

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 14<sup>th</sup> February, 2023** at **5.30pm**.

## **PRESENT**

Councillor Mrs U Mann **Chairman**

Councillor P Ward **Mayor – ex officio**

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

## **IN ATTENDANCE**

Assistant to the Town Clerk

### **377. APOLOGIES FOR ABSENCE**

No apologies for absence were received.

### **378. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 23<sup>rd</sup> January, 2023 be confirmed as a correct record and signed by the Chairman (Appendix 1).

### **379. DECLARATIONS OF INTEREST**

The following Declarations of Interest was made at this point in the Meeting;

- Councillors P Squire and Mrs U Mann (Chairman) both in respect of Planning Application 0209/3/ARC – 32 Fitzford Cottages, Tavistock, PL19 8DB by virtue of personal relationships with the applicant.

Noted That the Vice Chairman took the Chair for the consideration of this application.

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

- a) The Committee considered if Tavistock Town Council should comment on the DNPA draft Housing Supplementary Planning Document (SPD), which was out for consultation between 6<sup>th</sup> February and 27<sup>th</sup> March 2023 (Appendix 2). The details could be found at;  
<https://www.dartmoor.gov.uk/living-and-working/business/planning-policy/supplementary-planning-documents/housing-spd>

Reference was made to;

- that the Document dealt with affordable housing, the type of housing and potential locations for housing;

- that whilst the Document might not be necessarily be applicable to the Town Council, there was some land in the DNPA area which was near the Plymouth Road development site

Noted That the item would be deferred to the Development Management & Licensing Committee Meeting scheduled for Monday 6<sup>th</sup> March 2023. This would allow Members to access the Document in the interim, and fully appraise themselves of the content, prior to that Meeting.

### **381. TOWN PLANNING ISSUES**

No items received.

### **382. GENERAL CORRESPONDENCE**

No items received.

### **383. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)**

- a) The Notes of the Neighbourhood Development Plan Steering Group Meeting held on Wednesday 8<sup>th</sup> February 2023 were distributed at the Meeting, as they had been received too late for inclusion on the Agenda (Appendix 3). These were received and noted.
- b) A copy of the 'Community Conversation' event poster, the event due to be held on Wednesday 22<sup>nd</sup> February 2023 at 6.30pm in Tavistock Town Hall, was receive and noted (Appendix 4). Members were encouraged to attend.

Noted That it was advised that the next Meeting of the Steering Group, due to be held on 8<sup>th</sup> March 2023, would now take place at The Printworks in Tavistock, rather than in the Council Chamber as previously planned.

### **384. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items brought forward.

### **385. 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).

### 386. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 6<sup>th</sup> March, 2023 at 5.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 6.05pm.

Signed:

