

**MINUTES** of the virtual Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at\*\* <https://zoom.us/j/91956067924> (for Councillors who wished to attend) and [https://www.youtube.com/results?search\\_query=tavistock+town+council](https://www.youtube.com/results?search_query=tavistock+town+council) (for the public who wished to attend)

on **TUESDAY** the **9<sup>th</sup> JUNE, 2020** at **5.00pm**

**PRESENT**

Councillor P Ward - **Chairman**

Councillor Mrs U Mann – **Vice Chairman**

Councillor Mrs A Johnson (**Mayor – ex officio**)

Councillor A Hutton (**Deputy Mayor – ex officio**)

Councillors Ms L Crawford, J Ellis, A Fey, G Parker, P Squire and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk

Councillor B Smith (Ward Member)

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**407. APOLOGIES FOR ABSENCE**

There were no apologies for absence as all Members were present, although Councillor A Venning joined the Meeting late (see Minute No. 414(a) below).

**408. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 19<sup>th</sup> May, 2020 be confirmed as a correct record and will be signed by the Chairman at a later date (Appendix 1).

**409. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

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

No items received.

**411. TOWN PLANNING ISSUES**

- a) For information only – an application had previously been received for a new premises licence for Rockmount Townhouse Ltd for Rockmount, Drake Road, Tavistock, PL19 0AX (Minute No. 384c refers) and was considered at the DM&L Meeting on 19<sup>th</sup> May, 2020.

It was reported that the Committee's original response to this application had been rejected by the Local Licencing Authority, as

it did not comply with any of the four tests for a Licence to be refused.

The Committee's revised response, as below, was accepted;

'Tavistock Town Council supports the granting of a table and bar licence for residents and a table licence for non-residents dining in the premises, however we are opposed to the licensing of a public bar for non-residents and off licence sales on the grounds of public safety.

The premises are located on a bend on a busy road leading out of the centre. On-site parking is very limited and would be used by residents. Poor visibility due to the bend and the absence of a footpath on the premises' side of the road makes manoeuvring vehicles in and out of the parking and crossing the road by pedestrians, especially in the dark, dangerous for non-residents using the bar and off-licence sales'.

It was also reported that a table licence for residents had subsequently been granted, together with a licence for bona fide guests of residents. Members of the public would be unable to purchase off-sales. **Noted**

**412. GENERAL CORRESPONDENCE**

No items received.

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

No items brought forward.

**414. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions by West Devon Borough Council**

Attached at Appendix A. (Appendix 3)

N.B. Councillor A Venning joined the Meeting.

**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. (Appendix 4)

Noted That the Assistant to the Town Clerk undertook to contact the Local Planning Authority to ascertain what, if any, guidance is provided to residents who have a tree/trees on their land which have a Tree Preservation Order (TPO) placed on them.

#### 415. NEXT DEVELOPMENT MANAGEMENT & LICENSING

##### COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 30<sup>th</sup> June, 2020 at 5.00pm.

The Meeting closed at 5.16pm.

Signed.....

Dated.....

CHAIRMAN

*TAVISTOCK TOWN COUNCIL*

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING

DECISIONS (Appendix A)

FOR MEETING 09.06.2020

<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 S McCarter 4 Deacons Green Tavistock PL19 8BN  P/A No. 0856/20/TPO	T1: Oak - crown height reduction by 3m, lateral reduction by 2-2.5m on all sides to reduce excessive shading and lift branches off shed; T2: Oak - crown height reduction by 3.25m, lateral reduction by 3m on North, South and West sides to reduce overhang over property and reduce shading and lateral reduction by 4-4.5m on East side to reduce overhang over footpath and road	<b>Neutral View refer to Landscape Officer</b>	Refusal of Consent with Agreed Lesser Works	12 <sup>th</sup> May 2020
Mr & Mrs I Cull St John's House, Quicks Garden St John's Tavistock PL19 9RF  P/A No. 0324/20/HHO	Householder application for single-storey link extension and outbuilding conversion	<b>Support</b>	Conditional Approval	4 <sup>th</sup> May 2020

<p>Mr M Macgougan 11 Redmoor Close Tavistock PL19 0ER</p> <p>P/A No. 0875/20/TPO</p>	<p>T1: Sycamore - crown raise to 3-3.5m from ground level to lift branches off garden reducing overhang and shading, lateral reduction of higher branches by 2.5m on North side to reduce overhang over garden and shading and crown height reduction by 3m; T2: Oak - crown raise to 3- 3.5m from ground level to lift branches off garden reducing overhang and shading, lateral reduction of higher branches by 2.5m on North side to reduce overhang over garden and shading and crown height reduction by 3m; T3: Sycamore - crown raise to 3-3.5m from ground level to lift branches off garden reducing overhang and shading, lateral reduction of higher branches by 2.5m on North side to reduce</p>	<p><b>Neutral View refer to Landscape Officer</b></p>	<p>Refusal</p>	<p>4<sup>th</sup> May 2020</p>
<p>Mr L Smith 26 Glanville Road Tavistock PL19 0EB</p> <p>P/A No. 2769/19/HHO</p>	<p>READVERTISEMENT (Revised plans received) Householder application for domestic extension</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>5<sup>th</sup> May 2020</p>
<p>Miss M Carr 46 Oak Road Tavistock PL19 9EZ</p> <p>P/A No. 0974/20/ARC</p>	<p>Application for Approval of Details Reserved by Condition 5 of Planning Consent 4128/19/HHO</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Discharge of Condition Approved</p>	<p>12<sup>th</sup> May 2020</p>

