

MINUTES

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 11th January, 2022** 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, B Smith, P Squire and A Venning

IN ATTENDANCE

Town Clerk and Assistant to the Town Clerk

272. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Mrs G Parker.

273. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 7th December, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

274. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Councillor A Hutton - Planning Application 4569/21/VAR Land adjacent to Breckland, Down Road, Tavistock by virtue of owning land adjacent to the property;
- Councillor B Smith – Planning Application 4532/21/TCA 2 Glanville Road, Tavistock PL19 0EA by virtue of assisting the applicant in submitting the application in his role as a Town Councillor;
- Councillor P Ward (Chairman) – Planning Application 4608/21/FUL Flat 3, Bella Vista, Kilworthy Hill, Tavistock by virtue of a close working relationship with the applicant

275. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

- a) Received for information only – the adoption of the Dartmoor Local Plan 2018-2036 was noted (Appendix 2).

276. TOWN PLANNING ISSUES

- a) Received for information only – the following Notices of Intent to install electronic communications apparatus, by Airband Community Internet Limited, in the following locations were noted (Appendix 3)
 - i. Boughthayes Tavistock PL19 8ED, Maudlins Lane Tavistock PL19 8FH and Bolt House Close Tavistock PL19 8LN;
 - ii. Whitchurch Road Tavistock PL19 9DF;
 - iii. Anderton Lane Tavistock PL19 9DQ and Plymouth Road Tavistock PL19 9FT;
 - iv. Texaco, 75 Plymouth Road, Tavistock PL19 8BZ
- b) S106 Monies – the Committee received feedback as provided by West Devon Borough Council, with regard a particular allocation of S106 monies, for use in Tavistock.

It was reported that;

- these S106 monies had previously been allocated for various leisure facilities around the Borough. A query had been raised as to whether or not any of this funding was still available, but it had been confirmed by the Borough Council that all this funding had been allocated. It had however been confirmed that future funding might become available, the Borough Council would keep the Town Council updated on this;
- following an additional query with how previous S106 funds had been allocated, it was confirmed that 'older' S106 agreements had tended to be loosely worded and not tied to specific projects, typically they would however be tied to spend on projects in a parish/town.

277. GENERAL CORRESPONDANCE

No items received.

278. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) The Notes of the NDP Steering Group Meeting held on 8th December, 2021 were received and noted (Appendix 4);
- b) The Chairman of the NDP Steering Group reported that;
 - the next Meeting of the Group would take place on Wednesday 12th January 2022, and would be 'hybrid' allowing members of the Steering Group to attend in person, with members of the public attending virtually;
 - feedback was awaited from partners which, when received, would allow the community questionnaire to be drafted and issued. It was hoped this would be by mid-February, however

due to COVID concerns had been raised with regard the viability of holding meaningful consultation events, so the date may be deferred to end February/beginning of March;

- the questionnaire would be issued both online, and in paper form delivered to all households in the Parish, in an effort to engage with as many sectors of residents as possible.

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

The following item was taken with the consent of the Chairman in view of the timescales involved.

The Committee reviewed in detail the background to and recent developments in connection with Planning Application No. 3652/20/FUL, associated issues, prospective options and related correspondence.

In view of the importance attaching to the Application and its final form it was agreed to seek early clarification on certain points from the Local Planning Authority prior to the next Meeting of the Town Council, to help inform its deliberations on how best to proceed.

280. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 5).

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 6).

281. NEXT MEETING

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

The Meeting closed at 7.15pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 11.01.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr P Glanville 12 Hurdwick Road Tavistock PL19 8LW P/A No. 3902/21/TPO	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	Neutral View – refer to Tree Specialist	Refusal of Consent	6 th December 2021
Mrs M A Payne The Elms 2 Glanville Road Tavistock PL19 0EA P/A No. 4356/21/TEX	Tree 1: Yew - fell to facilitate installation of public handrail by Devon County Council; Tree 2: Sycamore - fell to facilitate installation of public handrail by Devon County Council; Tree 3: Holly - fell to facilitate installation of public handrail by Devon County Council	Not placed before TTC for consideration	Refusal of Consent	6 th December 2021
Mr G Thomas 5 Frobisher Way Tavistock PL19 8RE P/A No. 3603/21/TPO	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	Neutral View – refer to Tree Specialist	Refusal of Consent	6 th December 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	fence, complete lateral reduction of approx. 6m to prevent encroachment onto Oak tree			
Mrs Gill 2 Vigo Mews Tavistock PL19 0RG P/A No. 3994/21/TCA	G1: Alder/Willows – crown height reduction by 3m to prevent shading and branches falling on neighbouring properties	Neutral View refer to Tree Specialist	Tree Works No Objections Raised	29 th November 2021
Mr Denne 15 Plymouth Road Tavistock PL19 8AU P/A No. 4051/21/TCA	T1: Ash – fell tree due to Dieback to prevent tree falling and damaging property	Neutral View refer to Tree Specialist	Tree Works No Objections Raised	29 th November 2021
Mr & Mrs D Tout 2 Peryn Road Tavistock PL19 8LP P/A No. 3513/21/TPO	T1: Ash – deadwood removal (exempt) due to tree having Ash Dieback	Neutral View refer to Tree Specialist	Grant of Conditional Consent	15 th December 2021
Mr C Taylor 8 Willow Road Bishopsmead Tavistock PL19 9JH P/A No. 3594/21/TPO	G1: Hazel hedge – crown height reduction by approx. 1.5m to leave a final height of approx. 4.5m from ground level and to be maintained as such thereafter	Neutral View refer to Tree Specialist	Grant of Conditional Consent	15 th December 2021
Mrs S Rowe 16 Brook Street Tavistock PL19 0HD	T1: Sycamore – fell due to overhanging property and retaining wall	Neutral View refer to Tree Specialist	No Objections Raised	15 th December 2021