Dated:  
CHAIRMAN

#### TAVISTOCK TOWN COUNCIL

#### DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 14.02.2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr D Pilkington 15 Newtake Road Whitchurch Tavistock PL19 9BX  P/A No. 3881/22/TPO	T1: Beech - lateral crown reduction on SE side by 3-4m, lateral crown reduction on W side by 1-2m, crown biased towards property, T2: Beech - reduce lowest primary limb on SW side by 2m, excessive shading, T3: Beech - reduce upper protruding limb on S side by 2-3m, excessive shading, T4: Alder - remove low hanging limb on S side, overhanging garden, T5: Sycamore - coppice to 1m from g/l, poor form, causes excessive shading	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	18 <sup>th</sup> January 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Ms S Haggett 19 Plymouth Road Tavistock PL19 8AU</p> <p>P/A No. 3267/22/FUL</p>	<p>Change of use from office to residential</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>6<sup>th</sup> January 2023</p>
<p>Mr &amp; Mrs P Ward 205 Whitchurch Road Tavistock PL19 9DQ</p> <p>P/A No. 3931/22/VAR</p>	<p>Application for variation of condition 3 (feature coloured glazing) of planning consent 1547/22/LBC</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>4<sup>th</sup> January 2023</p>
<p>Miss S Boocock Greenbelt Group Ltd Land at SX 474 747 Saxon Road Tavistock Devon</p> <p>P/A No. 4155/22/TPO</p>	<p>T4: Lime - remove epicormic growth and cut ivy at base to allow better future inspection, T8: Ash - cut ivy at base to allow better future inspection, T9: Lime - remove epicormic growth to allow better future inspection, T10: Sycamore - fell due to extensive basal decay with fungal growth, W4a: Beech - reduce to habitat pole at bracket fungus point, W4b: Ash - fell due to dieback, W1a: Ash X2 - fell due to dieback, W1b: Horse chestnut - reduce to habitat pole due to decay on NE side</p>	<p><b>Neutral View refer to Tree Specialist</b></p>	<p>Split Decision (part Refusal/part Grant of Conditional Consent)</p>	<p>19<sup>th</sup> January 2023</p>
<p>Mr M Cusack Bel Lane Developments Ltd 24 Boughthayes</p>	<p>Application for variation of condition 1 (approved plans) of</p>	<p><b>Neutral View</b></p>	<p>Conditional Approval</p>	<p>17<sup>th</sup> January 2023</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock PL19 8EF  P/A No. 3037/22/VAR	planning consent 1664/18/FUL			
Mr N Roots 69 Oak Road Tavistock PL19 9LJ  P/A No. 3852/22/HHO	Householder application for proposed single storey side extension	<b>Support</b>	Conditional Approval	19 <sup>th</sup> January 2023
Mrs J Paine Mount Kelly Preparatory School Mount Tavy Road Tavistock PL19 9JL  P/A No. 3666/21/LBC	Listed Building Consent for the replacement of defective slate roof finishes to the main school building	<b>Support</b>	Conditional Approval	24 <sup>th</sup> January 2023
Mr G Bottomley MAG Developments SW Ltd South of Plot 12, Mount Kelly Parkwood Road Tavistock PL19 0FF  P/A No. 3784/22/VAR	Application for variation of condition 2 (approved plans) of planning consent 4121/17/FUL (Resubmission of 2810/22/VAR)	<b>Neutral View</b>	Refusal	25 <sup>th</sup> January 2023
Mr M Williams Tavistock AFC Langsford Park Crowndale Road Tavistock PL19 8JR  P/A No. 3885/22/FUL	Replace the existing wooden shed with a metal turnstile building	<b>Support</b>	Conditional Approval	24 <sup>th</sup> January 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr G Talbot Tavistock Constitutional Club Company Ltd HSBC Bedford Square Tavistock PL19 0AH</p> <p>P/A No. 3945/22/LBC</p>	<p>Listed Building consent to remove concrete blocks to close up hole left by removal of Automatic Teller Machine &amp; replacement with Hurdwick stone to match the rest of the building, new stone to be laid in appropriate courses to match the surrounding stonework as per previous applications 1727/16/FUL &amp; 1728/16/LBC</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>23<sup>rd</sup> January 2024</p>
<p>Mr L Peek 28 West Street Tavistock PL19 8JY</p> <p>P/A No. 3999/22/FUL</p>	<p>Change of use of shop floor to be incorporated into existing dwelling, block shop door &amp; reconfigure window &amp; reconfigure internal layout</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>27<sup>th</sup> January 2023</p>
<p>Mr L Peek 28 West Street Tavistock PL19 8JY</p> <p>P/A No. 4000/22/LBC</p>	<p>Listed Building consent for change of use of shop floor to be incorporated into existing dwelling, block shop door &amp; reconfigure window &amp; reconfigure internal layout</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>27<sup>th</sup> January 2023</p>
<p>Mr R Phillips 5 Brook Street Tavistock Devon PL19 0HD</p> <p>P/A No. 4259/22/FUL</p>	<p>Change of use of ground floor from retail unit to an Aesthetics and Beauty Clinic</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>27<sup>th</sup> January 2023</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr Tett Cricketers Cottage Chollacott Lane Tavistock PL19 9DD  P/A No. 3896/22/TPO	T1: Oak - Fell, tree is part of the boundary hedgerow the tree is a nuisance and is causing concern to the owner and occupants	<b>Object – on the basis that the tree is healthy and there is therefore no justification for felling it</b>	Conditional Consent	2 <sup>nd</sup> February 2023
Mrs A Hughes 22 Newtake Road Whitchurch Tavistock PL19 9BX  P/A No. 4294/22/TPO	T1: Oak - Crown height reduction by 2 metres & crown spread reduction by 2 metres, pruning back to suitable pruning points to reduce the end weight on the limbs hanging over the road, reshape the crown to a more symmetrical shape, remove the overhang over the property and allow the tree to be manged as a smaller specimen	<b>Neutral View refer to Tree Specialist</b>	Refusal of Consent Agreed Lesser Works	1 <sup>st</sup> February 2023
Mr M Edwards Land Adjacent To Brook Farm Brook Lane Tavistock  P/A No. 4216/22/TPO	For full application schedule of works please refer to 'document 05311' (Tree works)	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	31 <sup>st</sup> January 2023
Mr Ford Chaldron House Down Road Tavistock PL19 9AE  P/A No. 4109/22/TPO	G3: Lime/Ash/Birch x3 trees - Crown reduction by 1-1.5 metres and shape as single unit, these trees can't mature in this location and light crown management at this	<b>Neutral View refer to Tree Specialist</b>	Refusal of Consent	6 <sup>th</sup> February 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	time is considered entirely appropriate& T6: Copper Beech - Lateral reduction by 2 metres on south & west to clear structures and allow more pleasing form (works to lower half of crown only) and T7: Oak - Crown reduction by 1-1.5 metres and shape, tree can't mature in this location and light crown management at this time is considered entirely appropriate			
Mr R Gude Treveglos Church Road Whitchurch PL19 9EL  P/A No. 4215/22/TPO	T1: Beech - removal due to fungus rot in lower stem and tree has old wound that has not compartmentalised	<b>Support</b>	Grant of Conditional Consent	6 <sup>th</sup> February 2023

