

**MINUTES**

Minutes of the Meeting of the **Development Management & Licensing Committee** held at **Butchers' Hall, Tavistock** on **Tuesday 15<sup>th</sup> November, 2021** at **5.30pm**.

**PRESENT**

Councillor P Ward           **Chairman**  
Councillor J Ellis           **Vice Chairman**

Councillor A Hutton       **Mayor – ex officio**  
Councillor Mrs U Mann   **Deputy Mayor – ex officio**

Councillors Ms L Crawford, Mrs G Parker, P Squire and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk

**213. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors A Fey and B Smith.

**214. CONFIRMATION OF MINUTES**

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 26<sup>th</sup> October, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**215. DECLARATIONS OF INTEREST**

No Declarations of Interest were made.

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

Reference was made to an e-mail received from a member of the public regarding consultation on proposed changes to the Dartmoor National Park Authority Bye-Laws, and the progress of a consequential enquiry on which an update would be made in due course.

**217. TOWN PLANNING ISSUES**

No items received.

**218. GENERAL CORRESPONDANCE**

No items received.

**219. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)**

- a) Notes of the Informal NDP Steering Group Meeting held on 25<sup>th</sup> October, 2021 were received (Appendix 2)
- b) The Committee was advised of a well-attended Public Meeting, and representation at another event in connection with a Neighbourhood Development Plan for the Town, together with expressions of interest to participate in the plan process, registrations for information, prospective audiences/engagement arrangements and related matters. The next Meeting of the Steering Group would be held on Wednesday 8<sup>th</sup> December 2021, with a focus on preparation of the 'initial questionnaire'. In particular, it was anticipated that project management services would shortly be engaged to deliver a somewhat reduced brief with a primary focus on conduct and analysis of the initial questionnaire/parish survey, preparation of the project plan, the budget and related matters.

**220. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No matters brought forward.

**221. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions**

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

**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).

**222. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 7<sup>th</sup> December, 2021 at 5.30pm in Butchers' Hall (please note continuing change of venue)

The Meeting closed at 6.22pm.

Signed:

Dated:  
CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING  
DECISIONS (Appendix A) FOR MEETING 15.11.2021

**28.**

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Ms H Brignall 32 Fitzford Cottages Tavistock PL19 8DB  P/A No. 2403/21/HHO	Householder application for a single storey rear extension	<b>Support</b>	Conditional Approval	11 <sup>th</sup> October 2021
Ms H Brignall 32 Fitzford Cottages Tavistock PL19 8DB  P/A No. 2404/21/LBC	Listed Building consent for single storey rear extension	<b>Support</b>	Conditional Approval	11 <sup>th</sup> October 2021
Mr A Simpson 36 Fitzford Cottages Tavistock PL19 8DB  P/A No. 2528/21/HHO	Householder application for single storey rear extension	<b>Support</b>	Conditional Approval	11 <sup>th</sup> October 2021
Mr A Simpson 36 Fitzford Cottages Tavistock PL19 8DB  P/A No. 2529/21/LBC	Listed Building consent for single storey rear extension	<b>Support</b>	Conditional Approval	11 <sup>th</sup> October 2021
Mr Green 31 Priory Close		<b>Support</b>	Conditional Approval	

