

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **17th APRIL, 2018** at **6.25pm**

PRESENT Councillor A Venning (**Vice Chairman**)

Councillors Mrs M Ewings, A Hutton, P Squire and Mrs J Whitcomb

IN ATTENDANCE Assistant to the Town Clerk
Councillor Ms L Crawford

355. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Lewis and P Ward (Deputy Mayor – Chairman)

356. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 26th March, 2018 be confirmed as a correct record, and signed by the Vice Chairman (Appendix 1)

357. DECLARATIONS OF INTEREST

Councillor P Squire Declared an Interest in Application No. 0989/18/VAR – 3 Stannary Bridge Road, Tavistock, Devon PL19 0SB by virtue of a friendship with the applicant. Councillor Squire therefore took no part in the consideration of this Application.

358. DARTMOOR NATIONAL PARK

No items had been received

359. TOWN PLANNING ISSUES

- a) Councillor A Venning (Vice Chairman) reported that he had attended a site visit on 12th April 2018, as the Town Council's representative, in respect of Application 2236/17/OPA – Former Hazeldon Preparatory School, Mount Kelly College, Parkwood Road, Tavistock, Devon PL19 0HZ, for a proposed development of 81 homes on the site.

Councillor Venning had also attended the ensuing Meeting of West Devon Borough Council's Development Management & Licensing Committee Meeting on 17th April 2018, again as the

Town Council's representative, in respect of the same Planning Application, and reported that the Application had been refused by the Local Planning Authority.

360. GENERAL CORRESPONDENCE

No items had been received

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

No items were brought forward.

362. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions by West Devon Borough Council

Attached at Appendix A.

It was NOTED THAT Tavistock Town Council had reached a different decision to the local Planning Authority on one separate application listed within this document

b) New Planning Applications to West Devon Borough Council

The views of the Committee are attached at Appendix B.

N.B. Councillor Mrs M Ewings joined the Meeting during consideration of Planning Application No. 1215/18/LBC

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

363. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 8th May, 2018 at **6.00pm**

Please note the change of start time, due to Members receiving a presentation on a Reserved Matters Application which will be shortly submitted on Phase 1 (150 homes) of the proposed development at Callington Road, Tavistock. The presentation will be given by representatives of the developer, Bovis Homes.

The presentation will start at 6.00pm and all Members are encouraged to attend.

The Meeting closed at 6.48pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF
PLANNING DECISIONS (Appendix A)
FOR MEETING 17.04.2018

<u>Applicant's Name, Site Location, P/App No.</u>	<u>Development Type</u>	<u>Town Council's Comments</u>	<u>Decision by Local Planning Authority</u>	<u>Date of Decision</u>
Mrs R Weeks 44 Chaucer Road Tavistock Devon PL19 9AJ P/A No. 0017/18/TPO	T1: Sycamore – crown reduction and lateral spread throughout by 3.2- 4m to reduce overhang and shading and replant hedge	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	27 th March 2018
Whitchurch Methodist Church Whitchurch Road Tavistock Devon PL19 9EG P/A No. 0168/18/FUL	Change of use from redundant chapel to one dwelling	Support - However, there were concerns that one parking space was insufficient for a four bed house and was likely to lead to increased parking on the highway	Conditional Approval	13 th March 2018
Mount Kelly	Application for	Not placed	Discharge of	12 th March

<p>College Parkwood Road Tavistock Devon PL19 0HZ</p> <p>P/A No. 3832/17/ARC</p>	<p>approval of details reserved by Condition 7 (Fencing details) of Planning Consent 1282/17/FUL</p>	<p>before TTC for consideration</p>	<p>Condition Approved</p>	<p>2018</p>
<p>Mr and Mrs A Hutton West Down Down Park Drive Tavistock Devon PL19 9AH</p> <p>P/A No. 4397/17/HHO</p>	<p>Householder Application for front extension to garage with new first floor over, including balcony and steps down to garden, plus porch alterations</p>	<p>Neutral View</p>	<p>Conditional Approval</p>	<p>13th March 2018</p>
<p>Mr C Miller Courtenay Brook Farm Brook Lane Tavistock Devon PL19 9DP</p> <p>P/A No. 0195/18/TPO</p>	<p>T2: Oak – remove smaller stem at 1m from top of hedge bank to allow tree to develop into a better form T3: Oak – remove crossing stem back to union at 1.2m from top of hedge bank to rectify weak union and allow more light into garden T4: Oak – coppice at 1m above hedge bank to manage regrowth as low hedge to allow T7 to develop T5: Beech – coppice at 1m above hedge bank</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Lesser Tree Works Allowed</p>	<p>19th March 2018</p>

	<p>to allow T7 to develop T6: Beech - coppice at 1m above hedge bank to allow T7 to develop T7: Oak – remove 180mm dia. Limb at 3m above hedge bank on west side overhanging garden to allow more light into the garden T8: Hawthorn – manage as 1m low hedge to allow better tree T7 to develop T9: Oak – coppice at 1m to allow T7 to flourish T10: Oak – coppice at 1m to allow T7 to flourish T11: Oak – reduce x2 limbs growing towards south via drop crotch technique by up to 5m</p>			
<p>Mr & Mrs J McGowan Raheen Down Road Tavistock Devon PL19 9AD</p> <p>P/A No. 0673/18/FUL</p>	<p>T1: Ash – fell, remove, overhanging driveway, close proximity to buildings and highway, lost vigour, extensive falling deadwood, roots contained in low retaining wall now compromised due to root and tree movement</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>23rd March 2018</p>

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
 APPLICATIONS (Appendix B)
 FOR MEETING 17.04.2018

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Mr D Newland Abbey Surgery 28 Plymouth Road Tavistock Devon PL19 8BU	P/A No. 0441/18/ FUL	Full	Construction of new car park on land to east of main building	Support
Mr & Mrs Clarke 241 Whitchurch Rd Tavistock Devon PL19 9EG	P/A No. 0936/18/ DCA	Conservation Area Application	Partial demolition of front garden boundary wall between Nos. 239 and 241 Whitchurch Road	Support
Mr & Mrs F Clark 2 Ford Street Tavistock Devon PL19 8DY	P/A No. 1038/18/ HHO	Householder Application	Householder Application for demolition of existing single storey kitchen and construction of new 2 storey rear/side extension for improved kitchen, utility room/wc and additional bedroom (resubmission of 4151/17/HHO)	Support
E J & S J Whettem 3 Stannary Bridge Road Tavistock Devon PL19 0SB	P/A No. 0989/18/ VAR	Variation of Condition	Variation of Condition 4 following Grant of Planning Consent 0396/16/VAR to allow occupants	Support

			to remain on site during flood events	
Mrs P Hookway 45 Westbridge Cottages Tavistock Devon PL19 8DQ	P/A No. 1215/18/ LBC	Listed Building Consent	Listed Building Consent to replace existing single chimney	Support
SEB Properties 32 Brook Street Tavistock Devon PL19 0HE	P/A No. 1198/18/ FUL	Full	New shop front and internal alterations to provide 2x shops	Support
Mr L Hill Beechings End Bolt House Close Tavistock Devon PL19 8LL	P/A No. 1035/18/ CLE	Lawful Development Certificate	Application for Lawful Development Certificate for existing use or operation – construction of a car port	No evidence to provide