

## **MINUTES**

Minutes of the Meeting of the **Development Management & Licensing Committee** held at **Tavistock Town Hall** on Tuesday 13<sup>th</sup> July, 2021 at 5.30pm.

## **PRESENT**

Councillor P Ward            **Chairman**

Councillor A Hutton        (Mayor – ex officio)

Councillor Mrs U Mann (Deputy Mayor – ex officio)

Councillors Ms L Crawford, A Fey, Mrs G Parker and B Smith

## **IN ATTENDANCE**

Assistant to the Town Clerk

Office Administrator

Councillors P Squire and A Venning (Ward Members)

### **89. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor J Ellis (Vice Chairman).

### **90. CONFIRMATION OF MINUTES**

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 22<sup>nd</sup> June, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

### **91. DECLARATIONS OF INTEREST**

Councillor Mrs G Parker made a Declaration of Interest with regard Planning Application 1622/21/FUL Land at 22 Glanville Road, Tavistock PL19 0EB, by virtue of a close family member having submitted the Planning Application on behalf of the Applicant.

### **92. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

No items received.

### **93. TOWN PLANNING ISSUES**

For information only – Removal of BT Kiosk at Hazel Road, Tavistock (Minute No. 299 referred), a notification had been received confirming that BT and the Secretary of State had agreed with Tavistock Town

Council's view, and that the Kiosk would be removed due to very low usage in the preceding 12-month period **Noted**

**94. GENERAL CORRESPONDANCE**

No items received.

**95. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)**

The Committee considered the Notes of the Meeting of the NDP Steering Group held on 1<sup>st</sup> July 2021 (Appendix 2).

Councillor U Mann had been appointed as Chairman at the Meeting, and the following community representatives had also been appointed to the Steering Group in the interim period;

- Voluntary Sector - Karen Nolan, the Chief Executive of West Devon Community & Voluntary Services;
- Heritage Sector - Alex Mettler of Tavistock Heritage Trust
- Business Sector - Jana Sanders of Tavistock BID.

Members were advised that a virtual Meeting with West Devon Borough Council would be held on 21<sup>st</sup> July 2021, to which all representatives had been invited, with a follow-up Meeting of the NDP Steering Group scheduled for Thursday 29<sup>th</sup> July 2021.

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

Concerns were raised with regard a mural which had been painted on the frontage of a premises in Pepper Street, and whether or not a Planning Application had been submitted as this was within the Tavistock Conservation Area and World Heritage Site.

It was requested that the matter be brought to the attention of the Heritage Specialist at West Devon Borough Council.

**97. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions**

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

Reference was made to Planning Decision 0338/22/FUL – Land off the road from Church Hill to Warrens Cross, Whitchurch where it was noted that the Local Planning Authority's decision to refuse the Application had reflected many of the concerns raised by Tavistock Town Council.

**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).

**98. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 3<sup>rd</sup> August, 2021 at 5.30pm (venue tbc).

The Meeting closed at 6.25pm

Signed:

Dated:  
CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING  
DECISIONS (Appendix A) FOR MEETING 13.07.2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavy Properties Ltd Land off the road from Church Hill to Warrens Cross Whitchurch Tavistock  P/A No. 0338/22/FUL	Development of one dwelling, associated garaging, equine facilities / stabling, a new site access, associated infrastructure, landscaping, parking and boundary treatments	<b>Object on the following basis;</b> <ul style="list-style-type: none"><li>• <b>The development was in the Conservation Area;</b></li><li>• <b>Would lead to the destruction of more open countryside;</b></li><li>• <b>Would cause considerable damage, and removal of some of, the Devon Bank to gain better access for larger vehicles i.e. horse boxes;</b></li><li>• <b>Would harm the character and</b></li></ul>	Refusal	7 <sup>th</sup> June 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		<p><b>appearance of the Conservation Area and cause significant harm to the significance of the Grade I Listed St Andrew's Church and the Grade II Listed Whitchurch House which was contrary to DEV 21 of the Joint Local Plan and Section 16 of the NPPF;</b></p> <ul style="list-style-type: none"> <li><b>This is not a sustainable location as it is badly served by public transport and has inadequate pedestrian access (no footpaths/pavements). This is a road regularly used by pedestrians accessing the moor</b></li> </ul>		
<p>Mr &amp; Mrs J Davies 50 Plym Crescent Tavistock PL19 9HX</p> <p>P/A No. 0850/21/HHO</p>	<p>Householder application for construction of two-storey side and rear extension to replace existing single-storey structure</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>9<sup>th</sup> June 2021</p>
<p>Mr &amp; Mrs J Eason 129 Tamar Avenue Tavistock PL19 9HZ</p> <p>P/A No. 1113/21/HHO</p>	<p>Householder application for single storey rear extension</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>10<sup>th</sup> June 2021</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr I Higham 11 Watts Road Tavistock PL19 8LF  P/A No. 3530/20/FUL	READVERTISEMENT (revised plans received) Change of use of basement to allow rental / holiday let, associated works, change current window to access door, change bedroom to kitchen	<b>Support</b>  <b>However the Committee would draw the LPA's attention to the means of escape</b>	Conditional Approval	9 <sup>th</sup> June 2021
Mr & Mrs Thornton Ebford Courtenay Road Tavistock PL19 0EE  P/A No. 1657/21/TCA	T1: Ash - fell due to Ash dieback	<b>Neutral View -refer to Tree Specialist</b>	No Objections Raised	18 <sup>th</sup> June 2021
Mr T Green 46 Plymouth Road Tavistock PL19 8BU  P/A No. 1696/21/TCA	T1: Yew Tree - crown height reduction by 2 metres, lateral reduction by up to 1 metre on all sides, reducing the overall spread by a maximum of 2 metres	<b>Neutral View -refer to Tree Specialist</b>	No Objections Raised	23 <sup>rd</sup> June 2021
Mr & Mrs R Brockington Tanglewood Brook Lane Tavistock PL19 9DP  P/A No. 1768/21/PHH	An application to determine if prior approval is required for a proposed rear extension 7.95m deep by 6.5m wide with pitched roof of maximum 3.95m and eaves of 2.4m	<b>Neutral View</b>	Prior Approval not required	16 <sup>th</sup> June 2021
Wm Morrisons Supermarkets Plc 128-130 Plymouth Road Tavistock PL19 9DS	Store extension with vehicle parking canopy within existing car park to	<b>Support – however;</b> <b>• A request was made that WDBC seeks a year's contribution to the</b>	Conditional Approval	21 <sup>st</sup> June 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. 2903/20/FUL	facilitate proposed home shopping offer	<p><b>89 bus which stops at this site. This would improve transport sustainability and customer access;</b></p> <ul style="list-style-type: none"> <li>• <b>There was sympathy for the concerns of the neighbours with regard the potential for increased light and noise. Perhaps a Condition could be placed on any Consent to help with this?;</b></li> <li>• <b>Would like to see a restriction put on the number of hours of operation</b></li> </ul>		
<p>Mr P Welsh Unit 1 Crelake Industrial Estate Tavistock PL19 9AZ</p> <p>P/A No. 3850/20/ADV</p>	<p>READVERTISEMENT (Revised plans and application description) Advertisement Consent for installation of new internally illuminated signage - hours of illumination: Weekdays 6am-9pm &amp; 4pm-9pm; Saturday 6am-9pm</p>	<b>Support</b>	Advertisement Consent	21 <sup>st</sup> June 2021
<p>Mr I Glover 27 Frobisher Way Tavistock PL19 8RE</p> <p>P/A No. 0465/21/TCA</p>	<p>T1: Hawthorn - Fell, tree is dying. T2: Hawthorn - Crown height reduction by 2m on South side to rebalance tree and reduce risk of falling; T3: Hawthorn - Crown height reduction by 3m on South and Westside to</p>	<b>Neutral View – refer to Tree Specialist</b>	No Objections Raised	5 <sup>th</sup> July 2021