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. 3885/21/TCA	T2: Pittosporum – fell due to overhanging retaining wall; T3: Sycamore - fell due to overhanging retaining wall; T4: Cherry - fell due to overhanging retaining wall			
Mr J Tuppen 10 Little Field Court Green Lane Tavistock PL19 9FA P/A No. 3539/21/TPO	T1: Alder - Fell. Tree has outgrown garden	Neutral View – refer to Tree Specialist	Grant of Conditional Consent	15 th December 2021
Mr R Elliott-Ogden Regal Heritage Ltd Land Adjacent To 24 Glanville Road Tavistock P/A No. 0734/21/VAR	Application for variation of condition 2 (drawings) of planning consent 4426/17/FUL	Neutral View, however the following issues were raised; • that air source heat pumps mentioned in this Application were not mentioned in the original Planning Application, and would therefore require separate Planning Consent; • the potential noise which may be emitted by air source heat pumps which would impair the amenity of near neighbours	Conditional Approval	10 th December 2021
Mrs J Palmer 18 Deer Park Crescent Tavistock PL19 9HH	Householder application for demolition of attached garage and utility and	Support	Conditional Approval	8 th December 2021

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. 2854/21/HHO	replacement with proposed single- storey extension with roof accommodation			
Mr & Mrs Lyall 13 Mohuns Park Tavistock PL19 9BL P/A No. 3520/21/HHO	Householder application for proposed side extension, amendments to roof design of rear extension and loft conversion	Support – However, concern was raised that there didn't appear to be a document describing the foul water drainage strategy	Conditional Approval	9 th December 2021
Ms J Flatman The Leaze 7 Kilworthy Hill Tavistock PL19 0EP P/A No. 3587/21/HHO	Householder application for replacement windows	Support	Conditional Approval	7 th December 2021
Mr & Mrs Pickles 34 Chaucer Road Tavistock PL19 9AJ P/A No. 3839/21/HHO	Householder application for proposed new/replacement single storey side and rear extension	Support	Conditional Approval	8 th December 2021
MGW (Manor) Properties Limited Antex Park Westbridge Industrial Estate Tavistock PL19 8DE P/A No. 0180/21/FUL	To extend existing industrial building and development of eight new industrial units	Support – however would ask that a Condition be placed on any Consent restricting use to B2, B8 and E (gii and giii)	Conditional Approval	15 th December 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr Viggers & Mrs Burbidge 21 Milton Crescent Tavistock PL19 9AL P/A No. 2756/21/HHO	Householder application for domestic extension	Support	Conditional Approval	13 th December 2021
Mr & Mrs Barnes 10 Deer Park Close Tavistock PL19 9HE P/A No. 3359/21/HHO	Householder application for single storey rear extension	Support	Conditional Approval	14 th December 2021
Mr K Moore 2 Kilworthy Hill Tavistock PL19 0AS P/A No. 3433/21/LBC	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	Support	Conditional Approval	17 th December 2021
Ms J Vickery 14 Newtake Road Tavistock PL19 9BX P/A No. 4371/21/CLP	Certificate of Lawfulness for proposed single storey side extension	Not placed before TTC for consideration	Certificate of Lawfulness (Proposed) Certified	14 th December 2021
Mrs S Andrews Primrose Cottage 11 Mount Tavy Road Tavistock PL19 9JB P/A No. 4349/21/TCA	T1: Beech – lateral crown reduction by 2-2.5m on all sides and crown height reduction by 2-2.5m to remove excessive shading from house and garden	Neutral View – refer to Tree Specialist	No Objections Raised	24 th December 2021

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B) FOR MEETING 11.01.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr Q Ulhaq 1 Pepper Street Tavistock PL19 0BD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214044	Advertisement consent for mural on shop front (retrospective)	Support
Mr and Mrs A Moon Langmead Down Park Drive Tavistock PL19 9AH	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214486	Householder application for replacement of rear raised terrace and steps with new raised terrace and steps	Support
Mrs M A Payne 2 Glanville Road Tavistock PL19 0EA	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214532	T1: Yew - Fell. Overgrown bush in close proximity to wall supporting public 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
Mr D Johnson Knoll Park Mount Tavy Road Tavistock PL19 9JL	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214536	Change of Use of agricultural land to residential garden	Neutral View as; <ul style="list-style-type: none"> • unclear what the applicant intends when widening the drive; and • what is proposed to happen with the hedge with regard impacts on wildlife/adjacent hedgerow and shrubs
Mrs D Webster Bredon Battery Lane Tavistock PL19 9BH	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214144	Householder application for kitchen extension to side elevation and porch to front elevation	Support
Mr R Williams Flat 3 Bella Vista Kilworthy Hill Tavistock	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214608	Replacement windows	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr J Sloman 51-55 Brook Street Tavistock PL19 0BJ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214545	Application for variation of conditions 2 & 6 of planning permission 1955/18/FUL	Neutral View
Mr P Gray Charles Gray (Breckland) Limited Land Adjacent To Breckland Down Road Tavistock	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214569	Application for variation of condition 1 (approved drawings) of planning consent 3980/20/VAR for plot 1	Support