

MINUTES

of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **MONDAY** the **25th FEBRUARY, 2020** at **6.15pm**

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 J Ellis, G Parker, P Squire, A Fey and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

355. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Ms L Crawford.

356. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 4th February, 2020 be confirmed as a correct record and signed by the Chairman (Appendix 1).

357. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Cllr A Venning declared a personal interest in P/A No. 0021/20/LBC Meadowside Residential Home, 35 Plymouth Road, Tavistock PL19 8BS by virtue of a close family member residing at the property;
- Cllr Mrs A Johnson declared a personal interest P/A No. 0021/20/LBC Meadowside Residential Home, 35 Plymouth Road, Tavistock PL19 8BS by virtue of a close family member's involvement with the property;
- Cllr P Ward declared a personal interest in P/A No. 2769/19/ADV 26 Glanville Road, Tavistock PL19 0EB by virtue of having previously employed, as an Architect, the person raising objections to the application and took no part in the discussion.

358. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

- a) Notification had been received of the Dartmoor National Park Management Plan Consultation period. The Consultation would run from 10th February to 20th April 2020 (Appendix 2). **It was agreed that this matter be deferred to the DM&L Meeting scheduled for 17th March 2020 for consideration, prior to a Recommendation being made to Council.**

359. TOWN PLANNING ISSUES

- a) Tree planting at Churchill Retirement Development (Minute No. 291c from DM&L Meeting 17th December 2019 referred) – a response had been received from West Devon Borough Council with regard query previously raised (Appendix 3). **Noted, no further action to be taken.**

360. GENERAL CORRESPONDENCE

No items received.

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

- a) The Chairman brought forward the following item, as a written statement he had drafted, for the Committee to consider and discuss (updated version - Appendix 4 enclosed);

- Planning Applications 4181/19/OPA & 4185/19/OPA Rockspring Barwood Plymouth Ltd relating to proposed developments at Woolwell, Plymouth for the construction of 2,000 additional homes.

Concerns were raised with regard the potential impact these additional homes would have on commuters and bus journey times on the already busy A386, especially as it was not proposed to make road improvements until after the construction and occupation of the proposed dwellings was complete.

It was RECOMMENDED THAT Tavistock Town Council submit the Chairman's revised written statement to the relevant authority as the Council's feedback to the Planning Applications, and in addition provide a copy to Tavistock Ward Members of West Devon Borough Council and Cllr N Hopwood (South Hams District Councillor for Woolwell).

362. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions by West Devon Borough Council

Attached at Appendix A. (Appendix 5)

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 6)

363. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 17th March, 2020 at 6.15pm.

The Meeting closed at 7.20pm.

Signed.....

Dated.....
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)
FOR MEETING 25.02.2020

| <u>Applicant's Name, Site Location, P/App No.</u> | <u>Development Type</u> | <u>Town Council's Comments</u> | <u>Decision by Local Planning Authority</u> | <u>Date of Decision</u> |
|---|--|---|--|--------------------------------|
| Ms J Wicks 22 Dolvin Road Tavistock Devon PL19 9EA P/A No. 0249/20/TEX | T1: Cherry – fell, dangerously leaning over river, lean increased in recent storms, unstable | Not paced before TTC for consideration | Grant of Exemption | 29 th January 2020 |
| Mr & Mrs A Thomas Whitchurch Methodist Church Whitchurch Road Tavistock PL19 9EG P/A No. 2878/19/FUL | READVERTISEMENT (Revised Plans Received to remove external roof terrace) Conversion and alterations of former chapel to 2 No. dwellings and associated works | Object – due to: <ul style="list-style-type: none"> • Danger to highway during construction; • Danger to highway from car accessing road from car port and no identified parking for potentially two cars to second home; • Dev 10 – lacking outdoor amenities; | Conditional Approval | 23 rd January 2020 |

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| | | <ul style="list-style-type: none"> • Pedestrian access from the properties onto main road; no footpath available; • Properties overlooking adjacent properties – condition of opaque glass being fitted to windows. <p>A site visit is strongly recommended</p> <p>N.B. Councillor P Squire would like it noted that he opposed this decision</p> | | |
| <p>Tavistock Town Council Magistrates Court Bedford Square Tavistock PL19 0AE</p> <p>P/A No. 3120/19/FUL</p> | <p>Provision of hard landscaping to car park, formation of public lawn, repositioning of Duke of Bedford statue, re-ordering of historic perimeter posts to original positions, provision of replacement lamp post and new low level wash lighting, up lighting to statue and war memorial and new surface water drainage scheme</p> | Support | Conditional Approval | 20 th January 2020 |
| <p>Mr M Bassett 124a Old Exeter Road Tavistock Devon PL19 0JB</p> <p>P/A No. 3484/19/OPA</p> | <p>Outline application with details of access for the erection of dwelling as replacement for one flat in existing property</p> | Neutral View | Conditional Approval | 23 rd January 2020 |

