

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 9<sup>th</sup> January, 2024** at **6.30pm**.

**PRESENT**

Councillor T Munro      **Vice Chairman**

Councillor P Ward      **Deputy Mayor ex officio**

Councillors A Lewis, P Squire, A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk  
Administrative & Democratic Services Officer

Prior to the start of the Meeting the Committee members in attendance were reminded of the virtual Planning Training on the 29<sup>th</sup> February 2024, from 4pm until 7pm. Those Members who had yet to respond to the invitation were asked to do so, by the deadline of 25<sup>th</sup> January 2024.

**265. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors B Smith (Chairman), A Hutton (Mayor) and S Hipsey.

**266. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 28<sup>th</sup> November, 2023 be confirmed as a correct record and signed by the Vice Chairman in the absence of the Chairman (Appendix 1).

**267. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

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

- a) Received for information only - the Committee '**noted**' that DNPA had revoked the 2014 Affordable Housing Supplementary Planning Document (SPD) on 1<sup>st</sup> December 2023 and adopted the 2023 Housing SPD on the same day (enclosed). Further information, and the changes, could be found at;  
[Housing SPD | Dartmoor](#)

- b) Received for consideration - Planning Application 0513/23 - Installation of 25m high lattice climbing tower on concrete foundation with fencing at Unit E3, Pitts Cleave Industrial Estate Rowden Wood Road, Tavistock, PL19 0PW. The Committee's response had been a '**Neutral View**' however, concerns were raised with regard to the proposed height of the structure and the potential visual impact on the environment. A query was also raised as to if it was necessary for the structure to be so high' (Appendix 2)

## **269. TOWN PLANNING ISSUES**

No items received

## **270. GENERAL CORRESPONDENCE**

No items received

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

- a) The Committee received and noted the Notes of the Neighbourhood Development Plan Steering Group Meeting, held on 6<sup>th</sup> December, 2023 (Appendix 3)

Noted That: It was reported that the next Meeting of the Steering Group was scheduled for 10<sup>th</sup> January 2024, it was believed that this would be an open Meeting

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

The Committee noted the recent changes to West Devon Borough Council's Planning Portal.

During the ensuing discussion, reference was made to;

- the addition of a Disclaimer button, and other 'tick' boxes, which required operation to allow the user to proceed through the process to view each Application. These were considered a minor irritant but made the system 'clunky';
- that objections to Applications, as submitted by members of the public, were not as easily visible as on the previous system;
- the mapping, as now provided, was considered an improvement;
- Officers reported that it was now not as straightforward to draft documents for the Council's Development Management & Licensing Committee Meetings;
- it was felt that a 'pilot' period, involving a selection of Officers and Members from across the Borough would have been useful, in order that feedback on the new system could have been provided, prior to implementation.

It was requested that the feedback from this Committee be provided to Borough Councillor U Mann, who had asked for all feedback to be provided to the Borough Council via her, as a member of the Borough Council's Development & Management Licensing Committee.

**273. PLANNING DECISIONS and APPLICATIONS**

a) **Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 4).

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 5).

