

MINUTES

Minutes of the Meeting of the **Development Management & Licensing Committee** held at **Butchers' Hall, Tavistock** on **Tuesday 15th November, 2021** 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, Mrs G Parker, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

213. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Fey and B Smith.

214. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 26th October, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

215. DECLARATIONS OF INTEREST

No Declarations of Interest were made.

216. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

Reference was made to an e-mail received from a member of the public regarding consultation on proposed changes to the Dartmoor National Park Authority Bye-Laws, and the progress of a consequential enquiry on which an update would be made in due course.

217. TOWN PLANNING ISSUES

No items received.

218. GENERAL CORRESPONDANCE

No items received.

219. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) Notes of the Informal NDP Steering Group Meeting held on 25th October, 2021 were received (Appendix 2)
- b) The Committee was advised of a well-attended Public Meeting, and representation at another event in connection with a Neighbourhood Development Plan for the Town, together with expressions of interest to participate in the plan process, registrations for information, prospective audiences/engagement arrangements and related matters. The next Meeting of the Steering Group would be held on Wednesday 8th December 2021, with a focus on preparation of the 'initial questionnaire'. In particular, it was anticipated that project management services would shortly be engaged to deliver a somewhat reduced brief with a primary focus on conduct and analysis of the initial questionnaire/parish survey, preparation of the project plan, the budget and related matters.

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

No matters brought forward.

221. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

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

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).

222. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 7th December, 2021 at 5.30pm in Butchers' Hall (please note continuing change of venue)

The Meeting closed at 6.22pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 15.11.2021

28.