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| <p>Bovis Homes (South West) Ltd Land Adjacent To Callington Road Tavistock</p> <p>P/A No. 2957/19/VAR</p> | <p>Variation of condition 2 (approved plans) of planning consent 2780/18/ARM (residential development comprising 157 no. dwellings with associated landscaping and drainage infrastructure)</p> | <p>Neutral View</p> | <p>Conditional Approval</p> | <p>29th January 2020</p> |
| <p>Mrs R Waite 19 Campion Rise Tavistock Devon PL19 9PU</p> <p>P/A No. 3780/19/HHO</p> | <p>Householder application for proposed detached double garage on existing driveway of dwelling (resubmission of 2015/19/HHO)</p> | <p>Object based on previous comments, whilst recognising;</p> <ul style="list-style-type: none"> • Over-development of site - not addressed (DEV10) • Height of garage - partially addressed • Removal of hedgerow - not addressed | <p>Conditional Approval</p> | <p>28th January 2020</p> |
| <p>Devon Partnership Trust The Quay Plymouth Road Tavistock PL19 8AB</p> <p>P/A No. 4102/19/FUL</p> | <p>Retrospective application for change of use to first floor rooms FF03 (incorporating FF04 and FF05) to Counselling rooms (Class D1) and retention of use Class B1 Office to FF12 (incorporating FF13 and FF14)</p> | <p>Support</p> | <p>Conditional Approval</p> | <p>31st January 2020</p> |
| <p>Mrs I Vigars 15 Edgcumbe Drive Tavistock PL19 0ET</p> <p>P/A No. 4166/19/TPO</p> | <p>T1: Norway Maple - Reduce 4x lower branches on west side by 3-3.5m so level with wooden fence and reduce 3x lower branches on south west side by 3m as branches are overhanging home on west side and</p> | <p>Neutral View – refer to Landscape Officer</p> | <p>Refusal of Consent with Agreed Lesser Works</p> | <p>7th February 2020</p> |

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| | neighbours garden behind shed to south | | | |
| Mr N Robins Redmoor House Down Road Tavistock PL19 9AF P/A No. 4165/19/TPO | Description: T1: Alder - Remove and replant with native broadleaf tree as in poor health with cavities at base and in main stem; T2: Ash - Remove as tree has Ash Die Back and replant with native broadleaf tree | Neutral View – refer to Landscape Officer with the preference that semi-mature trees be used as opposed to saplings | Split Decision T1- Refusal T2 – Conditional Consent | 7 th February 2020 |
| Stonehaven (Healthcare) Ltd Chollacott Nursing Home 61 Whitchurch Road Tavistock Devon PL19 9BD P/A No. 0287/20/NMM | Non material minor amendment to approved Application 3220/17/FUL | Not placed before TTC for consideration | Conditional Approval | 5 th February 2020 |
| Mr M Williamson Unit 2 Westbridge Industrial Estate Tavistock PL19 8DE P/A No. 3592/19/FUL | Subdivision of existing industrial unit to provide four smaller industrial units and one showroom | Support | Conditional Approval | 7 th February 2020 |
| Mr B Walker 50 Plymouth Road Tavistock PL19 8BU | P/A No. 3866/19/HHO Householder application for part demolition of existing garage and formation of new parking deck P/A No. 3867/19/LBC Listed Building Consent for part demolition of existing garage and formation of new parking deck | Support Support | Conditional Approval Conditional Approval | 5 th February 2020 5 th February 2020 |

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| <p>Mount Kelly Parkwood Road Tavistock PL19 0HZ</p> <p>P/A No. 0013/20/TCA</p> | <p>T1: Norway Maple - Fell. Colonized by Honey Fungus, structural condition has declined from decay. T2: Norway Maple - Fell. Large areas of bark death on main stem. T3: Norway Maple - Removal of dangerous limb at 3m from ground level (exempt). T4: Blue Atlantic Cedar - Fell (exempt). Significant die back is visible, tree is dying</p> | <p>Neutral View – refer to Landscape Officer</p> | <p>No Objections Raised</p> | <p>14th February 2020</p> |
| <p>Mr G Drinkwater Hill House Kilworthy Hill Tavistock PL19 0EP</p> <p>P/A No. 0014/20/TCA</p> | <p>T1: Cherry - Fell. Tree is diseased</p> | <p>Neutral View – refer to Landscape Officer</p> | <p>No Objections Raised</p> | <p>14th February 2020</p> |
| <p>Mrs C Silcox 14 Heather Close Tavistock Devon PL19 9QS</p> <p>P/A No. 2723/19/TPO</p> | <p>T1: Oak - Remove 1 x secondary limb on North West side at 5m from top of Devon bank. Re-pollard back to original pollard point at 6m from top of bank. Reason - Tree has had multiple branch failures resulting in unbalanced crown and increased likelihood of failure</p> | <p>Neutral View – refer to Landscape Officer</p> | <p>Grant of Conditional Consent</p> | <p>17th February 2020</p> |

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B)

