

MINUTES

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at: <https://zoom.us/j/93890617621> (for Councillors who wished to attend) and https://www.youtube.com/results?search_query=tavistock+town+council (for the public who wished to attend) on Tuesday 11th August, 2020 at 5.00pm.

PRESENT

Councillor P Ward – Chairman

Councillor J Ellis – Vice Chairman

Councillor Mrs A Johnson (Mayor – ex officio)

Councillor A Hutton (Deputy Mayor – ex officio)

Councillors Ms L Crawford, A Fey, A Lewis, G Parker, B Smith, P Squire and A Venning

Ward Member – Councillor Mrs M Ewings (Observer)

IN ATTENDANCE

Office Administrator

28. ELECTION OF CHAIRMAN

Nominations were invited for the election of a Chairman for the Development Management & Licensing Committee for the remainder of the 2020-2021 Civic Year.

Councillor P Ward was nominated, with his nomination being seconded.

A vote took place and Councillor P Ward was appointed as the Chairman of the Committee for the ensuing year, and took the Chair for the remainder of the Meeting.

29. ELECTION OF VICE-CHAIRMAN

Nominations were invited for the election of a Vice Chairman for the Development Management & Licensing Committee for the remainder of the 2020-2021 Civic Year.

Councillor J Ellis was nominated, with his nomination being seconded.

A vote took place and Councillor J Ellis was appointed as the Vice Chairman of the Committee for the ensuing year.

30. APOLOGIES FOR ABSENCE

There were no apologies for absence, all Members of the Committee were present.

31. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 21st July, 2020 be confirmed as a correct record and signed by the Chairman (Appendix 1).

32. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Councillor J Ellis
Declared an Interest in Planning Application No. 2226/20/TPO – Land behind Woodhayes, 1 Saxon Road, Tavistock by virtue of living in the area.
- Councillor Mrs A Johnson
Declared an Interest in Planning Application No. 2103/20/HHO – Barnbrook, Middlebrook Farm, Brook Lane, Tavistock by virtue of a friendship with the Applicant.

33. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

34. TOWN PLANNING ISSUES

a) Cornwall and West Devon Mining Landscape World Heritage Site Management Plan

Tavistock Town Council had been asked to submit an informal view of the draft consultation document by 31st August, subject to ratification at Council on 15th September, 2020.

A Member had drawn up a Briefing Note (Appendix 2) for the Committee Members, highlighting the key elements of the substantial Management Plan, along with an Area 10 Draft, which detailed those areas which were significant to Tavistock, the surrounding area and how it linked to the Tamar Valley.

The importance of this Management Plan was stressed in particular the future impact on Tavistock Town. Attention was drawn, in particular, to the following:

- Policy C5
Proposals for renewable energy installations;
- Policy C7
Development proposals, biodiversity and geological diversity.

RECOMMENDED THAT the Council support the Management Plan and the above two Policies.

Noted That the importance of the Scoping document for the environmental impact for Crowndale, and its relevance to the Committee's discussions, was reported.

b) Plymouth Road Development

A Member had provided a supplementary document (Appendix 3) identifying the history and current position with regard to the Application and forthcoming Application.

A discussion took place with particular reference being made to;

- The original Application, site history and planning process;
- The unusual arrangement whereby consent was granted prior to completion of the associated S106 Agreement;
- The variation to the original Application with regard to the mixed-use development between housing and employment (light industrial), resulting in a reduction in area for the employment use and associated questions of viability;
- Related matters and concerns, including arrangements for an upcoming briefing of the Town Council by the Local Planning Authority (LPA).

RESOLVED THAT the Supplementary Briefing Document be circulated to all Town Councillors and the Leader, Chief Executive and designated investigating Officer of the LPA, together with the developer.

c) Communication to WDBC Ward Members

A discussion took place regarding how appropriately communication could take place with local Ward Members of the LPA. Reference was made, in particular, to:-

- The importance of the TTC DM&L Committee acting, and being seen to act, as an independent consultee in the planning process;
- Subject to the above, the benefits of appropriate lines of communication and information as between the Authorities.

RECOMMENDED THAT copies of TTC DM&L Committee Agendas and the decision lists arising as listed in Appendix B, be emailed to WDBC Tavistock Ward Members.

Noted That although not presently available, in normal circumstances Borough Councillors shared the right of members of the public, and other interested persons, to attend at Meetings of the DM&L Committee and state their views on planning applications listed on the Agenda (but not engage in discussion or debate) during the public participation section that preceded the business of the Committee. During the period of COVID restrictions, and Virtual Meetings, they could observe all DM&L Meetings via Youtube, and each would be advised of the foregoing accordingly, as part of the Agenda.

35. GENERAL CORRESPONDANCE

No items received.

36. URGENT BUSINESS

Urgent business brought forward at the discretion of the Chairman.
No business brought forward.

37. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

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

b) NEW Planning Applications

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 5)

38. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 1st September, 2020 at 5.00pm.

