br/>2560/22/TPO</p>           | <p>G1: Mixed scrubby vegetation – lateral reduction on all sides to 0.5m behind timber fence and height reduction to 4-5m from ground level due to encroachment into garden</p> | <p><b>Neutral View refer to Tree Specialist</b></p>  | <p>Tree Works Allowed</p>                  | <p>15<sup>th</sup> September 2022</p> |
| <p>Mr Salisbury<br/>29 Parkwood Road<br/>Tavistock<br/>PL19 0HH</p> <p>P/A No.<br/>2746/22/TCA</p>                    | <p>T1: Bay – reduce height to approx. 5ft to keep as a shrub as it is very large and causing damage to the fence behind</p>   | <p><b>Neutral View refer to Tree Specialist</b></p>  | <p>Tree Works No Objection Raised</p>      | <p>15<sup>th</sup> September 2022</p> |

| Applicant's Name,<br>Site Location,<br>P/App No.   | Development Type  | Town Council's<br>Comments                                    | Decision by<br>Local Planning<br>Authority    | Date of<br>Decision                           |
|--|---|---|---|---|
| <p>Mr M Coombs<br/>38 Plymouth Road<br/>Tavistock<br/>PL19 8BU</p> <p>P/A No.<br/>2959/22/TEX</p>          | <p>Bramley Apple Tree:<br/>has fallen with 1/3<br/>still left dangerously<br/>in place. 5 days'<br/>notice required.</p>  | <p><b>Not placed before<br/>TTC for<br/>consideration</b></p> | <p>Tree Works<br/>No Objection<br/>Raised</p> | <p>14<sup>th</sup><br/>September<br/>2022</p> |
| <p>Mr Harris<br/>16 The Dell<br/>Tavistock<br/>PL19 0EQ</p> <p>P/A No.<br/>2683/22/TPO</p>                 | <p>T1: Beech – crown<br/>thin by up to 20%,<br/>removal of limbs no<br/>greater than 30mm<br/>diameter, reduce<br/>lowest limb on S<br/>side by 4m, to keep<br/>natural shape.<br/>T2: Beech - crown<br/>thin by up to 20%,<br/>removal of limbs no<br/>greater than 30mm<br/>diameter, reduce<br/>lowest limb on S<br/>side by 4m, to keep<br/>natural shape.<br/>G1: Hazel and Holly<br/>hedge – reduce<br/>height to 2m from<br/>ground level to<br/>match neighbouring<br/>hedge height</p> | <p><b>Neutral View refer to<br/>Tree Specialist</b></p>       | <p>Refusal of<br/>Consent</p>                 | <p>21<sup>st</sup><br/>September<br/>2022</p> |
| <p>Mr A Duke<br/>Annexe<br/>Mount Ford House<br/>Tavistock<br/>PL19 8EB</p> <p>P/A No.<br/>2931/22/TCA</p> | <p>T1: Multi-stemmed<br/>Sycamore – pollard<br/>to 3m from ground<br/>level to reduce risk<br/>of failure and<br/>T2: Multi-stemmed<br/>Sycamore – pollard<br/>to 3m from ground<br/>level to reduce risk<br/>of failure</p>  | <p><b>Neutral View refer to<br/>Tree Specialist</b></p>       | <p>No Objections<br/>Raised</p>               | <p>28<sup>th</sup><br/>September<br/>2022</p> |