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|--|---|----------------------------|--|-------------------------------------|
| Ms H Brignall 32 Fitzford Cottages Tavistock PL19 8DB P/A No. 2403/21/HHO | Householder application for a single storey rear extension | Support | Conditional Approval | 11 th October 2021 |
| Ms H Brignall 32 Fitzford Cottages Tavistock PL19 8DB P/A No. 2404/21/LBC | Listed Building consent for single storey rear extension | Support | Conditional Approval | 11 th October 2021 |
| Mr A Simpson 36 Fitzford Cottages Tavistock PL19 8DB P/A No. 2528/21/HHO | Householder application for single storey rear extension | Support | Conditional Approval | 11 th October 2021 |
| Mr A Simpson 36 Fitzford Cottages Tavistock PL19 8DB P/A No. 2529/21/LBC | Listed Building consent for single storey rear extension | Support | Conditional Approval | 11 th October 2021 |
| Mr Green 31 Priory Close Tavistock PL19 9DJ | Householder application for two rear conservatories | Support | Conditional Approval | 13 th October 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. 2583/21/HHO | | | | |
| Ms R Spurgeon 2 Brook Street Tavistock PL19 0BN P/A No. 3483/21/ARC | Application for approval of details reserved by Conditions 3, 4 and 5 of Planning Permission 4032/20/FUL | Not placed before TTC for consideration | Discharge of Condition Approved | 11 th October 2021 |
| Ms H Waine 16 Priory Close Tavistock PL19 9DH P/A No. 3575/21/NMM | Non-material minor amendment to Planning Consent 1807/21/HHO for addition of roof light to connecting roof section and amendments to elevations | Not placed before TTC for consideration | Refusal | 12 th October 2021 |
| Prof. D Moles Morwellham Down Park Drive Tavistock PL19 9AH P/A No. 3092/21/TPO | G17: Hornbeam x 4 & Beech x 1 - Crown height reduction by approx. 3m and lateral reduction by approx. 3m all sides on outer edge of group. Trees overhanging boundary fence and shed roof. Works required to maintain healthy trees and reduce overshadowing. | Neutral View refer to Tree Specialist | Refusal of Consent with agreed Lesser Works | 22 nd October 2021 |
| Mr P Hodges 74 Parkwood Road Tavistock PL19 0HH P/A No. 2735/21/TCA | T1: Oak – fell and remove. Tree overhanging outbuilding and interfering with telephone line | Neutral View refer to Tree Specialist | No Objections Raised | 22 nd October 2021 |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|---|---|---|--|---|
| <p>Whitchurch Community Primary School School Road Whitchurch Tavistock PL19 9SR</p> <p>P/A No. 3314/21/TPO</p> | <p>T1: Oak - Dead wood removal (exempt); Lateral reduction by 4-5 metres on South West side due to overhanging play ground; T2: Ash - Fell as leaning over footpath</p> | <p>Neutral View refer to Tree Specialist</p> | <p>Split Decision</p> <p>T1 – Refusal with lesser works allowed T2 – Approved with replant</p> | <p>22nd October 2021</p> |
| <p>Mr & Mrs P Price 39 Bannawell Street Tavistock PL19 0DN</p> <p>P/A No. 1763/21/HHO</p> | <p>Householder application for replacement roof lights and construction of dormer window</p> | <p>Split Decision;</p> <ul style="list-style-type: none"> • Object - to the dormer window as it is deemed to be harmful to the Conservation Area roof-scape and views of the nearby Listed Building (former Workhouse); • Support – the replacement of the roof lights with Heritage- grade lights | <p>Refusal</p> | <p>20th October 2021</p> |
| <p>Mr M Wilks 9 Trendle Gardens Tavistock PL19 0FF</p> <p>P/A No. 2946/21/HHO</p> | <p>Householder application for conservatory</p> | <p>Support</p> | <p>Conditional Approval</p> | <p>20th October 2021</p> |
| <p>Mr & Mrs D Palmer Burnside Anderton Lane Whitchurch PL19 9DX</p> <p>P/A No. 3103/21/HHO</p> | <p>Householder application for replacement of conservatory with new single-storey gable extension to form garden room. Extension of existing dormer</p> | <p>Support</p> | <p>Conditional Approval</p> | <p>18th October 2021</p> |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|--|---|--|--|---|
| <p>Ms A Keelan The Laurels 140 Whitchurch Road Tavistock Devon PL19 9DE</p> <p>P/A No. 3338/21/HHO</p> | <p>Householder application for proposed veranda, storm porch canopy and two-storey extension to detached dwelling</p> | <p>Support</p> | <p>Conditional Approval</p> | <p>22nd October 2021</p> |
| <p>Mr & Mrs Selley 10 Ford Street Tavistock Devon PL19 8DY</p> <p>P/A No. 1355/19/FUL</p> | <p>Erection of 6 flats, 1 cottage and associated car parking (Resubmission of 2147/17/FUL)</p> | <p>Object due to the following;</p> <ul style="list-style-type: none"> • Insufficient car parking provision for the number of units proposed; • Scale of proposed building is excessive (see English Heritage letter) <p>Both of the above leading to a concern of overdevelopment of the site</p> <p>This Council had previously requested that the road be widened from Drake's Statue to the Ford Street roundabout which it is believed is now even more pertinent as development of Fitzford Lodge has commenced. The widening of the road would allow for an improved turning</p> | <p>Refusal</p> | <p>27th October 2021</p> |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|---|--|---|--|---|
| | | <p>circle for traffic in the area.</p> <p>Plus;</p> <ul style="list-style-type: none"> • Lack of active frontage; • Possible drainage issues; • Previously identified contaminated land doesn't appear to have been dealt with; • Would expect open space, education and highways to receive a S106 contribution; | | |
| <p>Mr & Mrs Rule 152 Tamar Avenue Tavistock PL19 9JA</p> <p>P/A No. 2551/21/HHO</p> | <p>READVERTISEMENT (Revised site location plan received) Householder application for proposed vehicle crossing and hardstand</p> | <p>Tavistock Town Council's view remains as previously, which is as below;</p> <p>Object on the following basis:</p> <ul style="list-style-type: none"> • No Drainage/Soak away Assessment supplied; • The proposal involves concreting over the garden, would prefer to see a permeable surface installed to allow drainage | <p>Conditional Approval</p> | <p>28th October 2021</p> |
| <p>TSB Bank plc Bedford Square Tavistock PL19 0AG</p> | <p>Advertisement consent for 2x new non illuminated fascia, 2x new non illuminated projecting sign and</p> | <p>Support – however reference was made to the absence of a Heritage Assessment, which</p> | <p>Conditional Approval</p> | <p>25th October 2021</p> |