The Meeting closed at 6.18pm

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A)
FOR MEETING 11.08.2020

<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>
Father M Stone Our Lady & St Mary Magdalen Catholic Church Callington Road Tavistock PL19 8EH P/A No. 1302/20/TPO	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.	Neutral View – refer to Landscape Officer	Refusal of Consent with Lesser Works Agreed	17 th July 2020
Mr M Golding Blue Haze Down Road Tavistock PL19 9AG P/A No. 1545/20/TPO P/A No. 1544/20/TPO	G17: Green Lawsons Cypress x 3 - Fell. Complete discolouration and significant defoliation G15: Blue Lawsons Cypress x 1 - Fell. Tree has substantial defoliation/discolouratio n and presents notable visual detractor within its setting.	Neutral View – refer to Landscape Officer Neutral View – refer to Landscape Officer	Refusal of Consent Grant of Conditional Consent	17 th July 2020 17 th July 2020

<p>Mr & Mrs Lucas 5 Chaucer Road Tavistock PL19 9AJ</p> <p>P/A No. 1461/20/HHO</p>	<p>Householder application for proposed single storey rear extension to bungalow</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>17th July 2020</p>
<p>Mrs J Robson Meadowside Church Hill Whitchurch PL19 9ED</p> <p>P/A No. 1065/20/TCA</p>	<p>T1: Sycamore - re-pollard to leave stems 2.75-3m from ground level as close to property and outbuilding</p>	<p>Neutral View refer to Landscape Officer</p>	<p>No Objections Raised</p>	<p>23rd July 2020</p>
<p>Mr R Bird Abbey Chapel Bedford Square Tavistock PL19 0AD</p> <p>P/A Nos. 0453/20/ADV & 0573/20/LBC</p>	<p>READVERTISEMENT (revised plans received) Listed Building Consent for backlit timber cross mounted on facade of the building</p> <p>READVERTISEMENT (revised plans received) Advertisement Consent for backlit timber cross mounted on facade of the building</p>	<p>Support</p> <p>Support</p>	<p>Conditional Approval</p> <p>Advertisement Consent</p>	<p>24th July 2020</p> <p>24th July 2020</p>
<p>Mr & Mrs Elbrow Indescombe Barn Old Exeter Road Tavistock PL19 0JP</p> <p>P/A No. 1348/20/FUL</p>	<p>Change of use from holiday use to residential</p>	<p>Neutral View - however, would like it noted that;</p> <ul style="list-style-type: none"> - TTC believes this should be a Change of Use from Agricultural to Residential as the property has yet to be used as holiday accommodation; - it appears that the objection regarding noise from the kennels, as raised by the Environmental Health Officer, has yet to be resolved. This would impair the amenity for future occupants contrary to DEV 1 and DEV 2; - a site visit is recommended 	<p>Conditional Approval</p>	<p>24th July 2020</p>

Miss K James 1st & 2nd Floors 5 West Street Tavistock PL19 8AD P/A No. 1641/20/LBC	Listed Building Consent for installation of gas central heating into the building and small flue on exterior wall, erection of non-illuminated business sign and hanging bracket onto the front elevation of the building	Support	Conditional Approval	24 th July 2020
Mr G Arundel 36 Whitham Park Tavistock PL19 9BP P/A No. 1745/20/PHH	Application to determine if prior approval is required for proposed larger home extension, extending 4m beyond rear wall, maximum height of 3.6m and height at eaves of 2.5m	Neutral View	Prior Approval not required	22 nd July 2020
Mr R Moule Land adjacent to 41 Bannawell Street Tavistock Devon PL19 0DN P/A No. 1855/20/NMM	Non material minor amendment to amend Planning Permission 0844/16/FUL	Not placed before TTC for consideration	Refusal	21 st July 2020

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR MEETING 11.08.2020

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
Mrs F Johnson 2 Rock Park Mount Tavy Road Tavistock PL19 9JF	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201346	Householder application for the erection of a garden shed	Support – However, given the location of the property within the Tavistock Conservation Area and adjacent to the World Heritage Site, TTC

			expected to see a Heritage Impact Assessment submitted with the application
Redrow Homes Limited Land at SX 487 726 North East of Dipper Drive Whitchurch Tavistock PL19 9FS	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202198	T1: Ash - Fell due to suspected ash dieback	Neutral View – refer to Landscape Officer However, TTC asks that a condition of consent be the replacement of the ash with a semi mature tree of another species
Mr Gude Treveglos Church Hill Whitchurch Tavistock PL19 9EL	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202222	T1: Oak - Lateral reduction on North side by 3-4m. Limb is storm damaged and extending over Listed Building. T2: Oak - Deadwood removal(exempt) and lateral reduction on West side by 2-3m. Tree is becoming unbalanced. T3: Beech - Reduction of 3 limbs at 15m from ground level by 3-4m. Limbs are extending past canopy.	Neutral View – refer to Landscape Officer
Mrs R Salisbury 17 Ordulf Road Tavistock PL19 8NE	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202221	T1: Oak - Removal of crown and pollard to 4-5m from ground level. Due to dieback and unbalanced crown	Neutral View – refer to Landscape Officer
Mr D Anderson 21 Deacons Green Tavistock PL19 8BN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202220	T1: Sycamore - Overall crown reduction by 4-5m. T2: Sycamore – Overall crown reduction by 4-5m. T3: Sycamore - Overall crown reduction by 3 -4m Trees are growing in close proximity to property and blocking light and growing over access to car park on North side.	Neutral View – refer to Landscape Officer
Greenbelt Group Ltd Land behind Woodhayes 1 Saxon Road Tavistock PL19 8JS	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202226	T1: Beech - Lateral reduction by 1.5-2m of two lower lateral branches on the South side. works to be carried out due to overhanging	Neutral View – refer to Landscape Officer

<p>Mr C Collier Barnbrook Middlebrook Farm Brook Lane Tavistock PL19 9DP</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202103</p>	<p>Householder application for creation of dormer roof in existing stand-alone garage to create additional family accommodation</p>	<p>Neutral View – TTC would like to draw attention to the objection of the next door neighbour who has expressed concern about the proposed design</p>
<p>Miss J Roberts 62 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202168</p>	<p>Listed building consent for replacement roof over existing bathroom extension, replacement of 2 windows on the extension, replacement of skylights with 2 Velux windows and replacement door</p>	<p>Support</p>