

MINUTES

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 5th APRIL 2022** at **5.30pm**.

PRESENT

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

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

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

IN ATTENDANCE

Assistant to the Town Clerk

370. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Hutton (Mayor), Mrs G Parker and B Smith.

371. CONFIRMATION OF MINUTES

RESOLVED THAT;

the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 14th March, 2022 be confirmed as a correct record and signed by the Chairman (Appendix 1).

372. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

373. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

374. TOWN PLANNING ISSUES

- a) Disabled Parking & Control of Waiting List – the Council had been asked to consider the proposed implementation of Disabled Parking only, on a specified section of Old Exeter Road, Tavistock (Appendix 2).

RECOMMENDED THAT Tavistock Town Council submit a response of 'No objections raised'.

375. GENERAL CORRESPONDANCE

The Chairman advised the Committee that a response had been received from West Devon Borough Council, with regard the road names the Council had previously suggested for Phase 2 of the Callington Road development.

The following names would be used, unless any objections were received;

- Vixen Tor Road
- Feather Tor Close
- Heckwood Tor Lane
- Brentor Place
- Boulters Tor Way
- Combe Tor Avenue
- Rundlestone Tor Road
- Settlers Tor Way
- Great Mis Tor Place

376. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

a) The Notes of the Steering Group Meeting held on 9th March 2022 were received and noted (Appendix 3).

The Chairman of the Steering Group reported that;

- the next meeting of the Steering Group would take place on 13th April 2022, at 6pm, at Tavistock Library;
- the Group would have a stall in the Pannier Market perimeter on the 9th April and the 23rd April 2022;
- 500+ responses had so far been received to the NDP Survey, which was approximately 8% of households in the town;
- the Survey was due to end on 2nd May 2022 which would mark the end of the first major activity of the Steering Group;
- a report, as compiled by Devon Communities Together, would follow and would identify the major topics/issues raised in the Survey responses;
- extra commitment would be required from volunteers, Steering Group members and the community in order that the Plan could move forward, following the completion of the Survey;
- it was hoped that a potential Project Manager would soon be identified

Noted That Councillors Mrs Mann and Ellis were commended for the amount of work they had put into the project so far.

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

The Chairman brought forward the following items;

- a) Two Appeal Notifications had been received, with regard Planning Applications which had been refused by the Local Planning Authority, which were now being submitted to the Secretary of State for determination. The Committee was invited to submit further comments to the Planning Inspectorate should it wish to;
- i. Planning Application 2611/11/FUL – Barley Market Street Garage, Barley Market Street Tavistock. Full Planning Application for garage refurbishment and conversion into a self-contained holiday let.

The Committee's previous response had been;

Object on the following basis;

- over-development of the very small footprint of the building;
 - the impossibility of parking outside the building without impacting pavement users, and the vehicle jutting into the highway;
 - harmful to the character of the Conservation Area
- ii. Planning Application 4257/20/OPA – Land opposite Wilminstone Industrial Estate at NGR: NX 4918 7541, Old Exeter Road, Tavistock PL19 0FD. Outline Application with all matters reserved for erection of 10 dwellings.

The Council's previous response had been;

Object on the following basis;

- the site is in an unsustainable location with no public transport available, there will therefore be a reliance on the use of private cars;
- this is unjustified development in the countryside;
- there appears to be the potential for significant harm to a nearby monument (The Trendle) where there may be significant findings under the site, which as yet are unknown (Section 16 NPPF);
- lack of safe pedestrian access to the site;
- whilst there is a cycle path nearby, this is not easily accessible due to it being on the old railway line some distance away from the site.

The Committee's decision was that the previous comments would stand, with no further comments or submissions required.

- b) Consultation on a new Recycling Centre at Crowndale Road, Tavistock.

Members were reminded that due to the deadline for responses to this Consultation, it was not possible for a Council response to be determined. Therefore, Members were encouraged to respond to the online Consultation, on an individual basis.

378. 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).

379. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 26th April, 2022 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 6.10pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 05.04.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr G Johnstone Rill House Down Park Drive Tavistock PL19 9AH</p> <p>P/A No. 4215/21/TPO</p>	<p>T1: Italian Alder - crown raise to 4m from ground level. To prevent obstruction and allow light to understorey. T2: Italian Alder - removal of limb at approximately 3.5m from ground level on E side. To prevent obstruction and allow light to understorey. T3: Italian Alder - crown raise to 4m above ground level. To prevent obstruction and allow light to understorey. T4: Hornbeam - removal of epicormic growth at 1m from ground level on E side, removal of secondary limb at approximately 2.5m from ground level on NE side, removal of primary limb at approximately 3m from ground level on NW side. To remove obstruction.</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>9th March 2021</p>
<p>Mr M Stevens Mount Kelly College Parkwood Road Tavistock PL19 0HZ</p> <p>P/A No. 0289/22/TEX</p>	<p>T1: Ash – fell due to Ash Die Back and replant with Ash T2: - Ash – fell due to Ash Die Back and replant with Ash</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Tree Works Allowed</p>	<p>28th February 2022</p>
<p>Mrs S Vallance Kilworthy Farm Kilworthy Road Tavistock</p>	<p>Siting of mobile home</p>	<p>Support - subject to a Condition being added to any Consent that the</p>	<p>Conditional Approval</p>	<p>2nd March 2022</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
PL19 0JN P/A No. 1801/21/FUL		mobile home is only occupied by an agricultural worker on the farm		
Mr A Parker Cornerways Down Road Tavistock PL19 9AD P/A No. 3311/21/TPO	T1: Blue Atlas Cedar - Fell due to tree being dead	Neutral View refer to Tree Specialist	Tree Works Allowed	16 th February 2022
Mrs M A Payne 2 Glanville Road Tavistock PL19 0EA P/A No. 4532/21/TCA	T1: Yew - Fell. Overgrown bush in close proximity to wall supporting pubic handrail - recommended by DCC. T2: Holly - Fell. Overgrown bush in close proximity to wall supporting public handrail - recommended by DCC	Neutral View refer to Tree Specialist	Tree Works No Objections Raised	28 th February 2022
Mr N Thompson Amco Griffin Land at SX 489 725 Whitchurch PL19 9DX P/A No. 4540/21/TPO	G1: Ash, Willow, Cherry, Hawthorn, Hazel: Fell (approx. 10) trees (within 1m of winged wall structure) to ground level. To prevent structural damage	Neutral View refer to Tree Specialist N.B. Sketch map and photograph do not appear to refer to the same piece of land	Tree Works Allowed	28 th February 2022
Mr R Williams Flat 3 Bella Vista Kilworthy Hill Tavistock P/A No. 4608/21/FUL	Replacement windows	Support	Refusal	28 th February 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr & Mrs K & D Laing & Rowe 37 Uplands Tavistock PL19 8ET P/A No. 0092/22/HHO	Householder application for alterations and extension to dwelling, with associated works	Support	Conditional Approval	9 th March 2022
Mr & Mrs Kumar Beechwood Down Road Tavistock PL19 9AQ P/A No. 0531/22/NMM	Non-material minor amendment to Planning Consent 0306/21/HHO for alteration of dormer roof structure	No placed before TTC for consideration	Refusal	9 th March 2022
Mr D Field 1 and 2 Spring Hill Tavistock PL19 8LB P/A No. 2828/21/FUL	READVERTISEMENT (Updated Heritage Statement) Demolition of existing building providing 9 units of temporary accommodation for homeless persons only. Erection of new building which includes the partial reuse of existing materials to provide 11 units of temporary accommodation for homeless persons, families, young people entering the care system and those with additional support needs	Support	Conditional Approval	11 th March 2022
Mr D Johnson Dartmoor Rescue Centre Abbey Rise	Proposed storage building for vehicles and equipment	Support	Conditional Approval	16 th March 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock PL19 9BB P/A No. 0071/22/FUL				
Mr & Mrs Aldridge 17 Priory Close Tavistock PL19 9DJ P/A No. 0200/22/HHO	Householder application for proposed extensions and alterations to dwelling	Support	Conditional Approval	14 th March 2022

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 05.04.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs E Truetsch 244 Whitchurch Road Tavistock PL19 9EF	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220346	Householder application for proposed alterations and extension for annexe accommodation and double garage	Support
Mr H Myott 31 Parkwood Road Tavistock PL19 0HH	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220112	Householder application for demolition of existing single storey rear and side extension and replacement new single storey rear extension, minor internal alterations consisting new layout to ground floor and room changes to first floor, proposed external works to rear	Support – However, it was felt the design would benefit from changes to the street elevation to make it more sympathetic to the surrounding period properties
Mr M Golding Blue Haze Down Road Tavistock PL19 9AG	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220554	T1: Green Lawson Cypress - Fell due to being diseased/ dead and is displaying discolouration	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr B D'Crus 12 Heritage Park Tavistock PL19 0BY	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220664	Listed building consent for glazed canopy over lounge rear window	Support
Mr & Mrs V Hibbert Land Adjacent To Brook Farm Brook Lane Tavistock	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220729	Replacement house design to Plot 21 of planning approval 0955/17/FUL	Neutral View
Mr L Catchpole 3 St Andrews Road Whitchurch Tavistock PL19 9BY	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220263	T1: Elm - Fell due to signs of Bacterial Wetwood near base of tree and increased deadwood developing in crown (Retrospective - re-plant condition)	Neutral View refer to Tree Specialist
Miss A Reynolds 8 Fitzford Cottages Tavistock PL19 8DB	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220955	Application for approval of details reserved by condition 3 of planning consent 0403/21/LBC	Neutral View
Mrs J Tynan 38 Chaucer Road Tavistock PL19 9AJ	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220623	T1: Variegated Norway Maple - crown height reduction by 2m: Lateral crown reduction on all sides by 1.5m. Tree casts excessive shade onto house and lawn. T2: Purple Norway Maple - crown height reduction by 2m: Lateral crown reduction on all sides by 1.5m. Tree casts excessive shade onto house and lawn. G2: X3 Juvenile Beech trees & X1 Rowan - crown height reduction by up to 3.5m: Lateral crown reduction on all sides by 1.25m. Too large for space and	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		encroaching onto neighbour's property	
Mr R Williams Flat 3 Bella Vista Kilworthy Hill Tavistock	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220952	Replacement windows of the building (resubmission of 4608/21/FUL)	Support
Mrs T Lawson 4 Mount Ford Tavistock PL19 8EB	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220421	T1: Ash - Fell due to ash dieback and increased risk to property. T2: Sycamore - Fell to 0.2 metres from ground level	Neutral View refer to Tree Specialist
Mr T Brown Vistry Partnerships Land Adjacent To Callington Road Callington Road Tavistock	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220640	Application for variation of condition 2 (approved plans) of planning permission 2780/18/ARM to revise details of play areas	Neutral View