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock PL19 9DJ  P/A No. 2583/21/HHO	Householder application for two rear conservatories			13 <sup>th</sup> October 2021
Ms R Spurgeon 2 Brook Street Tavistock PL19 0BN  P/A No. 3483/21/ARC	Application for approval of details reserved by Conditions 3, 4 and 5 of Planning Permission 4032/20/FUL	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	11 <sup>th</sup> October 2021
Ms H Waine 16 Priory Close Tavistock PL19 9DH  P/A No. 3575/21/NMM	Non-material minor amendment to Planning Consent 1807/21/HHO for addition of roof light to connecting roof section and amendments to elevations	<b>Not placed before TTC for consideration</b>	Refusal	12 <sup>th</sup> October 2021
Prof. D Moles Morwellham Down Park Drive Tavistock PL19 9AH  P/A No. 3092/21/TPO	G17: Hornbeam x 4 & Beech x 1 - Crown height reduction by approx. 3m and lateral reduction by approx. 3m all sides on outer edge of group. Trees overhanging boundary fence and shed roof. Works required to maintain healthy trees and reduce overshadowing.	<b>Neutral View refer to Tree Specialist</b>	Refusal of Consent with agreed Lesser Works	22 <sup>nd</sup> October 2021
Mr P Hodges 74 Parkwood Road Tavistock PL19 0HH  P/A No. 2735/21/TCA	T1: Oak – fell and remove. Tree overhanging outbuilding and interfering with telephone line	<b>Neutral View refer to Tree Specialist</b>	No Objections Raised	22 <sup>nd</sup> October 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Whitchurch Community Primary School School Road Whitchurch Tavistock PL19 9SR</p> <p>P/A No. 3314/21/TPO</p>	<p>T1: Oak - Dead wood removal (exempt); Lateral reduction by 4-5 metres on South West side due to overhanging play ground; T2: Ash - Fell as leaning over footpath</p>	<p><b>Neutral View refer to Tree Specialist</b></p>	<p>Split Decision</p> <p>T1 – Refusal with lesser works allowed T2 – Approved with replant</p>	<p>22<sup>nd</sup> October 2021</p>
<p>Mr &amp; Mrs P Price 39 Bannawell Street Tavistock PL19 0DN</p> <p>P/A No. 1763/21/HHO</p>	<p>Householder application for replacement roof lights and construction of dormer window</p>	<p><b>Split Decision;</b></p> <ul style="list-style-type: none"> <li>• <b>Object - to the dormer window as it is deemed to be harmful to the Conservation Area roof-scape and views of the nearby Listed Building (former Workhouse);</b></li> <li>• <b>Support – the replacement of the roof lights with Heritage- grade lights</b></li> </ul>	<p>Refusal</p>	<p>20<sup>th</sup> October 2021</p>
<p>Mr M Wilks 9 Trendle Gardens Tavistock PL19 0FF</p> <p>P/A No. 2946/21/HHO</p>	<p>Householder application for conservatory</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>20<sup>th</sup> October 2021</p>
<p>Mr &amp; Mrs D Palmer Burnside Anderton Lane Whitchurch PL19 9DX</p> <p>P/A No. 3103/21/HHO</p>	<p>Householder application for replacement of conservatory with new single-storey gable extension to form garden room. Extension of existing dormer</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>18<sup>th</sup> October 2021</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Ms A Keelan The Laurels 140 Whitchurch Road Tavistock Devon PL19 9DE</p> <p>P/A No. 3338/21/HHO</p>	<p>Householder application for proposed veranda, storm porch canopy and two-storey extension to detached dwelling</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>22<sup>nd</sup> October 2021</p>
<p>Mr &amp; Mrs Selley 10 Ford Street Tavistock Devon PL19 8DY</p> <p>P/A No. 1355/19/FUL</p>	<p>Erection of 6 flats, 1 cottage and associated car parking (Resubmission of 2147/17/FUL)</p>	<p><b>Object due to the following;</b></p> <ul style="list-style-type: none"> <li>• <b>Insufficient car parking provision for the number of units proposed;</b></li> <li>• <b>Scale of proposed building is excessive (see English Heritage letter)</b></li> </ul> <p><b>Both of the above leading to a concern of overdevelopment of the site</b></p> <p><b>This Council had previously requested that the road be widened from Drake's Statue to the Ford Street roundabout which it is believed is now even more pertinent as development of Fitzford Lodge has commenced. The widening of the road would allow for an</b></p>	<p>Refusal</p>	<p>27<sup>th</sup> October 2021</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		<p><b>improved turning circle for traffic in the area.</b></p> <p><b>Plus;</b></p> <ul style="list-style-type: none"> <li>• <b>Lack of active frontage;</b></li> <li>• <b>Possible drainage issues;</b></li> <li>• <b>Previously identified contaminated land doesn't appear to have been dealt with;</b></li> <li>• <b>Would expect open space, education and highways to receive a S106 contribution;</b></li> </ul>		
<p>Mr &amp; Mrs Rule 152 Tamar Avenue Tavistock PL19 9JA</p> <p>P/A No. 2551/21/HHO</p>	<p>READVERTISEMENT (Revised site location plan received) Householder application for proposed vehicle crossing and hardstand</p>	<p><b>Tavistock Town Council's view remains as previously, which is as below;</b></p> <p><b>Object on the following basis:</b></p> <ul style="list-style-type: none"> <li>• <b>No Drainage/Soak away Assessment supplied;</b></li> <li>• <b>The proposal involves concreting over the garden, would prefer to see a permeable surface installed to allow drainage</b></li> </ul>	<p>Conditional Approval</p>	<p>28<sup>th</sup> October 2021</p>
<p>TSB Bank plc Bedford Square Tavistock PL19 0AG</p>	<p>Advertisement consent for 2x new non illuminated fascia, 2x new non illuminated</p>	<p><b>Support – however reference was made to the absence of a Heritage</b></p>	<p>Conditional Approval</p>	<p>25<sup>th</sup> October 2021</p>