FOR MEETING 25.02.2020

| <u>Applicant's Name & Location</u> | <u>P/App Link</u> | <u>Proposal</u> | |
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| National Care Group Ltd Meadowside Residential Home 35 Plymouth Road Tavistock PL19 8BS | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200021 | Listed Building Consent for internal alterations to bring building up to standard | Support |
| Mr A Decieco 25 Hawthorn Road Tavistock Devon PL19 9DL | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200103 | Householder application for two storey extension to the side of detached house | Support |
| Mrs G Barnes Raella Bolt House Close Tavistock PL19 8LN | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200125 | Householder application for single storey extension to kitchen | Support |
| Ms S Jenkinson St David's House Green Lane Tavistock PL19 9AN | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200255 | T1 and T11: Oak - Crown lift to 5m from top of Devon bank, Crown thin by 30%, Lateral reduction by 2.5m on North and South sides. To reduce risk of damage and shading to properties, trees are top heavy | Neutral view – refer to Landscape Officer |
| Mr M Buckett St David's House Green Lane Tavistock PL19 9AN | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200257 | T2: Oak - Crown lift to 5m from top of Devon bank, Crown thin by 30%, Lateral reduction by 2.5m on North and South sides. To reduce risk of damage and shading to properties, tree is top heavy | Neutral view – refer to Landscape Officer |
| Mr John Harrall St David's House Green Lane Tavistock PL19 9AN | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200260 | T3: Oak - Remove - tree is failing to thrive. T4-T9: Oak - Crown lift to 5m from top of Devon bank, Crown thin by 30%, Lateral reduction by 2.5m to North and South sides. To reduce risk of damage and shading to properties, trees are top heavy | Neutral view – refer to Landscape Officer |
| Mrs Carpenter 69 Deacons Green Tavistock PL19 8BN | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200274 | Application for variation of Condition 2 of Planning Permission 2143/19/HHO | Support |
| Ms S Jenkinson Tramonto Green Lane Tavistock | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200296 | T12: Oak - Crown lift to 5m from top of Devon bank, Crown thin by 30%, Lateral reduction by 2.5m on North and South | Neutral view – refer to Landscape Officer |

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| PL19 9AN | | sides. To reduce risk of damage and shading to properties, trees are top heavy | |
| Ms S Jenkinson Green Lane House Green Lane Tavistock PL19 9AN | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200298 | T13: Oak - Crown lift to 5m from top of Devon bank, Crown thin by 30%, Lateral reduction by 2.5m on North and South sides. T14: Copper Beech- Crown lift to 5m from ground, Crown thin by 30%, Lateral reduction by 2.5m on East side. To reduce risk of damage and shading to properties, trees are top heavy. To also prevent Copper Beech from pushing against adjacent trees and hedges and distorting their growth | Neutral view – refer to Landscape Officer |
| Mrs J Aveyard Rowan House 2a Roland Bailey Gardens Tavistock PL19 0RB | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200317 | T1: Sycamore - Remove lowest limb on South West side overhanging garage back to main stem to prevent contact, reduce leaf litter and shading | Neutral view – refer to Landscape Officer |
| Mr & Mrs I Cull St John's House, Quicks Garden St John's Tavistock PL19 9RF | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200324 | Householder application for single-storey link extension and outbuilding conversion | Support |
| Mr T Roberts 26 Drake Gardens Tavistock PL19 9AT | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200330 | Variation of Condition 2 (approved plans) following Householder Consent 1296/17/HHO | Support |
| Mr R Lezmore 11a Mount Tavy Road Tavistock PL19 9JB | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/194205 | Retrospective Householder Application for enlargement of patio area | Object; <ul style="list-style-type: none"> • Harm to visual amenity of the neighbourhood; • Harmful impact on immediate neighbours; • The above contrary to Policy DEV10 |
| Ms I Chambers The Milking Parlour Higher Wilminstone Wilminstone Tavistock PL19 0JT | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193989 | Change of use of barn from approved ancillary domestic use to dwelling (Resubmission of 3267/18/FUL) | Object – whilst recognising the Inspector's only objection has been dealt with |

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| Mr G Watts Crowndale Farm Crowndale Road Tavistock PL19 8JR | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200468 | Application for approval of details reserved by condition 4 of planning consent 1339/19/LBC | Support |
| Mr Barker The Coach House Manor Close Tavistock PL19 0PN | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193571 | T1: English Oak - Lateral reduction by 5m on North side and 3m on Eastside, pruning lower limb to East overhanging building to provide 2m clearance from building roof | Neutral view – refer to Landscape Officer |
| Mr R Goodfellow St David's House Green Lane Tavistock PL19 9AN | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200466 | T10: Oak - Crown lift to 5m from top of Devon bank. Lateral reduction by 1.5m on South side. Reason - routine health and maintenance and to restore balance and shape to overall structure | Neutral view – refer to Landscape Officer |
| K Scott & J Raeburn 2 Rowan Close Tavistock Devon PL19 9NH | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200440 | Householder application for side extension to dwelling | Support |
| Mrs King 42 Plymouth Road Tavistock PL19 8BU | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200521 | T1 and T2: Maple - Overall crown reduction by 1-2m to improve shape and reduce overhang into neighbouring garden | Neutral view – refer to Landscape Officer |
| Mr L Smith 26 Glanville Road Tavistock PL19 0EB | http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192769 | READVERTISEMENT (Revised plans received) Householder application for domestic extension | Support |