

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **WEDNESDAY 31st AUGUST, 2022** at **5.30pm**.

PRESENT

Councillor Mrs U Mann **Chairman**
Councillor B Smith **Vice Chairman**

Councillor P Ward **Mayor – ex officio**
Councillor J Ellis **Deputy Mayor – ex officio**

Councillors Ms L Crawford, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

174. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor A Lewis

175. CONFIRMATION OF MINUTES

RESOLVED THAT subject to the following clarification having been provided in respect of the Neighbourhood Development Plan Steering Group update given at the Meeting;

- the date of the next Steering Group Meeting would be on 14th September 2022, not 5th October 2022, as reported;
- the number in attendance at the Meeting held on 27th July 2022 was 25 members of the public plus Steering Group members, not 40 – 50, as reported

the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 9th August, 2022 be confirmed as a correct record and signed by the Chairman (Appendix 1).

176. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

177. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

178. TOWN PLANNING ISSUES

- a) The proposed telecommunications upgrade on highways land at Down Road, Tavistock PL19 9AF (NGR: 248652E; 073829N), which was being

undertaken under Permitted Rights, was **noted**. This notification had been provided for 'information only' (Appendix 2);

- b) Site Visit – notification of a fact-finding site visit at the former Hazeldon House Preparatory School, Parkwood Road, Tavistock. PL19 0JS at 10am on Thursday 8 September 2022, had been received after the issuing of the Agenda.

Councillor J Ellis volunteered to represent Tavistock Town Council at the visit.

179. GENERAL CORRESPONDENCE

- a) The Chairman reported that she had been approached with regard the possibility of naming a road in Tavistock after Mr Gerry Woodcock, former teacher at Tavistock Comprehensive, local historian, Town Councillor and Honoured Burgess, as a mark of recognition of his work for the town, should the Council be approached to provide road names in the future for any new developments.

Whilst it was acknowledged that using personal names of local residents was now discouraged when naming roads, and it was often specified by developers not to submit such names, it was agreed to review this should the Town Council be approached to provide names in future.

180. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) The Committee received a verbal update from the Chairman of the NDP Steering Group;

It was reported that;

- an additional person had been appointed to the Steering Group, who brought property development skills and experience to the Group;
- the Group had been successful in obtaining a Grant from Groundwork UK (Locality) to help support the delivery of the Neighbourhood Plan. It was anticipated that the funding would be received shortly. The Chairman's thanks were conveyed to Kit Harbottle, for her help with the Grant application process;
- the next Meeting of the Steering Group was scheduled for Wednesday 14th September, 2022.

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

No items brought forward.

182. 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).

183. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 20th September, 2022 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 5.52pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 31.08.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr & Mrs P Ward 205 Whitchurch Road Tavistock Devon PL19 9DQ P/A No. 1540/22/ARC	Application for approval of details reserved by condition 3 of planning application 2396/20/LBC	Neutral View	Discharge of Condition Approved	26 th July 2022
Mr C Saunderson	T1: Beech - Has been uprooted by	Neutral View refer to Tree Specialist		26 th July 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Whitchurch House Whitchurch Tavistock PL19 9EL P/A No. 1696/22/TPO	Storm Eunice so a proposal to plant small leaved lime (Tilia Cordata) as a replacement, T2: Oak boughs brought down by Storm Eunice, T3: Oak boughs brought down by Storm Eunice, T5: Ash - Re-Pollard due to Ash dieback to 4 metres from Ground level, T6 Ash - Re-Pollard due to Ash dieback to 4 metres from Ground level, T7: Ash - Re-pollard due to Ganoderma to 4 metres from Ground level, T8: Sycamore - Removal of lowest two limbs that grow towards the house, neighbour is concerned about proximity to house. T9: Beech - Removal of lowest limb that grows towards the house, neighbour is concerned about proximity to house		Refusal – Lesser Tree Works Allowed	
Mr Coles 7 Little Field Court Green Lane Tavistock PL19 9FA P/A No. 3904/21/TPO	T1: Ash - Fell due to advanced Ash Dieback	Neutral View refer to Tree Specialist	Tree Works Allowed	27 th July 2022
Mr Estall Brampton 4 St Johns Tavistock	G3: Lime - Deadwood Removal (Deadwood Exempt), Crown	Neutral View refer to Tree Specialist	Grant of Conditional Consent	3 rd August 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Devon PL19 9RF</p> <p>P/A No. 2015/22/TPO</p>	<p>Raise to 5 metres, Remove epicormic growth from stem base to 1.5m above ground level, Crown height reduction by 1.5-2 metres, Crown reduction to mid-low canopy over highway (north- east) and Crown thin by 15-20% due to being low over the adjacent public highway, in very close proximity to the existing dwelling and are causing concern to the owner & occupants. The crown management and re-shaping will give the trees a more balanced and pleasing visual appeal, the pruning will maintain the required highway clearance Management of the basal growth will allow detailed stem- base inspection and inform tree risk assessment</p>			
<p>Mr E Portman Sunnyside 240 Whitchurch Road Tavistock PL19 9EF</p> <p>P/A No. 2030/22/TCA</p>	<p>T1: Apple Tree - fell to make parking space and T2: Apple Tree - lateral crown reduction by 5m on South East side Overhanging highway</p>	<p>Neutral View refer to Tree Specialist</p>	<p>No Objections Raised</p>	<p>4th August 2022</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr J Dodd 23 Old Exeter Road Tavistock PL19 0JE P/A No. 2239/22/TCA	T1, T2, T3: Western Balsam Poplars - Removal due to no amenity value, excessive shading and weak unions	Neutral View refer to Tree Specialist	No Objections Raised	5 th August 2022
Mr M Stoate Oakleigh House Down Road Tavistock PL19 9AG P/A No. 2188/22/TPO	T1: Oak - Removal of epicormic growth back to main trunk on Southern stem (dual-stemmed)	Neutral View refer to Tree Specialist	Grant of Conditional Consent	5 th August 2022
Mr M Stoate Oakleigh House Down Road Tavistock PL19 9AG P/A No. 2189/22/TPO	G24: Beech – lateral crown reduction by 2m on east side to increase clearance of overhanging branches to height of 5m above ground level	Neutral View refer to Tree Specialist	Refusal of Consent with Agreed Lesser Works	10 th August 2022
Dr S Mullin 15a Watts Road Tavistock PL19 8LF P/A No. 0344/21/HHO	Householder application for erection of garden shed	Support	Conditional Approval	3 rd August 2022
Mr P Beilby Home Down House 231 Whitchurch Road Tavistock PL19 9DQ P/A No. 1723/22/TPO	T1: Mature Copper Beech tree - Removal of branch at approximately 10 metres from ground level on North East side, Reduce 2 x Lower branches on North East side at 8 metres above ground level by 3	Neutral View refer to Tree Specialist	Refusal – Lesser Tree Works allowed	1 st August 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	metres and Lateral reduction by 2-2.5 metres on North East side due to tree overhanging entrance to property and T2: Mature Copper Beech tree - Removal of Deadwood (deadwood exempt), Removal of branch on North East side at 10 metres above ground level, Reduce limb at 10 metres on South side by 3 metres due to overhanging neighbours garden, Reduce limb at 11 metres on South side by 3 metres due to overhanging neighbours garden, Reduce limb at 12 metres on South side by 3 metres			
Mr M Stoaate Breckland Down Road Tavistock Devon PL19 9AG P/A No. 2190/22/TPO	G20: Beech - Crown height raise to give ground clearance of 4.5 metres to increase clearance over lane servicing Rising Hill, Breckland and Oakleigh House	Neutral View refer to Tree Specialist	Tree Works allowed	5 th August 2022
Mr J Dodd 23 Old Exeter Road Tavistock PL19 0JE P/A No. 2239/22/TCA	T1, T2, T3: Western Balsam Poplars - Removal due to no amenity value, excessive shading and weak unions	Neutral View refer to Tree Specialist	Tree Works No Objections Raised	5 th August 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs K Elbrow Indescombe Barn Tavistock PL19 0JP P/A No. 2368/22/AGR	Application to determine if prior approval is required for a proposed agricultural portal frame timber barn for workshop and storage, including farm tools and machinery measuring 22.86m x 12.19m x 5.39m height to ridge	Not placed before TTC for consideration	Prior Approval not required	2 nd August 2022
Ms S Clough 2 Grenville Drive Tavistock PL19 8DP P/A No. 4261/21/HHO	Householder application for rear single storey extension and two storey side extension	Support	Conditional Approval	3 rd August 2022
Ms A Stewart 15 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ P/A No. 2197/22/HHO	Householder application for proposed replacement timber framed, corrugated clad shed, including raising roof & lining entire shed with insulation	Support	Conditional Approval	10 th August 2022
Ms A Stewart 15 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ P/A No. 2198/22/LBC	Listed Building consent for proposed replacement timber framed, corrugated clad shed, including raising roof & lining entire shed with insulation	Support	Conditional Approval	10 th August 2022

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B) FOR MEETING 31.08.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Crowndale HWRC Crowndale Road Tavistock PL19 8JR	https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4310/2022	Construction of a new public Household Waste recycling Centre (HWRC) on redundant landfill site at Crowndale HWRC, Tavistock	Support
Mr P Newdick Abbey Chapel Bedford Square Tavistock PL19 0AD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222454	Advertisement consent to replace noticeboard in front garden of church	Support
Mr & Mrs Kumar Beechwood Down Road Tavistock PL19 9AQ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221150	READVERTISEMENT (Revised plans and description) Householder application for single storey rear extension, roof conversion including new dormer window configuration to rear, 2 new roof lights to front elevation, replacement windows and cladding (Re-submission of 2859/21/HHO)	Support
Mr Harris 16 The Dell Tavistock PL19 0EQ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222683	T1: Beech - crown thin by up to 20%, removal of limbs no greater than 30mm diameter, reduce lowest limb on S side by 4m. To keep natural shape. T2: Beech - crown thin by up to 20%, removal of limbs no greater than 30mm diameter. To keep natural shape. G1: Hazel and Holly hedge - reduce height to 2m from ground level. To match neighbouring hedge height.	Neutral View refer to Tree Specialist
Ms J Marchant 2 Crowndale Villas Crowndale Road Tavistock PL19 8JR	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222620	Householder application for single-storey rear extension	Support
Mr J Sloman Taunton Land Ltd 51-52 Brook Street Tavistock PL19 0BJ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222644	Application for variation of condition 2 (approved plans) of planning consent 4545/21/VAR	Neutral View

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr Salisbury 29 Parkwood Road Tavistock PL19 0HH	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222746	T1: Bay - reduce in height to approximately 5ft to keep as a shrub as it is very large and causing damage to the fence behind	Neutral View refer to Tree Specialist
Mr And Mrs L Scott 23 Deer Park Road Tavistock PL19 9HG	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222487	Demolition of existing detached dwelling and construction of two replacement detached dwellings	Support
Mr A Meckiff Hunters Moon 7 Drake Villas Tavistock PL19 8DA	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222738	Application for variation of condition 2 (approved plans) of planning consent 3412/21/HHO (retrospective)	Neutral View