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. 2865/21/ADV	projecting sign and 2x ATM non illuminated tablet	<b>Assessment, which should have been included as the property falls within the Conservation Area</b>		
TSB Bank plc Bedford Square Tavistock PL19 0AG  P/A No. 3197/21/LBC	Listed building consent for replacement new external signage, internal decorations including flooring, artwork, furniture, lighting and machines	<b>Support</b>	Conditional Approval	25 <sup>th</sup> October 2021
Mr P Hodges 80 Parkwood Road Tavistock PL19 0HH  P/A No. 2736/21/TCA	T1: Willow - Crown thin by 20% and lateral reduction by 2m on North and West sides. Tree encroaching on neighbouring properties and blocking light	<b>Neutral View - refer to Tree Specialist</b>	No Objections Raised	8 <sup>th</sup> November 2021
Mr R Eberlie 6 Vigo Mews Tavistock PL19 0RG  P/A No. 3514/21/TCA	T1, T2 and T3: Elms - Fell to 3m from ground level due to being dead; T4: Elm - Fell completely due to being dead	<b>Neutral View - refer to Tree Specialist</b>	No Objections Raised	8 <sup>th</sup> November 2021

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B) FOR MEETING 15.11.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Truro Diocesan Board of Finance 77 West Street	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/212905">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/212905</a>	Listed Building consent for re-rendering of front chimney and removal of rear chimney	<b>Object - on the following basis;</b>



Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Tavistock PL19 8AQ			<p>• <b>the proposal to demolish the rear chimney is harmful to a heritage building and there appears to be no justification for its removal</b></p> <p><b>Also, would wish to be reassured that the re-rendering of the front chimney will be an effective and long lasting remedy</b></p>
Mr G Thomas 5 Frobisher Way Tavistock PL19 8RE	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213603">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213603</a>	T1: Oak - Lateral reduction by 1.5metres on North East side in order to prevent growth over double garage; T2: Hawthorn - Complete removal down to height of fence, complete lateral reduction of approx. 6m to prevent encroachment onto Oak tree	<b>Neutral View – refer to Tree Specialist</b>
Mr P Glanville 12 Hurdwick Road Tavistock PL19 8LW	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213902">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213902</a>	T1: Oak - removal of 4 x limbs at approximately 40 feet (12 metres) from ground level on East side in order to improve shape, light and risk of damage to building	<b>Neutral View – refer to Tree Specialist</b>
Mr K Moore 2 Kilworthy Hill Tavistock PL19 0AS	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213433">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213433</a>	Listed building consent for change of use of existing entrance building serving first floor access, change of use of formerly A4/Sui Generis to C3 use (dwelling), closing of single door opening in east gable to separate proposed use classes	<b>Support</b>
Mr K Moore 2 Kilworthy Hill Tavistock PL19 0AS	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213432">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213432</a>	Change of use of existing entrance building serving first floor access, change of use of formerly A4/Sui Generis to C3 use (dwelling), closing of single	<b>Support</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		door opening in east gable to separate proposed use classes	
Mr & Mrs Pickles 34 Chaucer Road Tavistock PL19 9AJ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213839">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213839</a>	Householder application for proposed new/replacement single storey side and rear extension	<b>Support</b>
Ms O Langmead 220 Whitchurch Road Tavistock PL19 9DQ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213893">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213893</a>	Householder application to reconfigure existing driveway gate posts, replace entrance gates and widen drive	<b>Support</b>
Mr B D'Crus 12 Heritage Park Tavistock PL19 0BY	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213256">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213256</a>	Listed Building consent for canopy over lounge rear window	<b>Support</b>
Mr B D'Crus 12 Heritage Park Tavistock PL19 0BY	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210947">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210947</a>	Householder application for canopy over lounge rear window	<b>Support</b>
Ms J Flatman The Leaze 7 Kilworthy Hill Tavistock PL19 0EP	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213587">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213587</a>	Householder application for replacement windows	<b>Support</b>
Miss C Jacobs Sangers Mohuns Close Tavistock PL19 9BJ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213637">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213637</a>	Application for variation of condition 2 (approved plans) of planning consent 2530/20/HHO	<b>Support</b>
Mr J Tuppen 10 Little Field Court Green Lane Tavistock PL19 9FA	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213539">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213539</a>	T1: Alder - Fell. Tree has outgrown garden.	<b>Neutral View – refer to Tree Specialist</b>
Mrs Gill 2 Vigo Mews Tavistock PL19 0RG	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213994">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213994</a>	G1: Alder/Willows - Crown height reduction by 3 metres. To prevent shading and branches falling on neighbouring properties.	<b>Neutral View – refer to Tree Specialist</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr Denne 15 Plymouth Road Tavistock PL19 8AU	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214051">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214051</a>	T1: Ash - Fell tree due to dieback. To prevent tree falling and damaging property.	<b>Neutral View – refer to Tree Specialist</b>
CVS (UK) Limited 1 Brook Lane Tavistock PL19 9BA	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213887">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213887</a>	Part retrospective application for the installation of 11 external air conditioning units	<b>Support</b>