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

## TAVISTOCK TOWN COUNCIL

### DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

#### APPLICATIONS (Appendix B) FOR MEETING 13.07.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr Reeves Land at 22 Glanville Road Tavistock PL19 0EB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211622">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211622</a>	Erection of detached 4-bedroom two storey house with parking spaces	<b>Support – Committee Members had made an informal visit to the site and were happy the development was not harmful to the environment or the Grade 2 Listed Viaduct</b>
Mr R Lezmore 11a Mount Tavy Road Tavistock PL19 9JB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211880">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211880</a>	Householder application for construction of patio (Retrospective) (Resubmission of 4205/19/HHO)	<b>Neutral View – The Committee were satisfied the applicant had made the required alterations although were concerned by the objections of the Neighbour and the new height of the patio</b>
Mr & Mrs Hoar 15 Hurdwick Road Tavistock PL19 8LW	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212077">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212077</a>	Householder application for extension to dwelling	<b>Support</b>
National Care Group 35 Plymouth Road Tavistock PL19 8BS	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212120">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212120</a>	Listed building consent for alterations including chimney repairs	<b>Support – however Members would prefer to see the original doors reinstated. The absence of a Heritage Statement was also noted</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mr T Faircloth Land to the south of Vigers Hall Wilminstone PL19 0JT</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211791">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211791</a></p>	<p>Erection of stable block</p>	<p><b>Object on the following basis; Members had no fundamental objection to the erection of the stable block, however, the objection was made as:</b></p> <ul style="list-style-type: none"> <li>• <b>No drainage/runoff report had been supplied;</b></li> <li>• <b>No mention of a concrete apron being installed</b></li> </ul>
<p>Mr F Lamb - Greenbelt Group Land at SX 474 746 between Montgomery Drive and The Heights Tavistock</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212340">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212340</a></p>	<p>T7: Sycamore - Fell and remove due to progressive decay and replant with elm</p>	<p><b>Neutral View – refer to Tree Specialist</b></p>
<p>Mr &amp; Mrs Rule 152 Tamar Avenue Tavistock PL19 9JA</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212551">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212551</a></p>	<p>Householder application for proposed vehicle crossing and hardstand</p>	<p><b>Object on the following basis:</b></p> <ul style="list-style-type: none"> <li>• <b>No Drainage/Soak away Assessment supplied;</b></li> <li>• <b>The proposal involves concreting over the garden, would prefer to see a permeable surface installed to allow drainage</b></li> </ul>
<p>Mr T Green 46 Plymouth Road Tavistock PL19 8BU</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212338">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/212338</a></p>	<p>Householder application for installation of wooden summer house to rear</p>	<p><b>Support</b></p>
<p>Mr R Stone – Stonehaven Care Group Chollacott Nursing Home 61 Whitchurch Road Tavistock</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/21254">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/21254</a></p>	<p>T1981: Cypress - Fell. Tree leaning over lawn and has damaged and failing limbs.</p>	<p><b>Neutral View – refer to Tree Specialist</b></p>



Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
PL19 9BD			