

MINUTES

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at: <https://us02web.zoom.us/j/86280083579> (for Councillors who wished to attend) and https://www.youtube.com/results?search_query=tavistock+town+council (for the public who wished to attend) on Monday 25th January, 2021 at 5.00pm.

PRESENT

Councillor P Ward – Chairman
Councillor J Ellis – Vice Chairman

Councillor Mrs A Johnson (Mayor – ex officio)
Councillor A Hutton (Deputy Mayor – ex officio)
Councillors Ms L Crawford, A Fey, A Lewis, G Parker, B Smith, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk
Town Clerk
Councillors Mrs M Ewings and Mrs U Mann joined for part of the Meeting (Ward Members)

211. APOLOGIES FOR ABSENCE

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

212. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 5th January, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

213. DECLARATIONS OF INTEREST

There were Declarations of Interest made.

214. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

a) Dartmoor Local Plan Examination - to note the progress made with regard the DNPA Consultation (correspondence had previously been circulated).

The Member who had previously been appointed to monitor progress, stated that no action was required at this time.

However, Members were encouraged to join the Examination sessions, which would take place over a 5 ½ day period. The Member undertook to provide the list of events, and log-in details to Councillor colleagues.

215. TOWN PLANNING ISSUES

- a) Chollacott Lane, Tavistock (Traffic Regulation) Amendment Order - Members considered the (Traffic Regulation) Amendment Order as received for this location, which proposed 'No Waiting at any time' for a distance of 24 metres in a north-easterly direction from the south-east side from its junction with Whitchurch Road (Appendix 2).

RECOMMENDED THAT Tavistock Town Council 'support' the proposed Traffic Order, as received.

- b) South Hams and West Devon Housing Strategy 2021-2026

The Committee considered the South Hams and West Devon Housing Strategy 2021-26 which sought to deliver 'better homes, better lives' - including an oral update from a Member including reference, in particular, to:

- Document configuration (comprising two themes and three associated priorities per theme);
- 'Housing for Place' - incorporating ensuring sustainable housing growth, promoting balanced and sustainable communities and ensuring homes supported the health and wellbeing of the area;
- 'Housing for People' - incorporating homes that supported the health and wellbeing of residents, making the best use and improving quality of existing housing and ensuring access to support and advice needed to make the best use of data.

It further referenced, amongst others, factors such as;

- o Affordability/house prices, affordable housing, housing need, ownership options, rental levels, fuel poverty population displacement and related matters
- o Demographic profiling, occupation levels and related matters
- o Affordable housing targets, self-build opportunities, Council role and standardized modelling, environmental standards, biodiversity/carbon standards and planning policies;

- Health planning, co-ordination with providers, need planning, energy efficiency and disabled housing, independent living, fuel poverty, lettings, empty homes, occupancy levels and other housing matters;
- Addressing antisocial behaviour, data, communications etc.

The emphasis on compliance with climate change policy considerations and affordability were also noted together with review arrangements.

The Member involved was thanked for the in-depth update he had provided, and his analysis of the emerging Strategy.

RECOMMENDED THAT the Housing Strategy 2021-26 be welcomed and that West Devon Borough Council be invited to further develop the means by which it will be implemented.

216. GENERAL CORRESPONDANCE

No items received.

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

No items brought forward.

218. 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. The views of the Committee were attached at Appendix B.

Concerns were raised with regard the unavailability of West Devon Borough Council's online Planning Portal, and the issues this had caused Members when considering the Applications before them.

- Planning Application 3652/20/FUL – Land to the south of Plymouth Road, Tavistock.

In assessing above application, Tavistock Town Council (TTC) had been mindful of parishioners' concerns regarding the increasing discrepancy between the construction of new homes and the infrastructure available

to support them and their occupants. Parishioners concerns included, but were not limited to, the paucity of employment opportunities in the town and the fear that Tavistock would become a dormitory for Plymouth, the availability of homes that local people could afford, the provision of school places at primary and secondary level for local children, the overloading and safety of the local highway network including the A386, and the provision of local public transport, particularly the number 89 town bus service. Furthermore, Tavistock Town Council had taken careful note of the extant Joint Local Plan (JLP), which identified the development and adjacent sites combined as Thriving Towns & Villages (TTV) 17, designated for up to 300 homes and 18,600 square metres of employment floor space, class B1.