<p>Mr S Gliddon Land adjacent to Fernside Crease Lane Tavistock PL19 8EW</p> <p>P/A No. 3608/19/VAR</p>	<p>Variation of condition 2 (approved plans) of planning consent 0393/18/FUL for alteration to Plot 2</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>12<sup>th</sup> May 2020</p>
<p>Mr &amp; Mrs Hinckley 2 Bedford Villas Spring Hill Tavistock PL19 8LA</p> <p>P/A No. 3915/19/ARC</p>	<p>Application for approval of details reserved by conditions 3, 4 and 6 of planning consent 2094/19/FUL</p>	<p><b>Neutral View</b></p>	<p>Discharge of Condition Approved</p>	<p>12<sup>th</sup> May 2020</p>
<p>Mr &amp; Mrs Hinckley 2 Bedford Villas Spring Hill Tavistock PL19 8LA</p> <p>P/A No. 4029/19/ARC</p>	<p>Application for approval of details reserved by conditions 3, 4 and 6 of planning consent 2095/19/LBC</p>	<p><b>Neutral View</b></p>	<p>Discharge of Condition Approved</p>	<p>12<sup>th</sup> May 2020</p>
<p>Mr C Challis 10 Waters Edge Parkwood Road Tavistock PL19 0AR</p> <p>P/A No. 1164/20/TCA</p>	<p>T1: Beech - Remove due to overhang onto river and risk of bank collapsing. T2: Beech - Crown reduction by 2.5m on all sides to reduce shading in garden and reduce risk of damaging river bank</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>No Objections Raised</p>	<p>27<sup>th</sup> May 2020</p>
<p>Mr D Williams Little Mead 18b Plymouth Road Tavistock PL19 8AY</p> <p>P/A No. 0791/20/VAR</p>	<p>Variation of condition 9 of Planning Permission 02188/2011</p>	<p><b>Object - on the grounds that the application is of such poor quality that it is impossible to assess whether appropriate standards are being met. Tavistock Town Council generally supports the creation of dwellings within the town centre and would be pleased to see a properly drafted</b></p>	<p>Conditional Approval</p>	<p>20<sup>th</sup> May 2020</p>

		<b>resubmission of this application that could be assessed against JLP and other relevant standards</b>		
Mrs S Bowditch 14 Oak Road Tavistock Devon PL19 9EZ  P/A No. 1217/20/ARC	Application for approval of details reserved by Condition 3 of Planning Consent 0041/20/HHO	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	21 <sup>st</sup> May 2020
Mrs G Barnes Raella Bolt House Close Tavistock Devon PL19 8LN  P/A No. 1221/20/ARC	Application for approval of details reserved by Condition 3 of Planning Consent 0125/20/HHO	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	21 <sup>st</sup> May 2020
Mr J O'Shea Godshill Down Road Tavistock Devon PL19 9AD  P/A No. 1594/19/ARC	Application for approval of details reserved by Conditions 3, 4, 6 & 7 of Planning Consent 4290/17/FUL	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	21 <sup>st</sup> May 2020

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
FOR MEETING 09.06.2020

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App Link</u></b>	<b><u>Proposal</u></b>	
Mr R Baylis 9 James Road Whitchurch Tavistock PL19 9NJ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201324">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201324</a>	T2: Holly - Fell. Tree is dead and overcrowding Scotch Pine	<b>Neutral View – refer to Landscape Officer</b>

<p>Father M Stone Our Lady and St Mary Magdalen Catholic Church Callington Road Tavistock PL19 8EH</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201302">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201302</a></p>	<p>G1: Lime x 6, Western Red Cedar x 1, Lombardy Poplar x 1, Sycamore x 1- Crown height reduction of limes by 6.5m and lateral reduction on North and South sides by 2.5m so as to pollard, Crown height reduction of Western Red Cedar by 4.5m, Crown height reduction of Lombardy Poplar by 3.5m and lateral reduction on all sides by 2.5m. Crown height reduction of Sycamore by 4.5-5m and lateral reduction on all sides by 2.5m so as to pollard. Trees are overshadowing and overhanging church and neighbouring properties.</p>	<p><b>Neutral View – refer to Landscape Officer</b></p>
<p>Mr S Tripp 8 Frobisher Way Tavistock PL19 8RE</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201362">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201362</a></p>	<p>T1 &amp; T2: Ash – Re-pollard to previous pruning points to 4m from ground level. T3: Oak - Crown height reduction by 5m and removal of branches at various heights from ground level on all sides. Trees are blocking light and overhanging garden.</p>	<p><b>Neutral View – refer to Landscape Officer</b></p>
<p>Mr &amp; Mrs A Thomas Whitchurch Methodist Church Whitchurch Road Tavistock PL19 9EG</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201405">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201405</a></p>	<p>Application for approval of details reserved by condition 6 of planning consent 2878/19/FUL</p>	<p><b>Application determined by LPA on 5<sup>th</sup> June 2020, so prior to this Meeting</b></p>
<p>Mr A Stead 8 Grenville Drive Tavistock PL19 8DP</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201460">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201460</a></p>	<p>Householder application for proposed side extension and new entrance porch to dwelling</p>	<p><b>Support</b></p>
<p>Mr &amp; Mrs Lucas 5 Chaucer Road Tavistock PL19 9AJ</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201461">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201461</a></p>	<p>Householder application for proposed single storey rear extension to bungalow</p>	<p><b>Support</b></p>