

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **8th MAY, 2018** at **6.27pm**

PRESENT Councillor P Ward (**Chairman – Deputy Mayor**)
Councillor A Venning (**Vice Chairman**)

Councillors Mrs M Ewings, P Squire and Mrs J Whitcomb

IN ATTENDANCE Assistant to the Town Clerk
Councillors Ms L Crawford, Mrs A Johnson,
Mrs L Roberts, E Sanders, P Sanders and
J Sheldon

6.00pm - Prior to the Meeting Members received a presentation from representatives of Walsingham Planning and Bovis Homes, in respect of the first phase of 150 dwellings at Callington Road, Tavistock.

It was confirmed that the completed site would ultimately provide;

- a railway station;
- a primary school;
- a local convenience store

The highway throughout the site would be 7.3m wide, which would allow easy access for buses and large delivery and refuse lorries.

It was also confirmed that the access to the site had been approved under the previous Outline Planning Application, and that a Reserved Matters Application was expected to be submitted within the next month.

The Reserved Matters Application would cover;

- the layout and design of the proposed properties;
- the landscaping and layout of the site;
- the scale of the site

The S106 Agreement would outline the provisions agreed, and would set triggers for highways works, education, open spaces and the provision of

a site for the railway station which Devon Council Council would deliver. The funding for the provision of a railway was provided in line with Devon County Council's requirements. Reference was also made to the future provision of a large play park, with an overview of the level of equipment which would be provided. It was confirmed that there would be a small open space in phase 1 of the development of the site.

It was confirmed that most properties would have a minimum of 2 parking spaces allocated to them, the exception being the 1-bedroomed apartments, which would have 1.5 parking spaces allocated. There would be additional parking provided in laybys.

Councillor A Venning arrived at the Meeting.

372. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Hutton and A Lewis

373. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 17th April, 2018 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

374. DECLARATIONS OF INTEREST

Councillor P Squire Declared an Interest in Application No. 1117/18/HHO – 145 Whitchurch Road, Tavistock, Devon PL19 9DF by virtue of a friendship with the applicant. Councillor Squire therefore took no part in the consideration of this Application.

375. DARTMOOR NATIONAL PARK

No items had been received

376. TOWN PLANNING ISSUES

a) Butchers' Hall, Market Road, Tavistock PL19 0AL – a New Premises Licence Application had been received for the sale of alcohol for consumption on and off the premises Monday to Sunday from 9.00am – 9.00pm, and the provision of films Monday to Sunday 9.00am – 9.30pm. Feedback was required by 22nd May 2018. (Appendix 2). **The Application was noted but no comment was made.**

377. GENERAL CORRESPONDENCE

No items had been received

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

No items were brought forward.

379. 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 application listed within this document

b) New Planning Applications to West Devon Borough Council

The views of the Committee are attached at Appendix B.

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

380. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 29th May, 2018 at **6.00pm** due to Planning Training taking place immediately prior to the start of the Meeting.

The Meeting closed at 6.47pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF
PLANNING DECISIONS (Appendix A)
FOR MEETING 08.05.2018

<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>
Mr & Mrs Farrant Rosebank Butcher Park Hill Tavistock Devon PL19 0EH P/A No. 0021/18/HHO	Householder Application for revised entrance splay, widen private drive and backfill steps	Support	Conditional Approval	4 th April 2018
Mr & Mrs Mill 23 Crelake Park Tavistock Devon PL19 9AY P/A No. 0173/18/HHO	Householder application for proposed front porch and rear 2 storey extension to replace conservatory	Support	Conditional Approval	4 th April 2018
Mr K Coulston West View Warran Lane Tavistock Devon PL19 9DB P/A No. 0179/18/HHO	Householder Application for proposed entrance porch	Support	Conditional Approval	4 th April 2018

<p>Mr & Mrs Kitcher 9 Chaucer Road Tavistock Devon PL19 9AJ</p> <p>P/A No. 0361/18/HHO</p>	<p>Householder Application for single storey rear extension to bungalow</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>4th April 2018</p>
<p>Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ</p> <p>P/A No. 0591/18/ARC</p>	<p>Application for approval of details reserved by Condition 3 of Consent 2092/16/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>4th April 2018</p>
<p>Churchill Retirement Living Harewood House 66 Plymouth Road Tavistock Devon PL19 8BU</p> <p>P/A No. 2232/17/FUL</p>	<p>READVERTISEMENT (Revised Plans received) Redevelopment to form 48 apartments for the elderly, guest apartment, communal facilities, access, car parking and landscaping</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>4th April 2018</p>
<p>Mrs J Dickens Zetland Courtenay Road Tavistock Devon PL19 0EE</p> <p>P/A No. 0348/18/TCA</p>	<p>T1: Copper Beech – crown thinning by approx. 20%, crown reduction by 4m on all sides particularly important towards house</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>16th April 2018</p>
<p>Mrs E Banks 17 Watts Road Tavistock Devon</p>	<p>T1: Beech - No action; T2: Beech - Primary limb at approx 3m from the</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>16th April 2018</p>