## TAVISTOCK TOWN COUNCIL

## DEVELOPMENT MANAGEMENT &amp; LICENSING COMMITTEE - NEW PLANNING

## APPLICATIONS (Appendix B) FOR MEETING 10.10.2022

| Applicant's Name & Location  | P/App Link  | Proposal  | Deadline to respond                          |
|--|---|---|--|
| Mr M Jackson<br>Aspris Children's Services Ltd<br>Kilworthy House<br>Kilworthy Road<br>Tavistock<br>PL19 0JN | <a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222953">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222953</a> | Proposed replacement of existing external timber stairs & installation of play equipment  | <b>Support</b>                               |
| Mrs S Pettitt<br>3 Priory Gardens<br>Whitchurch<br>Tavistock<br>PL19 9NZ                                     | <a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223103">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223103</a> | T1: Copper Beach - Crown height reduction by 2 metres, Lateral reduction on North East side to give 3 metre clearance to property (3 Priory Gardens), Lateral reduction on western side to give 3 metre clearance to property (2 Priory Gardens) and Lateral reduction on (rest of the sides) N,E & S by 2 metres in order to maintain the shape and balance of the tree and to ensure the tree does not become too top heavy and to allow light & air to both the houses | <b>Neutral View refer to Tree Specialist</b> |
| Mrs L Sutcliffe<br>57 Mohuns Park<br>Tavistock<br>PL19 9BL   | <a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220551">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220551</a> | Householder application for garden room/office  | <b>Support</b>                               |
| Mr W Southall<br>Tavistock Town Council<br>Market Road<br>Tavistock  | <a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222990">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222990</a> | Works to infill & repair voids to face of river wall between EA Gauging Station to The East Gate Cafe   | <b>Support</b>                               |
| Mrs J Stewart<br>The Lawns Care Home<br>52 Plymouth Road<br>Tavistock  | <a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222713">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222713</a> | Change of use from registered care home to private dwelling   | <b>Neutral View – However, concerns were</b> |

| Applicant's Name & Location   | P/App Link  | Proposal  | Deadline to respond   |
|---|---|---|---|
| PL19 8BU  |   |   | <b>raised with regard the loss of care facilities within the ton at a time when more are needed, as identified by West Devon Borough Council</b>  |
| Mr M Cusack<br>Bel Lane Developments LTD<br>24 Boughthayes<br>Tavistock<br>PL19 8EF | <a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223037">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223037</a> | Application for variation of condition 1 (approved plans) of planning consent 1664/18/FUL     | <b>Neutral View</b>   |
| Barclays Bank plc<br>6 Bedford Square<br>Tavistock<br>PL19 0BU                      | <a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222951">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222951</a> | Listed Building Consent to Decommission Barclays Bank   | <b>Support</b>  |
| Barclays Bank plc<br>6 Bedford Square<br>Tavistock<br>PL19 0BU                      | <a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222950">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222950</a> | Decommission Barclays Bank  | <b>Support</b>  |
| Mr A Brown<br>Andrew Brown Dental<br>9 Plymouth Road<br>Tavistock<br>PL19 8AU       | <a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223305">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223305</a> | T1: Cherry - Removal of tree to prevent an unstable tree being a threat to the public highway | <b>Neutral View –<br/><br/>However, the trees along Plymouth Road are considered to be an important part of the landscape, so if the tree cannot be saved by having lesser works undertaken, we would like to see it replaced with a semi-mature tree</b> |



| Applicant's Name & Location  | P/App Link   | Proposal  | Deadline to respond                                 |
|--|--|---|---|
| <p>Mr Windemer<br/>Marstan<br/>1 St Johns<br/>Tavistock<br/>PL19 9RF</p> | <p><a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223325">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223325</a></p> | <p>T1 &amp; T2: Lime - Removal of unstable deadwood, Crown raise by 5 metres, Remove epicormic growth from stem base to 1.5m above ground level, Crown height reduction by 1.5-2 metres and Pruning cut diameters to be no more than one-third the diameter of the parent branch, Crown volume reduction of 15-20% - Reason for works: The Lime trees are low over the adjacent properties, the crown management and re-shaping will give the trees a more balanced and pleasing visual appeal, management of the basal growth will allow detailed stem-base inspection and inform tree risk assessment and the work will not significantly affect local visual Amenity</p> | <p><b>Neutral View refer to Tree Specialist</b></p> |
| <p>Mr J Mulley<br/>242 Whitchurch Road<br/>Tavistock<br/>PL19 9EF</p>    | <p><a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223094">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223094</a></p> | <p>Householder application for extension &amp; alterations to existing dwelling</p>   | <p><b>Support</b></p>                               |