In the ensuing discussion by the Development Management and Licensing Committee substantial concerns were expressed regarding the inadequacy of the planning application and the emerging response of the Local Planning Authority, in particular the failure of the proposal to comply with material aspects of the Joint Local Plan including:

- Failure to deliver needed (and plan designated) affordable housing for local people;
- Failure to deliver the necessary area of plan designated employment land, essential to enable a sustainable and resilient settlement and community;
- Failure to secure financial contribution toward educational infrastructure in the form of primary school provision for the growing town;
- Failure to secure financial contribution toward highway infrastructure in the form of the 89 Bus Service;
- Inclusion of an extra care home facility of inappropriate height, scale and massing, served by inadequate parking and blighting the gateway to a World Heritage Site;
- Inadequate and potentially unsafe arrangements for vehicular and pedestrian access – especially at the junction of the A386.

In summary the proposal failed to represent a viable or sustainable future for the town, did not comply with the applicable planning policies and represented a damaging and unacceptable deviation from the planning policy framework and the needs of the town.

RECOMMENDED THAT based on the information available on the 25th January 2021 for the following reasons Tavistock Town Council object to Application 20/3652 for the erection of 45 residential dwellings (full) and an extra care facility (outline) on land to the south of Plymouth Road, Tavistock:-

1. The current application did not provide any class B1 employment, whereas the adjacent site included a parcel of land that could accommodate only 8,500 square metres of employment floor space. Tavistock Town Council rejected any argument that the availability of employment land elsewhere in the Joint Local Plan area compensated for any shortfall in provision in Tavistock. It was clear that in allocating the employment land, the Joint Local Plan considered the future employment needs and sustainability of the town and not just the current market needs. Tavistock Town Council considered that the applicants had not presented any compelling material reasons for departing from the requirements of the Joint Local Plan, which should be complied with.

2. The draft s106 agreement would absolve the applicants from providing or making any financial contribution towards affordable homes in return for selling a parcel of land to West Devon Borough Council (WDBC) in the sum of £1 for the construction of an extra care facility. Tavistock Town Council considered this proposed arrangement to be unacceptable and contrary to policies DEV8 and TTV17 of the Joint Local Plan.

3. The draft s106 agreement did not require any financial contribution towards the construction of a new primary school in the town even though the Council understood there to be a predicted shortfall of primary school places. Tavistock Town Council could not accept this situation and requested West Devon Borough Council to challenge Devon County Council about its decision and to include the Town Council in future discussions regarding the provision of educational facilities for the children of the town.

4. The draft s106 agreement did not require any contribution to the number 89 town bus service, which was dependent on funding from contributions made by developers. Whilst the number 1, Plymouth–Tavistock bus could be used to travel to the bus station; it could not be used to access other important destinations including the proposed new railway station, Tavistock Hospital and Tavyside Health Centre. Tavistock Town Council requested that it be included in any future discussions about the town bus service.

5. The applicants were seeking outline consent for an extra care facility of up to 60 bedrooms and had indicated that a facility modelled on one built in Totnes would fit on the site proposed. This would involve the construction of a large building of up to 5 storeys that would be inappropriate for the approach to our heritage town.

Tavistock Town Council further noted that only 24 parking spaces were proposed. There was no alternative parking in the current application, whereas the Totnes facility was adjacent to a large municipal car park. Tavistock Town Council understood that West Devon Borough Council was seeking further information from the applicant and requested to be consulted again when such information is available.

6. Tavistock Town Council was concerned that the proposed access point to and from the A386 would result in a total of five junctions within a short distance and would prefer that a roundabout be constructed at Hawthorn Road to serve both the new development and the Bishopsmead Estate. Tavistock Town Council asked to be consulted again once discussions between the Highway Authority and the applicant were concluded.

7. Tavistock Town Council endorsed and supported the detailed objection made by Transition Tavistock regarding sustainable pedestrian and cycling connections between the development site and the town. The current proposals were not satisfactory.

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 4).

219. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 16th February, 2021 at 5.00pm.