<p>PL19 8LG</p> <p>P/A No. 0297/18/TCA</p>	<p>top of bank on the west side (lane side), remove secondary branch on the NW side back to the main branch union, primary limb at approx 3.5m from top of bank on east side (house side), reduce lateral branch length by approx 6m back to main union, primary limb at approx 8m from top of bank on east side (house side), wound approx 0.5m long at the main union facing east to be inspected when other works are carried out as may need reducing; T3: Beech - secondary limb at approx 3.5m from top of bank on west side (lane side), remove fork at approx 7m from ground level, secondary limb at approx 4m from top of bank on west side (home side), reduce lateral branch by up to approx. 1.5m. Reasons for proposed works on west side to reduce overhanging, end weight going towards neighbours property 15 Watts Road, east side to improve light and</p>			
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	proximity to house at 17 Watts Road.			
Mr T Faircloth Land at Higher Wilminstone Farm Tavistock Devon	Application for prior notification of agricultural or forestry development – proposed building	Not placed before TTC for consideration	Prior Approval Details required	12 th April 2018
Mrs L Donnelly 11 Oak Road Tavistock Devon PL19 9EZ P/A No. 4138/17/TPO	T3: Norway Maple – complete crown reduction by approx. 1 metre to previous pruning points to maintain distance from house	Neutral View refer to Landscape Officer	Tree Works Allowed	10 th April 2018
Mrs E Banks 17 Watts Road Tavistock PL19 8LG P/A No. 0297/18/TCA	T1: Beech - No action; T2: Beech - Primary limb at approx 3m from the top of bank on the west side (lane side), remove secondary branch on the NW side back to the main branch union, primary limb at approx 3.5m from top of bank on east side (house side), reduce lateral branch length by approx 6m back to main union, primary limb at approx 8m from top of bank on east side (house side), wound approx 0.5m long at the main union facing east to be inspected when other works are	Neutral view – refer to Landscape Officer	Trees Works Allowed	16 th April 2018

	<p>carried out as may need reducing; T3: Beech - secondary limb at approx 3.5m from top of bank on west side (lane side), remove fork at approx 7m from ground level, secondary limb at approx 4m from top of bank on west side (home side), reduce lateral branch by up to approx. 1.5m. Reasons for proposed works on west side to reduce overhanging, end weight going towards neighbours property 15 Watts Road, east side to improve light and proximity to house at 17 Watts Road.</p>			
<p>Mrs J Dickens Zetland Courtenay Road Tavistock Devon PL19 0EE</p> <p>P/A No. 0348/18/TCA</p>	<p>T1: Copper Beech – crown thinning by approx. 20%, crown reduction by 4m on all sides particularly important towards house</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>16th April 2018</p>
<p>The Cornish Arms 15-16 West Street Tavistock Devon PL19 8AN</p> <p>P/A No. 0412/18/ARC</p>	<p>Approval of details reserved by Condition No. 3 of Planning Consent 3451/16/LBC</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>17th April 2018</p>

<p>Blue Cedar Homes Mount Kelly Parkwood Road Tavistock Devon PL19 0HZ</p> <p>P/A No. 0638/18/NMM</p>	<p>Non-material amendment to Planning Consent 4121/17/FUL to reposition plot westwards by 1m amendment to gate details, removal of ground floor window at rear elevation</p>	<p>Not placed before TTC for consideration</p>	<p>Conditional Approval</p>	<p>19th April 2018</p>
<p>Mr & Mrs M Beveridge Little Church Park Road to Church Hill to Warre Whitchurch PL19 9EL</p> <p>P/A No. 0851/18/ARC</p>	<p>Application for approval of details reserved by Conditions Nos. 3, 4, 5, 6, 7 & 9 following grant of Planning Consent 3423/17/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>16th April 2018</p>
<p>Mount Kelly Foundation Former Hazeldon Preparatory School Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ</p> <p>P/A No. 2236/17/OPA</p>	<p>RE-ADVERTISEMENT Outline Application (all matters reserved apart from means of access) for the demolition of existing structures (no works proposed to Hazeldon House) and site redevelopment to provide up to 81 dwellings, associated access, parking, circulation, open space, landscaping and supporting infrastructure (including retaining structures)</p>	<p>Support</p>	<p>Refusal</p>	<p>18th April 2018</p>

Mr M Clarke 109 Whitchurch Road Tavistock Devon PL19 9BQ P/A No. 0090/18/TPO	T1: Beech – deadwood removal (exempt works) T2: - Lime – crown lift to 6m from ground level on east side from ground level over neighbouring property by removing large extending lateral identified on attached image	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	27 th April 2018
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TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B)
FOR MEETING 08.05.2018

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Tavistock Town Council Pannier Market Tavistock Devon PL19 0AL	P/A No. 1253/18/ LBC	Listed Building Consent	Listed Building Consent for public realm hard landscaping works to perimeter areas of Pannier Market	Support
Mr R Cornish 145 Whitchurch Road Tavistock Devon PL19 9DF	P/A No. 1117/18/ HHO	Householder Application	Householder Application for proposed conservatory to front elevation	Support – subject to stipulations as identified by the drainage consultant are met
Mr M Pashley Mount Kelly Parkwood Road Tavistock Devon	P/A No. 1120/18/ FUL	Full	Application for fitting of low output (200 Lux) LED floodlighting to sports pitch.	Support

PL19 0HZ			Adjacent to higher output (350 Lux) floodlighting scheme on sports pitch currently in existence	
SEB Properties 32 Brook Street Tavistock Devon PL19 0HE	P/A No. 1425/18/ FUL	Full	Change of Use and subdivision of existing shop to form 2 office units and new shop front	Support
Mr O Beilby 1 Church Lane Tavistock Devon PL19 8AA	P/A No. 1250/18/ ADV	Advertisement Consent	Advertisement Consent for installation of fascia sign with raised timber lettering	Support
Mr O Beilby 1 Church Lane Tavistock Devon PL19 8AA	P/A No. 1252/18/ LBC	Listed Building Consent	Listed Building Consent for installation of 1x external CCTV camera on corner of the stone wall at the back of the property and installation of display advertising fascia board for a single advertisement	Neutral view – refer to Conservation Officer