

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **MONDAY 10th OCTOBER, 2022** at **5.30pm**.

PRESENT

Councillor Mrs U Mann **Chairman**

Councillor P Ward **Mayor**
Councillor J Ellis **Deputy Mayor**

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

IN ATTENDANCE

Assistant to the Town Clerk

220. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor B Smith (Vice Chairman).

221. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 27th September, 2022 be confirmed as a correct record and signed by the Chairman (Appendix 1).

222. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

223. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

224. TOWN PLANNING ISSUES

No items received.

225. GENERAL CORRESPONDENCE

- a) Reference was made to the Notification received in respect of an Appeal against Refusal of the following Planning Application - The Milking Parlour, Higher Wilminstone, Tavistock (Planning Application 1673/21/FUL refers).

The decision of the Committee was to remain with its previous decision which was to 'object' to the Planning Application on the following basis, with no further representations to be made;

- Unjustified development in the countryside, contrary to TTV 26 (Part 2);
- It is in a non-sustainable location;
- There would be reliance on the use of a private car, contrary to DEV15

226. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) The Minutes of the NDP Steering Group Meeting held on 22nd September 2022 were received and considered (Appendix 2).

The Minutes identified that;

- a Finance Co-ordinator had been appointed;
- a further Meeting had taken place on Wednesday 5th October, 2022 (Minutes to follow) which had given the opportunity for information gathering;
- it was anticipated that a report from the Meeting which had taken place with West Devon's Housing Needs representatives would be available in the New Year;
- the 'next steps' would include gathering together community information/major topic areas to collate a 'Community Action List', which it was hoped would make grant funding available from such organisations as the Environment Agency, the Lottery Fund and Business & Enterprise

It was reported that;

- the Public Meeting previously scheduled for 18th October, 2022 was no longer taking place;
- the next Steering Group Meeting was scheduled for 9th November, 2022

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

No items brought forward.

228. PLANNING DECISIONS and APPLICATIONS

- a) **Planning Decisions**

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

Noted That reference was made to Planning Application 2105/22/FUL – The Town House, 13 Watts Road, Tavistock PL19 8LF, which had been

'supported' by the Town Council (with conditions attached), but refused by the Local Planning Authority (LPA).

Reference was made to the LPA's reasons for refusal which had included;

- concerns over parking provision in the area;
- that it was felt that as the coach house was a considerable distance from the main house, it was not considered 'ancillary accommodation'

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).

229. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 1st November, 2022 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 6.17pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 10.10.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr I Hunter 29 Walkham Close Tavistock PL19 9HT P/A No. 1224/22/HHO	Householder application for proposed single storey rear extension and first floor side extension	Support	Conditional Approval	16 th September 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	over existing tenement			
Mrs J Fisher Smith Kingsley House 61 West Street Tavistock PL19 8JZ P/A No. 1257/22/HHO	Householder application for installation of new cast iron hooper and downpipe to front elevation, reconfiguring of existing lead parapet gutter including formation of new lead catch pit with associated lead outlet pipe to front parapet wall, replacement flat roof covering to existing rear extension	Support	Conditional Approval	14 th September 2022
Mrs J Fisher Smith Kingsley House 61 West Street Tavistock PL19 8JZ P/A No. 1258/22/LBC	Listed Building consent for installation of new cast iron hooper and downpipe to front elevation, reconfiguring of existing lead parapet gutter including formation of new lead catch pit with associated lead outlet pipe to front parapet wall, replacement flat roof covering to existing rear extension	Support	Conditional Approval	14 th September 2022
Mr M Pain The Town House 13 Watts Road Tavistock PL19 8LF P/A No. 2105/22/FUL	Conversion of existing coach house to ancillary accommodation	Support – subject to: - The use of a more sympathetic material, other than PVC, for window frames;	Refusal	16 th September 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		<p>- Ancillary status of the property being secured by a Condition of any Planning Consent</p> <p>-</p>		
<p>Mr & Mrs A Moon Langmead Down Park Drive Tavistock PL19 9AH</p> <p>P/A No. 2441/22/HHO</p>	<p>Householder application for single storey side extension & alterations to driveway parking</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>14th September 2022</p>
<p>Mr P Newdick Abbey Chapel Bedford Square Tavistock PL19 0AD</p> <p>P/A No. 2454/22/ADV</p>	<p>Advertisement consent to replace noticeboard in front garden of church</p>	<p>Support</p>	<p>Advertisement Consent</p>	<p>13th September 2022</p>
<p>Ms D Lee 8 Dipper Drive Whitchurch Tavistock PL19 9FS</p> <p>P/A No. 2560/22/TPO</p>	<p>G1: Mixed scrubby vegetation – lateral reduction on all sides to 0.5m behind timber fence and height reduction to 4-5m from ground level due to encroachment into garden</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Tree Works Allowed</p>	<p>15th September 2022</p>
<p>Mr Salisbury 29 Parkwood Road Tavistock PL19 0HH</p> <p>P/A No. 2746/22/TCA</p>	<p>T1: Bay – reduce height to approx. 5ft to keep as a shrub as it is very large and causing damage to the fence behind</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Tree Works No Objection Raised</p>	<p>15th September 2022</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr M Coombs 38 Plymouth Road Tavistock PL19 8BU</p> <p>P/A No. 2959/22/TEX</p>	<p>Bramley Apple Tree: has fallen with 1/3 still left dangerously in place. 5 days' notice required.</p>	<p>Not placed before TTC for consideration</p>	<p>Tree Works No Objection Raised</p>	<p>14th September 2022</p>
<p>Mr Harris 16 The Dell Tavistock PL19 0EQ</p> <p>P/A No. 2683/22/TPO</p>	<p>T1: Beech – crown thin by up to 20%, removal of limbs no greater than 30mm diameter, reduce lowest limb on S side by 4m, to keep natural shape. T2: Beech - crown thin by up to 20%, removal of limbs no greater than 30mm diameter, reduce lowest limb on S side by 4m, to keep natural shape. G1: Hazel and Holly hedge – reduce height to 2m from ground level to match neighbouring hedge height</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Refusal of Consent</p>	<p>21st September 2022</p>
<p>Mr A Duke Annexe Mount Ford House Tavistock PL19 8EB</p> <p>P/A No. 2931/22/TCA</p>	<p>T1: Multi-stemmed Sycamore – pollard to 3m from ground level to reduce risk of failure and T2: Multi-stemmed Sycamore – pollard to 3m from ground level to reduce risk of failure</p>	<p>Neutral View refer to Tree Specialist</p>	<p>No Objections Raised</p>	<p>28th September 2022</p>

