

## **MINUTES**

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 26<sup>th</sup> APRIL, 2022** at **5.30pm**.

## **PRESENT**

Councillor P Ward                    **Chairman**  
Councillor J Ellis                   **Vice Chairman**

Councillor Mrs U Mann   **Deputy Mayor – ex officio**

Councillors B Smith, P Squire and A Venning

## **IN ATTENDANCE**

Assistant to the Town Clerk

### **397. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Ms L Crawford, A Fey and A Hutton (Mayor)

### **398. CONFIRMATION OF MINUTES**

RESOLVED THAT;  
the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 5<sup>th</sup> April, 2022 be confirmed as a correct record and signed by the Chairman (Appendix 1).

### **399. DECLARATIONS OF INTEREST**

Councillor J Ellis Declared an Interest in Planning Application Nos. 0753/22/FUL & 0754/22/LBC 26 West Street, Tavistock by virtue of family members being patients at the Practice.

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

No items received.

### **401. TOWN PLANNING ISSUES**

- a) A letter of objection to Planning Application Nos. 0668/22/HHO and 0669/22/LBC had been received too late for inclusion on the Agenda. This had been distributed to members of the Committee prior to the consideration of the Planning Applications later in this Meeting.

### **402. GENERAL CORRESPONDANCE**

No items received.

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

- a) The Notes of the Steering Group Meeting held on 13<sup>th</sup> April 2022 were received and noted (Appendix 2).

The Chairman of the Steering Group reported that;

- no meeting of the Steering Group would take place in April or May 2022, whilst awaiting the report resulting from the current Survey. The next Meeting was hoped to take place on 8<sup>th</sup> June 2022, by which time it was hoped that the report would be available;
- latest figures confirmed that 673 Surveys had been completed, which represented 10% of households in the town;
- as previously reported, the Survey was due to end on 2<sup>nd</sup> May 2022. It was planned for an article to be published in the local press later in the week, to encourage those who had yet to do so, to complete the Survey by the deadline;
- a 'cry' had been undertaken by Tavistock's Town Crier, the details of which were provided to the Committee members. A letter of thanks would be sent to the Town Crier by the Chairman of the Steering Group, thanking him for his efforts;
- a map was expected which would detail areas where Surveys had not been completed. This would enable volunteers to undertake a final leaflet drop to encourage those residents to complete the Survey.

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

No items brought forward.

#### **405. 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).

#### 406. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 17<sup>th</sup> May, 2022 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 6.10pm.

Signed:

Dated:  
CHAIRMAN

#### TAVISTOCK TOWN COUNCIL DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 26.04.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs N Francis 67 Redmoor Close Tavistock PL19 0ER  P/A No. 4692/21/TPO	T3: Maple - Crown height reduction by 2 metres as part of 5-year plan	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	29 <sup>th</sup> March 2022
Mrs J Gasper The Chantry Marshall Close Whitchurch Tavistock PL19 9RB  P/A No. 4411/21/TPO	T1: Oak - Reduction of 1 primary limb on West side at 1.2m from ground level by 2.5m in height; reduction of 2 lateral secondary branches on West side by 2m in length. Tree in close proximity to property. T2: Multi-stemmed Sycamore - Removal of 1	<b>Neutral View refer to Tree Specialist</b>	Refusal of Consent with Agreed Lesser Works	29 <sup>th</sup> March 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	secondary branch at 7m from top of Devon bank on Southern stem, tree shading garden. T3: Oak – Lateral reduction on West side by 1m to achieve clearance from house.			
Mr R Scholefield LiveWest 136 Monksmead Tavistock PL19 8PR  P/A No. 0054/22/TPO	T1: Hawthorn - Coppice to 200mm stool. To allow light to the understorey and remove shading from the garden, maintaining good ongoing management	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	30 <sup>th</sup> March 2022
Mr J Harris Rear Of Post Office 4 Abbey Place Tavistock PL19 0AB  P/A No. 3576/21/FUL	Replacement of six existing double-glazed wooden casement windows with UPVC windows of same style and profile	<b>Support</b>	Conditional Approval	21 <sup>st</sup> March 2022
Mr R Collins 19 Rowan Close Tavistock PL19 9NH  P/A No. 4348/21/FUL	Subdivision of the existing dwelling into 2 dwellings	<b>Object on the following basis:</b> <ul style="list-style-type: none"> <li>• <b>No provision for waste and storage. DEV31 applies;</b></li> <li>• <b>That parking facilities were insufficient and could have a</b></li> </ul>	Refusal	24 <sup>th</sup> March 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		<p><b>negative impact on the neighbourhood, Dev29 applies;</b></p> <ul style="list-style-type: none"> <li><b>Derivations of the quality of housing and over development of the site. DEV10 applies.</b></li> </ul>		
<p>Mr &amp; Mrs Mein Little Church Park Whitchurch Tavistock PL19 9EL</p> <p>P/A No. 0327/22/HHO</p>	<p>Householder application for replacement single gate with a pair of driveway gates and a pedestrian side gate</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>24<sup>th</sup> March 2022</p>
<p>Miss C Wonnacott 33 Uplands Tavistock PL19 8ET</p> <p>P/A No. 0367/22/HHO</p>	<p>Householder application for two storey side extension, one storey rear extension and internal alterations</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>30<sup>th</sup> March 2022</p>
<p>Mrs Wing 36 Bannawell Street Tavistock PL19 0DL</p> <p>P/A No. 3190/21/LBC</p>	<p>Listed Building Consent for relocation of boiler, external flue pipe and condensation pipe in external wall</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>29<sup>th</sup> March 2022</p>