**274. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Monday 29<sup>th</sup> January, 2024 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 6.50pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 09.01.2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr N Lane & Mrs A Hughes Rosebank Battery Lane Tavistock PL19 9BH  P/A No. 2944/23/HHO	Householder application for rear extension & front porch	<b>Support</b>	Conditional Approval	14 <sup>th</sup> November 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr C Dykes 7 Plymouth Road Tavistock PL19 8AU  P/A No. 3053/23/FUL	Proposed change of use of lower ground floor & ground floor from Natural Health Centre to residential & change of use of coach house from Natural Health Centre to ancillary residential accommodation	<b>Support - The Committee was pleased to see the Premises being returned to its original residential usage</b>	Conditional Approval	17 <sup>th</sup> November 2023
Mr & Mrs Backaller 8 Abbotsfield Crescent Tavistock PL19 8EY  P/A No. 3211/23/HHO	Householder application for first floor side extension	<b>Support</b>	Conditional Approval	15 <sup>th</sup> November 2023
Mr A Johnson 11 Newtake Road Whitchurch PL19 9BX  P/A No. 3224/23/TPO	T1: Beech - crown lift by 4 metres on south aspect due to excessive shading	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	8 <sup>th</sup> December 2023
Mr A Howell Heather Down Road Tavistock PL19 9AG  P/A No. 3388/23/TPO	T1: Silver Birch - Removal of tree due to lean towards house & garage & overhanging parking area, roots pushing out stone of retaining wall, T2: Silver Birch - Removal of tree due to poor structure, thin stem & lacks vigour, T3: Silver Birch - Removal of tree due to poor structure & form, lacks vigour in crown, T4: Silver	<b>Neutral View refer to Tree Specialist</b>  <b>However, the Committee was encouraged by the replanting of trees - Sweet Chestnut, Cherry, Maple and Rowan</b>	Refused	12 <sup>th</sup> December 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	Birch - Removal of tree due to poor structure & form, lacks vigour in crown			
Mr M Edwards Baker Estates Ltd Land to the South of Plymouth Road Tavistock  P/A No. 2696/23/NMM	Non-material minor amendment to planning consent - 3652/20/FUL to change retaining wall from Rootlok to Stone Gabions	<b>Not placed before TTC for consideration</b>	Conditional Approval	22 <sup>nd</sup> November 2023
Mr M Edwards Baker Estates Ltd Land at Plymouth Road Tavistock  P/A No. 2698/23/NMM	Non-material minor amendment to planning consent 0723/21/FUL to change retaining wall from Rootlok to Stone Gabions	<b>Not placed before TTC for consideration</b>	Conditional Approval	22 <sup>nd</sup> November 2023
Mr M Hesketh Dartmoor Dental 26 West Street Tavistock PL19 8AN  P/A No. 3378/23/ARC	Application for approval of details reserved by condition 4 (signage details) of planning consent 0754/22/LBC	<b>Support -  The Committee was encouraged to see sympathetic signage being used</b>	Discharge of Condition Refused	1 <sup>st</sup> December 2023
Mr M Hesketh Dartmoor Dental 26 West Street Tavistock PL19 8AN  P/A No. 3469/23/ARC	Application for approval of details reserved by condition 4 (signage details) of planning consent 0753/22/FUL	<b>Support -  The Committee was encouraged to see sympathetic signage being used</b>	Discharge of Condition Refused	1 <sup>st</sup> December 2023
Ms C Lezmore Tavyside Models 11a Mount Tavy Road	Removal of outbuilding to replace with garden shed & turfed area	<b>Support -  although concerns were raised with</b>	Conditional Approval	4 <sup>th</sup> December 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock PL19 9JB  P/A No. 3369/23/FUL	for a lawn (resubmission of 0839/23/FUL)	<b>regards to the poor quality of the application which contained many errors and inconsistencies There was also a lack of information with regards salient points.</b>		
Mr A Johnson 11 Newtake Road Whitchurch PL19 9BX  P/A No. 3224/23/TPO	T1: Beech - crown lift by 4 metres on south aspect due to excessive shading	<b>Neutral View refer to Tree Specialist</b>	Conditional Approval	8 <sup>th</sup> December 2023
Mr A Oldfield 75 West Street Tavistock PL19 8AJ  P/A No. 3791/23/TCA	T1: Ash – remove limb overhanging neighbour's roof	<b>Neutral View refer to Tree Specialist</b>	No Objections Raised	20 <sup>th</sup> December 2023

## TAVISTOCK TOWN COUNCIL

### DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 09.01.2024

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs S Beale 2 Hurdwick Road Tavistock PL19 8LW	<a href="https://westdevon.planning-register.co.uk/Planning/Display/3758/23/HHO">https://westdevon.planning-register.co.uk/Planning/Display/3758/23/HHO</a>	Householder application for demolition of existing conservatory, construction of rear single storey extension & increase in depth of existing garage	<b>Support</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs Brown Serendipity Kilworthy Road Tavistock PL19 0JL	<a href="https://westdevon.planning-register.co.uk/Planning/Display/3329/23/HHO">https://westdevon.planning-register.co.uk/Planning/Display/3329/23/HHO</a>	Householder application for demolition of existing extension and erection of ground floor extension, loft extension and raised deck	<b>Support</b>
Ms J Williams 22 Glanville Road Tavistock PL19 0EB	<a href="https://westdevon.planning-register.co.uk/Planning/Display/4016/23/FUL">https://westdevon.planning-register.co.uk/Planning/Display/4016/23/FUL</a>	Erection of dwelling (amendment to approved scheme – 1622/21/FUL)	<b>Neutral View - however it was considered that the previous design was more in keeping with the properties in the surrounding area</b>
Mr P Archer 31 Mohuns Park Tavistock PL19 9BL	<a href="https://westdevon.planning-register.co.uk/Planning/Display/3898/23/HHO">https://westdevon.planning-register.co.uk/Planning/Display/3898/23/HHO</a>	Householder application for demolition of existing conservatory and erection of single storey rear extension	<b>Support</b>
Ms L Hancox Redroost Oak Tree Lane Tavistock PL19 9DA	<a href="https://westdevon.planning-register.co.uk/Planning/Display/3592/23/HHO">https://westdevon.planning-register.co.uk/Planning/Display/3592/23/HHO</a>	Householder application for single-storey extensions, demolition of garage and demolition of chimney	<b>Support</b>
Tavistock Parish Church Tavistock Parish Church Centre 5 Plymouth Road Tavistock PL19 8AU	<a href="https://westdevon.planning-register.co.uk/Planning/Display/4233/23/TCA">https://westdevon.planning-register.co.uk/Planning/Display/4233/23/TCA</a>	T1: Young Lime tree – to be dismantled down to a stump	<b>Neutral View refer to Tree Specialist</b>
Mr D Lewis Little Field Court 5 Green Lane Tavistock PL19 9FA	<a href="https://westdevon.planning-register.co.uk/Planning/Display/4126/23/TPO">https://westdevon.planning-register.co.uk/Planning/Display/4126/23/TPO</a>	T7: Sycamore - Crown reduce northern aspect by approx. 2m, making target pruning cuts of up to 50mm diameter, retaining a tree with a crown radius of 4.5m, this is to reduce dominance & overbearing impact on properties to north & to allow subdominant limb to	<b>Neutral View refer to Tree Specialist</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		develop & form evenly distributed tree crown	