The Meeting closed at 6.28pm

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING

DECISIONS (Appendix A) FOR MEETING 25.01.2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Dr R Gude Treveglos Whitchurch Tavistock PL19 9EL</p> <p>P/A No. 2446/20/CLP</p>	<p>Certificate of lawfulness for proposed fixing of 10 solar panels on east roof and 10 solar panels on west roof</p>	<p>Not placed before TTC for consideration</p>	<p>Certificate of Lawfulness (Proposed) Certified</p>	<p>23rd December 2020</p>
<p>Mr N Eadie The Original Pasty House Bedford House West Street Tavistock PL19 0AD</p> <p>P/A No. 2833/20/LBC</p>	<p>Retrospective listed building consent for erection of fascia tray sign to east elevation (North Street) over side entrance</p>	<p>Object – on the basis the accumulation of signs on this building is visually discordant and obtrusive causing harm to the Listed Building, Conservation Area and World Heritage Site</p>	<p>Conditional Approval</p>	<p>21st December 2020</p>
<p>Mr N Eadie The Original Pasty House Bedford House West Street Tavistock PL19 0AD</p> <p>P/A No. 2835/20/ADV</p>	<p>Advertisement consent for fascia tray sign in black with vinyl graphics to east elevation (North Street) over side entrance</p>	<p>Object – on the basis the accumulation of signs on this building is visually discordant and obtrusive causing harm to the Listed Building, Conservation Area and World Heritage Site</p>	<p>Advertisement Consent</p>	<p>21st December 2020</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Morrisons Supermarket 128-130 Plymouth Road Tavistock PL19 9DS</p> <p>P/A No. 3515/20/ADV</p>	<p>Advertisement Consent for 1x no. set of letters, 1x no. motif box, 1x no. totem, 1x no. canopy sign and 1x no. kiosk sign</p>	<p>Support</p>	<p>Advertisement Consent</p>	<p>21st December 2020</p>
<p>Mr R Lezmore Tavyside Models 11a Mount Tavy Road Tavistock PL19 9JB</p> <p>P/A No. 2068/20/CLE</p>	<p>Lawful development certificate for existing use of outbuilding as model railway retail shop (Class A1)</p>	<p>Neutral View; Whilst no evidence to submit, local knowledge supports that the building has been used for this purpose for in excess of 60 years, so meets requirements for the Lawful Development Certificate</p>	<p>Refusal</p>	<p>18th December 2020</p>
<p>Mr & Mrs D de Glanville 113 Old Exeter Road Tavistock PL19 0JB</p> <p>P/A No. 2852/20/HHO</p>	<p>Householder application for creation of 1no. extra car park space next to existing garage at road level</p>	<p>Neutral View</p> <p>However, it was felt the removal of the old stone wall is regrettable, and not strictly necessary to allow an extra parking space to be created.</p> <p>Concerns were also raised with regard highway safety.</p>	<p>Approval</p>	<p>17th December 2020</p>
<p>Tamar Energy Community Mount Kelly Swim Centre Parkwood Road Tavistock PL19 0HZ</p> <p>P/A No. 3705/20/PST</p>	<p>Notification for prior approval for installation of 150kw solar array on roof</p>	<p>Not placed before TTC for consideration</p>	<p>Prior Approval not required</p>	<p>18th December 2020</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr & Mrs S Woods Highlights Down Road Tavistock PL19 9AQ P/A No. 3004/20/FUL	Conversion of existing double-garage into living accommodation	Support – subject to the condition that the unit is not used as separate accommodation (i.e. let out) and remains as ancillary to the property	Conditional Approval	4 th January 2021
Mr D Manning 19 Ordulf Road Tavistock PL19 8NE P/A No. 3461/20/HHO	Householder Application for 2 storey side extension above existing garage	Support	Conditional Approval	4 th January 2021

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 25.01.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Baker Estates Limited Land to the South of Plymouth Road Tavistock (N.B. Decision deferred from DM&L Committee Meeting 5 th January 2021 - Minute No. 194b refers)	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203652	Hybrid application comprising full planning application for erection of 45 residential dwellings, formation of accesses, associated public open space, landscaping and infrastructure; and outline planning application for extra care facility for up to 60 units with all matters reserved, except means of access	Object – the basis of which is detailed at Minute No. 218(b)
Mr A Jarman Tavistock Cricket Club The Ring Whitchurch Down Tavistock PL19 9DD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204025	Extension and alterations to cricket pavilion	Support
Mr R Lezmore 11a Mount Tavy Road Tavistock	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200094	READVERTISEMENT (Revised Plans Received) Alterations to building and creation of new	Decision deferred until 26th January 2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
PL19 9JB		vehicular access and hard surfacing of forecourt	
Mr G Prest Albany 11 Deer Leap Tavistock PL19 9RD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204205	G7: Oak x 7 - Crown height reduction by 5m, trees are overshadowing property	Neutral View refer to Tree Specialist
Mr & Mrs Lucas 5 Chaucer Road Tavistock PL19 9AJ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204189	Householder application for proposed single storey rear extension to bungalow (resubmission of 1461/20/HHO)	Decision deferred until 26th January 2021
Gardner Property Investments Ltd Land to the rear of 3 Brook Street Tavistock Devon PL19 0HD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204223	Listed Building Consent for construction of 2 two bedroom residential units in a new single storey building (resubmission of 0126/20/LBC)	Consideration deferred until DM&L Meeting on 16th February 2021
Gardner Property Investments Ltd Land to the rear of 3 Brook Street Tavistock Devon PL19 0HD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204222	Construction of 2 two bedroom residential units in a new single storey building (resubmission of 0126/20/LBC)	Consideration deferred until DM&L Meeting on 16th February 2021