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B) FOR MEETING 14.02.2023

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs O Keenan 14 Deer Park Road Tavistock PL19 9HG	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230145">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230145</a>	Householder application for demolition of existing flat roofed garage & addition of new extensions (Resubmission of 3291/22/HHO)	<b>Support</b>



Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Ms H Brignall 32 Fitzford Cottages Tavistock PL19 8DB	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230209">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230209</a>	Application for approval of details reserved by condition 4 (Doors/Windows/Rooflight) of planning consent 2404/21/LBC	<b>Neutral View</b>
Mr & Mrs Faircloth Higher Wilminstone Farm Wilminstone Tavistock PL19 0JT	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230033">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230033</a>	Change of use of agricultural barn to form storage unit	<b>Object for the following reasons;</b> <ul style="list-style-type: none"> <li>• the original consent was granted on the basis of the building being for agricultural use only;</li> <li>• we would also refer to Policies TTV26 and DEV15, as per the Council's original response in February 2020, on the original Planning Application of 2565/19/FUL</li> </ul>
Mr P Rodgers Tavistock Tennis Club Plymouth Road Tavistock PL19 8BU	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224394">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224394</a>	Addition of 3 lighting columns to tennis court	<b>Support</b>
Mr & Mrs S Thomson Gatesgarth Down Road Tavistock PL19 9AF	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224339">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224339</a>	Householder application for proposed extension & alterations to existing bungalow	<b>Support</b>
Mr Barker The Coach House Manor Close Tavistock PL19 0PN	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230312">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230312</a>	T1: English Oak - selective pruning of 5 limbs overhanging the office to north east (as per the annotated images in the tree report)	<b>Neutral View refer to Tree Specialist</b>
Mr C Davis Trehurst Callington Road Tavistock PL19 8HP	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/223616">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/223616</a>	Householder application for proposed single storey rear extension to replace existing garage	<b>Support</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Dr D and Dr K Hutchins Middlemoor Cottage Middlemoor Tavistock PL19 9DY	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/223600">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/223600</a>	READVERTISEMENT (revised plan) Proposed static caravan to provide temporary living accommodation whilst Middlemoor Cottage is refurbished	<b>Support</b>
Mr N Carpenter 2 Glanville Road Tavistock PL19 0EA	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230017">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230017</a>	T1: Sycamore - crown height reduction by 3m and lateral crown reduction on all sides, T2: Sycamore - fell, T3: Cherry - remove dominant leader down to just above the wound	<b>Neutral View refer to Tree Specialist</b>
Mrs S Oldfield 22 Meadow Brook Tavistock PL19 8BH	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230373">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230373</a>	T1: Oak - Coppice as growing from underneath & being suppressed by T2 resulting in poor form & hindering the development of T2, T2: Oak - Reduce height by 2m & reduce lateral growth by 1m on North & West sides as blocking sunlight to the rear garden of 22 Meadowbrook, T3: Willow - Coppice as blocking light to the rear garden of 22 Meadowbrook and low amenity value	<b>Neutral View refer to Tree Specialist</b>