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B) FOR MEETING 10.10.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr M Jackson Aspris Children's Services Ltd Kilworthy House Kilworthy Road Tavistock PL19 0JN	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222953	Proposed replacement of existing external timber stairs & installation of play equipment	Support
Mrs S Pettitt 3 Priory Gardens Whitchurch Tavistock PL19 9NZ	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223103	T1: Copper Beach - Crown height reduction by 2 metres, Lateral reduction on North East side to give 3 metre clearance to property (3 Priory Gardens), Lateral reduction on western side to give 3 metre clearance to property (2 Priory Gardens) and Lateral reduction on (rest of the sides) N,E & S by 2 metres in order to maintain the shape and balance of the tree and to ensure the tree does not become too top heavy and to allow light & air to both the houses	Neutral View refer to Tree Specialist
Mrs L Sutcliffe 57 Mohuns Park Tavistock PL19 9BL	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/220551	Householder application for garden room/office	Support
Mr W Southall Tavistock Town Council Market Road Tavistock	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222990	Works to infill & repair voids to face of river wall between EA Gauging Station to The East Gate Cafe	Support
Mrs J Stewart The Lawns Care Home 52 Plymouth Road Tavistock	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222713	Change of use from registered care home to private dwelling	Neutral View – However, concerns were

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
PL19 8BU			raised with regard the loss of care facilities within the ton at a time when more are needed, as identified by West Devon Borough Council
Mr M Cusack Bel Lane Developments LTD 24 Boughthayes Tavistock PL19 8EF	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223037	Application for variation of condition 1 (approved plans) of planning consent 1664/18/FUL	Neutral View
Barclays Bank plc 6 Bedford Square Tavistock PL19 0BU	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222951	Listed Building Consent to Decommission Barclays Bank	Support
Barclays Bank plc 6 Bedford Square Tavistock PL19 0BU	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222950	Decommission Barclays Bank	Support
Mr A Brown Andrew Brown Dental 9 Plymouth Road Tavistock PL19 8AU	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223305	T1: Cherry - Removal of tree to prevent an unstable tree being a threat to the public highway	Neutral View – However, the trees along Plymouth Road are considered to be an important part of the landscape, so if the tree cannot be saved by having lesser works undertaken, we would like to see it replaced with a semi-mature tree

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mr Windemer Marstan 1 St Johns Tavistock PL19 9RF</p>	<p>http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223325</p>	<p>T1 & T2: Lime - Removal of unstable deadwood, Crown raise by 5 metres, Remove epicormic growth from stem base to 1.5m above ground level, Crown height reduction by 1.5-2 metres and Pruning cut diameters to be no more than one-third the diameter of the parent branch, Crown volume reduction of 15-20% - Reason for works: The Lime trees are low over the adjacent properties, the crown management and re-shaping will give the trees a more balanced and pleasing visual appeal, management of the basal growth will allow detailed stem-base inspection and inform tree risk assessment and the work will not significantly affect local visual Amenity</p>	<p>Neutral View refer to Tree Specialist</p>
<p>Mr J Mulley 242 Whitchurch Road Tavistock PL19 9EF</p>	<p>http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223094</p>	<p>Householder application for extension & alterations to existing dwelling</p>	<p>Support</p>