## TAVISTOCK TOWN COUNCIL

## DEVELOPMENT MANAGEMENT &amp; LICENSING COMMITTEE - NEW PLANNING

## APPLICATIONS (Appendix B) FOR MEETING 26.04.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr M Heskeath Dartmoor Dental 26 West Street Tavistock PL19 8AN	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/220753">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/220753</a>	Change of use of first floor flat to business use as part of dental practice, internal refurbishment and amendments to the external elevations (East-West)	<b>Support</b>
Mr M Heskeath Dartmoor Dental 26 West Street Tavistock PL19 8AN	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/220754">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/220754</a>	Listed Building consent for change of use of first floor flat to business use as part of dental practice, internal refurbishment and amendments to the external elevations (East-West)	<b>Support</b>
Mrs E Wallis 24 Fitzford Cottages Tavistock PL19 8DB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/220668">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/220668</a>	Householder application for wooden fence to southwest rear boundary with No. 23 to be fixed between existing block wall and cottage wall, wooden gate and wooden trellis on the northeast rear boundary and stock fencing and wooden gate enclosing back garden and retrospective application for opening up Lounge fireplace and	<b>Object on the following basis;</b> <ul style="list-style-type: none"> <li>• <b>Building a fence over the trough and installing an agricultural-type fence will be harmful to the heritage and character of a Grade II Listed Building, the Conservation Area, and World Heritage Site;</b></li> <li>• <b>The obstruction of the pathway undermines the history of the property which</b></li> </ul>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		installing a Wood Burner (Part Retrospective) (Resubmission of 3628/21/HHO)	<p><b>takes the historical access to the rear of the properties as intended when the properties were built which also allowed access for neighbouring residents and to also bring in/take out pigs/garden implements etc.</b></p> <ul style="list-style-type: none"> <li>• <b>Loss of amenity as the neighbour will lose access to the rear of her property which she has enjoyed for over 40 years;</b></li> <li>• <b>Loss of light to neighbouring properties</b></li> </ul>
Mrs E Wallis 24 Fitzford Cottages Tavistock PL19 8DB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/220669">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/220669</a>	Listed Building application for wooden fence to southwest rear boundary with No. 23 to be fixed between existing block wall and cottage wall, wooden gate and wooden trellis on the northeast rear boundary and stock fencing and wooden gate enclosing back garden and retrospective application for opening up Lounge fireplace and installing a Wood Burner (Part	<p><b>Object on the following basis;</b></p> <ul style="list-style-type: none"> <li>• <b>Building a fence over the trough and installing an agricultural-type fence will be harmful to the heritage and character of a Grade II Listed Building, the Conservation Area, and World Heritage Site;</b></li> <li>• <b>The obstruction of the pathway undermines the history of the property which takes the historical access</b></li> </ul>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		Retrospective) (Resubmission of 3629/21/LBC)	<p><b>to the rear of the properties as intended when the properties were built which also allowed access for neighbouring residents and to also bring in/take out pigs/garden implements etc.</b></p> <ul style="list-style-type: none"> <li>• <b>Loss of amenity as the neighbour will lose access to the rear of her property which she has enjoyed for over 40 years;</b></li> <li>• <b>Loss of light to neighbouring properties</b></li> </ul>
Mr A Hawes 3 Watts Road Tavistock PL19 8LF	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/220622">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/220622</a>	T1: Ilex (holly) - removal of limb at approx. 1.5m from ground level overhanging garden on E side: Removal of x1 double ascending stem at 2m from ground level on the S side. Overhanging garden and excessive shading. G2: Juvenile sycamore & holly - remove both trees. Sycamore is of poor quality, and the holly is dead. T3: Leylandii - remove due to proximity to house.	<b>Neutral View refer to Tree Specialist</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr P Glanville 12 Hurdwick Road Tavistock PL19 8LW	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210071">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210071</a>	T4: Ash - coppice. Due to dieback. T3: Oak - removal of 2 limbs approx. 12m from ground level on the E side. Removal of 3 limbs approx. 3m from ground level on the E side. To allow more light into the garden.	<b>Neutral View refer to Tree Specialist</b>
Mr R Gude Treveglos Whitchurch Tavistock PL19 9EL	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/220436">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/220436</a>	T1 & T2: Ash - remove due to tree shedding large limbs onto property and tree health in decline.	<b>Neutral View refer to Tree Specialist</b>
Mr & Mrs D Boyer 38 West Street Tavistock PL19 8JZ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/221031">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/221031</a>	Householder application for proposed rear external staircase to access garden area (Resubmission of 4022/21/HHO)	<b>Neutral View but support the referral of the Application to Committee</b>
Mr & Mrs S Symons 12 Watts Road Tavistock PL19 8LF	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/220902">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/220902</a>	Householder application for the demolition of garden wall and new single storey extension to create a larger kitchen and new boot room entrance	<b>Support</b> <b>N.B. it was considered that this was a much more sympathetic application to that previously submitted</b>
Mr R Williams Bella Vista Management Ltd Flat 3 Bella Vista	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/221167">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/221167</a>	T1: Salix (Willow) - Fell tree to ground level due to high risk of falling and	<b>Neutral View refer to Tree Specialist</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Kilworthy Hill Tavistock Devon PL19 0EP		damaging neighbouring wall	
Mr L Venn Devon County Council 62 Plymouth Road Tavistock PL19 8BU	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/220503">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/220503</a>	Listed Building consent for building maintenance including repointing works, reroofing and associated works and internal repairs to hall	<b>Support</b>