

**MINUTES** of the virtual Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at\*\* <https://zoom.us/j/92947699037> (for Councillors who wished to attend) and [https://www.youtube.com/results?search\\_query=tavistock+town+council](https://www.youtube.com/results?search_query=tavistock+town+council) (for the public who wished to attend)

on **TUESDAY** the **19<sup>th</sup> MAY, 2020** at **2.30pm**

**PRESENT**

Councillor P Ward - **Chairman**

Councillor Mrs U Mann – **Vice Chairman**

Councillor Mrs A Johnson (**Mayor – ex officio**)

Councillor A Hutton (**Deputy Mayor – ex officio**)

Councillors Ms L Crawford, J Ellis, A Fey, G Parker, P Squire and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk

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**380. APOLOGIES FOR ABSENCE**

There were no apologies for absence as all Members were present.

**381. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 25<sup>th</sup> February, 2020 be confirmed as a correct record and will be signed by the Chairman at a later date (Appendix 1).

**382. DECLARATIONS OF INTEREST**

The following Declarations of Interest were made;

- Cllr Ellis – P/A No. 0825/20/FUL Legion House, 2 King Street, Tavistock PL19 0DS a personal interest by virtue of being a member of an organisation which rented a room at the premises;
- Cllr Squire – P/A No. 1269/20/TCA 12 Waters Edge, Parkwood Road, Tavistock PL19 0AR a personal interest by virtue of a friendship with the applicant;
- Cllr Mrs Johnson – P/A No. 1034/20/TP0n23 Orchard Close, Tavistock PL19 8HA a personal interest by virtue of being a near neighbour and friend;
- Cllr Ms Crawford – P/A No. 1063/20/LBC 34 Westbridge Cottages, Tavistock PL19 8DQ a personal interest by virtue of a friendship with the applicant

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

No items received.

### **384. TOWN PLANNING ISSUES**

- a) For information only – A Notice had been received from Devon County Council advising that the Temporary Traffic Order in respect of Footpath No.3, (on land adjacent to New Launceston Road, Tavistock), which had been due to expire on 1<sup>st</sup> April 2020, had been extended until 2<sup>nd</sup> October 2020 or until works had been completed, whichever was the sooner; **Noted**
- b) An Experimental Amendment Order had previously been received from Devon County Council in respect of Plymouth Road and Grenville Drive, Tavistock, which was considered at the DM&L Meeting on 5<sup>th</sup> November, 2019 (Minute No. 225c refers). Comments had been invited by 6<sup>th</sup> May 2020.

It had been agreed by Council that all Tavistock Town Council Members were to consider the impacts of this Order over a four-month period, with the matter being brought back to this DM&L Meeting for a recommendation to Council to be made (correspondence previously circulated);

A discussion took place which had included;

- that local residents felt the experiment had been a success and would like it to continue;
- that no accidents/near accidents had been reported;
- that some people were still choosing to park in Grenville Drive instead (some half on/half off the pavement)

In view of the above the informal response of the Council, to be forwarded to the Highways Authority, was that the Experimental Order should become permanent.

- c) Licensing Application - an application for a new premises licence had been received for Rockmount Townhouse Ltd for Rockmount, Drake Road, Tavistock, PL19 0AX, for the sale of alcohol for consumption on and off the premises: Monday to Saturday from 12pm to 10pm; Sunday from 12pm to 9pm; New Year's Eve from 12pm to 1am (Appendix 2).

A discussion ensued with regard to;

- why off-sales were being proposed from a Bed & Breakfast Guesthouse;
- the need, or otherwise, of another Licensed premises for the general public in that area;

- why non-residents would attend that premises to buy alcohol as off-sales, given the number of other alcohol retailers in that area;
- would a Change of Use application be required, if a full Licence was granted?

In view of the above the decision of the Committee, to be forwarded to the Licensing Authority, was to;

**Support** the application for the benefit of residents and for a table license for those dining at the venue (for residents and non-residents), but **object** to a License being granted for off-sales.