| 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. 2865/21/ADV | 2x ATM non illuminated tablet | should have been included as the property falls within the Conservation Area | | |
| TSB Bank plc Bedford Square Tavistock PL19 0AG P/A No. 3197/21/LBC | Listed building consent for replacement new external signage, internal decorations including flooring, artwork, furniture, lighting and machines | Support | Conditional Approval | 25 th October 2021 |
| Mr P Hodges 80 Parkwood Road Tavistock PL19 0HH P/A No. 2736/21/TCA | T1: Willow - Crown thin by 20% and lateral reduction by 2m on North and West sides. Tree encroaching on neighbouring properties and blocking light | Neutral View - refer to Tree Specialist | No Objections Raised | 8 th November 2021 |
| Mr R Eberlie 6 Vigo Mews Tavistock PL19 0RG P/A No. 3514/21/TCA | T1, T2 and T3: Elms - Fell to 3m from ground level due to being dead; T4: Elm - Fell completely due to being dead | Neutral View - refer to Tree Specialist | No Objections Raised | 8 th November 2021 |

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 15.11.2021

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|--|---|---|---|
| Truro Diocesan Board of Finance 77 West Street Tavistock | http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/212905 | Listed Building consent for re-rendering of front chimney and removal of rear chimney | Object - on the following basis; |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|---|---|---|---|
| PL19 8AQ | | | <p>• the proposal to demolish the rear chimney is harmful to a heritage building and there appears to be no justification for its removal</p> <p>Also, would wish to be reassured that the re-rendering of the front chimney will be an effective and long lasting remedy</p> |
| Mr G Thomas 5 Frobisher Way Tavistock PL19 8RE | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213603 | 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 fence, complete lateral reduction of approx. 6m to prevent encroachment onto Oak tree | Neutral View – refer to Tree Specialist |
| Mr P Glanville 12 Hurdwick Road Tavistock PL19 8LW | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213902 | 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 |
| Mr K Moore 2 Kilworthy Hill Tavistock PL19 0AS | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213433 | Listed building consent for 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 |
| Mr K Moore 2 Kilworthy Hill Tavistock PL19 0AS | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213432 | 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 | Support |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|---|---|---|--|
| | | door opening in east gable to separate proposed use classes | |
| Mr & Mrs Pickles 34 Chaucer Road Tavistock PL19 9AJ | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213839 | Householder application for proposed new/replacement single storey side and rear extension | Support |
| Ms O Langmead 220 Whitchurch Road Tavistock PL19 9DQ | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213893 | Householder application to reconfigure existing driveway gate posts, replace entrance gates and widen drive | Support |
| Mr B D'Crus 12 Heritage Park Tavistock PL19 0BY | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213256 | Listed Building consent for canopy over lounge rear window | Support |
| Mr B D'Crus 12 Heritage Park Tavistock PL19 0BY | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210947 | Householder application for canopy over lounge rear window | Support |
| Ms J Flatman The Leaze 7 Kilworthy Hill Tavistock PL19 0EP | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213587 | Householder application for replacement windows | Support |
| Miss C Jacobs Sangers Mohuns Close Tavistock PL19 9BJ | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213637 | Application for variation of condition 2 (approved plans) of planning consent 2530/20/HHO | Support |
| Mr J Tuppen 10 Little Field Court Green Lane Tavistock PL19 9FA | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213539 | T1: Alder - Fell. Tree has outgrown garden. | Neutral View – refer to Tree Specialist |
| Mrs Gill 2 Vigo Mews Tavistock PL19 0RG | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213994 | G1: Alder/Willows - Crown height reduction by 3 metres. To prevent shading and branches falling on neighbouring properties. | Neutral View – refer to Tree Specialist |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|---|---|---|--|
| Mr Denne 15 Plymouth Road Tavistock PL19 8AU | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214051 | T1: Ash - Fell tree due to dieback. To prevent tree falling and damaging property. | Neutral View – refer to Tree Specialist |
| CVS (UK) Limited 1 Brook Lane Tavistock PL19 9BA | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213887 | Part retrospective application for the installation of 11 external air conditioning units | Support |