**385. GENERAL CORRESPONDENCE**

No items received.

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

No items brought forward.

**387. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions by West Devon Borough Council**

Attached at Appendix A. (Appendix 3)

**b) 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 4)

**388. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 9<sup>th</sup> June, 2020 at 5.00pm.

The Meeting closed at 4.00pm.

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING  
DECISIONS (Appendix A)  
FOR MEETING 19.05.2020

<b><u>Applicant's Name, Site Location, P/App No.</u></b>	<b><u>Development Type</u></b>	<b><u>Town Council's Comments</u></b>	<b><u>Decision by Local Planning Authority</u></b>	<b><u>Date of Decision</u></b>
Mr P Willis Tavistock Roofing Solutions 27 West Street Tavistock PL19 8JY  P/A No. 0233/20/ARC	Application for approval of details reserved by conditions 3-6 of Listed Building Consent 3574/19/LBC	<b>Neutral View - There is not enough information on the planning portal to be able to assess whether the conditions are being satisfied. e.g. WDBC's website does not contain details of the brick to be used. This is an extremely important issue and we request that the information be provided</b>	Discharge of Conditions – SPLIT DECISION	24 <sup>th</sup> April 2020
Mr Dalton Beech Tree House 1 Watts Road Tavistock PL19 8LF  P/A No. 0500/20/TCA	T1: Lime - Lapsed pollard over public right of way, re-pollard by 4m. T2: Beech - Reduce low lateral limb on South side at 6m from ground level by 3m. Crown lift to 5.2m from ground level. T3: Beech - Reduce low lateral limb on West side at 5m from ground level by 4m. Crown lift to 5.2m from ground level.	<b>Neutral View refer to Landscape Officer</b>	Tree Works No objections raised	20 <sup>th</sup> April 2020
Mrs D Hook 5 Carmel Gardens Tavistock PL19 8RG  P/A No. 0590/20/CLE	Certificate of Lawfulness for existing use of garage as study/spare room	<b>Not placed before TTC for consideration</b>	Certificate of Lawfulness (Existing) Certified	22 <sup>nd</sup> April 2020

<p>Tavistock Town Council Guildhall Car Park Bedford Square Tavistock PL19 0AE</p> <p>P/A No. 0678/20/VAR</p>	<p>Application for variation of condition 2 of planning permission 3120/19/FUL</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>24<sup>th</sup> April 2020</p>
<p>Mr C Shield Unit 3 Pixon Trading Centre Pixon Lane Tavistock PL19 8DH</p> <p>P/A No. 0709/20/FUL</p>	<p>Change of use to A1 Bulky Goods Retail</p>	<p><b>Object – on the grounds;</b> - <b>That the Joint Local Plan designates the Pixon Lane area as a location for employment uses within Use Classes B1b, C, B2 &amp; B8. The Application is therefore contrary to TTV18 which states “Changes of use resulting in loss of land or premises from employment use will not be permitted’.</b></p>	<p>Refusal</p>	<p>22<sup>nd</sup> April 2020</p>
<p>Mrs D White 10 Beech Close Tavistock PL19 9DW</p> <p>P/A No. 3290/19/ARC</p>	<p>Application for approval of details reserved by Condition 3 of Planning Permission 4065/18/HHO</p>	<p><b><u>Not placed before TTC for consideration</u></b></p>	<p>Discharge of Condition approved</p>	<p>20<sup>th</sup> April 2020</p>
<p>Mr R Moule Land adjacent to 41 Bannawell St Tavistock PL19 0DN</p> <p>P/A No. 3438/19/ARC</p>	<p>Application for approval of details reserved by Conditions 11, 12 and 14 of Planning Consent 0844/16/FUL</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Discharge of Condition approved</p>	<p>24<sup>th</sup> April 2020</p>
<p>Mr D Russell Land at SX467737 Callington Road Tavistock</p>	<p>Application for approval of details reserved by Condition</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Discharge of Condition approved</p>	<p>20<sup>th</sup> April 2020</p>

<p>P/A No. 3953/19/ARC</p>	<p>3 of Planning Consent 2780/18/ARM</p>			
<p>Mr M Macgougan 11 Redmoor Close Tavistock PL19 0ER</p> <p>P/A No. 0875/20/TPO</p>	<p>T1: Sycamore - crown raise to 3-3.5m from ground level to lift branches off garden reducing overhang and shading, lateral reduction of higher branches by 2.5m on North side to reduce overhang over garden and shading and crown height reduction by 3m; T2: Oak - crown raise to 3- 3.5m from ground level to lift branches off garden reducing overhang and shading, lateral reduction of higher branches by 2.5m on North side to reduce overhang over garden and shading and crown height reduction by 3m; T3: Sycamore - crown raise to 3-3.5m from ground level to lift branches off garden reducing overhang and shading, lateral reduction of higher branches by 2.5m on North side to reduce</p>	<p><b>Neutral View refer to Landscape Officer</b></p>	<p>Refusal of Consent</p>	<p>4<sup>th</sup> May 2020</p>
<p>Mrs Carpenter 69 Deacons Green Tavistock PL19 8BN</p> <p>P/A No. 0274/20/VAR</p>	<p>Application for variation of Condition 2 of Planning Permission 2143/19/HHO</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>27<sup>th</sup> April 2020</p>

<p>K Scott &amp; J Raeburn 2 Rowan Close Tavistock Devon PL19 9NH</p> <p>P/A No. 0440/20/HHO</p>	<p>Householder application for side extension to dwelling</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>29<sup>th</sup> April 2020</p>
<p>Mr &amp; Mrs Pridham 1 Arimoor Gardens Tavistock Devon PL19 9HN</p> <p>P/A No. 0580/20/NMM</p>	<p>Non material minor amendment to Planning Consent 2369/19/HHO</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Conditional Approval</p>	<p>27<sup>th</sup> April 2020</p>
<p>Ms L Aldridge Fitzford Gate House Plymouth Road Tavistock Devon PL19 8DA</p> <p>P/A No. 2169/18/ARC</p>	<p>Application for approval of details reserved by conditions 4 and 5 of Planning Consent 3375/16/HHO</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Discharge of Condition Approved</p>	<p>29<sup>th</sup> April 2020</p>
<p>Mr C Hicks Land Adjacent To Haseley Butcher Park Hill Tavistock Devon</p> <p>P/A No. 3799/19/FUL</p>	<p>Erection of detached three- bedroom dormer bungalow with integral garage, external parking, new vehicular access and external works (Resubmission of 1811/19/FUL)</p>	<p><b>Object – on the following grounds;</b></p> <ul style="list-style-type: none"> <li>- <b>The re-submitted Application does not overcome TTC’s previously submitted objections. In particular Members were not persuaded that changes to the footpath on Butchers’ Park Hill made the junction with the access lane to the site any safer than previously;</b></li> <li>- <b>TTC was not persuaded that the Applicant’s statement, that the owners of the</b></li> </ul>	<p>Refusal</p>	<p>27<sup>th</sup> April 2020</p>

		<p><b>nearby quarry had no intention to work it, satisfies the requirements of Policy M2 of the Devon County Minerals Plan. The proposal is for development in a Minerals Safeguarding Area. It is not 'exempt' development as defined by the DCC Minerals Local Plan and, therefore, is subject to very clear consultation processes. In the documentation which accompanies the Application, this consultation has not been implemented. The proposal, therefore, conflicts with Policy M2 of the Devon County Council Minerals Plan 2017.</b></p> <ul style="list-style-type: none"><li>- <b>The Applicants has not demonstrated that the proposal would not harm the potential for Hurdwick Stone to be recovered from the safeguarded Buddle Quarry. This stone is an important element in the protection and preservation of internationally important buildings. Thus, the proposal is in conflict with the principles set out</b></li></ul>		
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AGENDA ITEM 8b

TAVISTOCK TOWN COUNCIL

**DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING**

**APPLICATIONS (Appendix B)**

**FOR MEETING 19.05.2020**

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App Link</u></b>	<b><u>Proposal</u></b>	
Mr R Lezemore 11a Mount Tavy Road Tavistock PL19 9JB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200094">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200094</a>	Householder application for renovation and alterations to property	<b>Object - on the basis that the proposed building does unacceptable harm to the setting of Listed Buildings, the World Heritage site and the Conservation Area. It is contrary to DEV22 of the Joint Local Plan.</b>
Mr M Beech Legion House 2 King Street Tavistock PL19 0DS	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200825">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200825</a>	Change of use from private members' club (sui generis) to A4 use (drinking establishment)	<b>Support</b>
Mr Chris Challis 10 Waters Edge Parkwood Road Tavistock PL19 0AR	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201164">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201164</a>	T1: Beech - Remove due to overhang onto river and risk of bank collapsing. T2: Beech - Crown reduction by 2.5m on all sides to reduce shading in garden and reduce risk of damaging river bank	<b>Neutral view – refer to Landscape Officer</b>
Ms A Pitt 34 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201063">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201063</a>	Listed Building Consent for replacement windows of the upper and lower floors of the house facing the garden to wood frames and double glazing	<b>Split decision;  support the principle of the renovation works being in wood, not plastic, however question the replacement with a single pane frame.</b>

			<b>Would prefer to see a design in keeping with a Grade 2* Listed property.</b>
Mr N Tamblin 23 Orchard Close Tavistock PL19 8HA	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201034">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201034</a>	T1: Holly - Fell as tree dead/dying	<b>Neutral view – refer to Landscape Officer</b>
Mr H Walker Harry Walker Accountancy Ltd Ground Floor 65 West Street Tavistock PL19 8AJ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201099">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201099</a>  <a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200809">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200809</a>	Advertisement consent for signage advertising the business in the premises. One main sign with HWA logo, one smaller sign with HWA logo and contact details  Listed Building Consent for signage advertising the business in the premises. One main sign with HWA logo, one smaller sign with HWA logo and contact details	<b>Split decision;</b>  <b>support - the small sign at ground floor level to the side of the door</b>  <b>object - to the larger sign above the door as considered harmful to the character and appearance of a Grade 2 Listed Building in a Conservation Area and in a World Heritage site.</b>
Dr S Andrew Primrose Cottage 11 Mount Tavy Road Tavistock PL19 9JB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201091">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201091</a>	Householder application for internal and external alterations to property, including demolition of first floor shower room on East elevation, alterations to windows and doors, fitting of insulation, erection of summerhouse in garden and increase in height of garden fence	<b>Split decision;</b>  <b>support the demolition of the shower room and associated alterations to the windows, doors and insulation</b>  <b>object to the summerhouse application due to potential effects on drainage into the river, and nearby flora and fauna.</b>  <b>No comments to make with regard the Certificate of Lawfulness.</b>

<p>Mr &amp; Mrs C Bellers 19 College Avenue Tavistock PL19 0HU</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201163">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201163</a></p>	<p>Householder application for changes to existing fenestration</p>	<p><b>Support</b></p>
<p>Mrs A Pulsford 12 Waters Edge Parkwood Road Tavistock PL19 0AR</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201269">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201269</a></p>	<p>T1: Mature Sitka Spruce - Fell and remove. Tree is overhanging footpath, parking area and road and in close proximity to power lines</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>
<p>Mr and Mrs G Moule Mount Tavy Cottage Mount Tavy Road Tavistock PL19 9JL</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201152">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201152</a></p>	<p>Alterations to existing building to provide letting bedroom to be used as private bedroom and changing area for bridal parties and also use as part of ongoing bed and breakfast business</p>	<p><b>Support</b></p>
<p>Mr &amp; Mrs S Crosher 35 Mohuns Park Tavistock PL19 9BL</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201150">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201150</a></p>	<p>Householder application for proposed storey and a half extension and decking / patio area to rear</p>	<p><b>Support</b></p>