

MINUTES

Minutes of the Meeting of the **Development Management & Licensing Committee** held at **Butchers' Hall, Tavistock** on **Monday 4th October, 2021** at 5.30pm.

PRESENT

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

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

Councillors Ms L Crawford, A Fey, Mrs G Parker, B Smith, P Squire and A Venning

*arrived late to the Meeting

IN ATTENDANCE

Assistant to the Town Clerk

170. APOLOGIES FOR ABSENCE

There were no apologies for absence received.

171. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Wednesday 15th September, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

172. DECLARATIONS OF INTEREST

Councillor Mrs G Parker Declared an Interest in Planning Application 3103/21/HHO Burnside, Anderton Lane, Tavistock PL19 9DX by virtue of knowing the applicant.

173. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

a) Consultation on proposed amendments to the Byelaws of Dartmoor National Park Authority (Appendix 2).

Prior to the consideration of this matter, the Committee received a verbal update from Councillor B Smith (the Council's representative

on the Dartmoor Common Owners' Group) on the background to the proposed amendments.

During the update and ensuing discussion, reference was made to;

- that the proposed amendments to the Byelaws were intended to allow DNPA to better manage the moor;
- that Whitchurch Down (part of which falls under the responsibility of Tavistock Town Council) forms a small part of Dartmoor National Park Authority;
- that there has been increasing damage caused to the National Park by the use of electric bikes and scooters, and wild campers;
- the increased prevalence of the flying of drones, which had caused upset to livestock

Concerns were raised with regard;

- the restrictions which would be placed on dog owners/walkers during the lambing/ground nesting season which were felt to be overly onerous;
- the loss of access to the National Park for parking (including overnight parking), camping, dog walking and exercising, recreational activities, kite and model aircraft/drone flying, which was an area that had historically been for the enjoyment of all visitors

RESOLVED THAT Councillor B Smith be authorised to collate responses from members of the Committee with regard the proposals. All Members were requested to provide their feedback to Councillor Smith, no later than close of business on Wednesday 6th October;

Further to the above, it was;

RECOMMENDED THAT Tavistock Town Council, at its Meeting on 19th October 2021, determine the response of the Council to the foregoing consultation.

N.B. Councillor Mrs U Mann arrived at the Meeting during the consideration of the above item.

174. TOWN PLANNING ISSUES

- a) Planning Validation Checklist Consultation – the Committee considered the Local Planning Authority's proposed Validation Checklist, prior to its formal adoption later in 2021. Relevant information could be found at <https://westdevon.gov.uk/validation>.

RECOMMENDED THAT Tavistock Town Council 'note' the document at this stage;

- b) Premises Licence Application – the Committee considered the Application which was for the provision of late night refreshment which would take place outdoors Monday to Sunday 6.30pm to 6.00am on Bedford Square, Tavistock, PL19 0AE (Appendix 3).

Noted;

- c) West Devon Borough Council Gambling Policy Review – the Committee considered how Tavistock Town Council should respond to the above Review (Appendix 4)

<https://www.westdevon.gov.uk/article/8222/Gambling-Policy-Under-Review;>

RECOMMENDED THAT Tavistock Town Council 'note' the Review, no concerns were raised;

- d) Draft Memorandum of Understanding with Parish Councils – the Committee reviewed the document, as submitted by West Devon Borough Council, for recommendation to Council (Appendix 5)

During consideration of the document reference was made to;

- that the document was welcomed as it was felt it would provide clarity with regard roles and responsibilities;
- that if a Heritage Statement/Assessment was not provided with a Planning Application, no reason for this was currently being given

RECOMMENDED THAT Tavistock Town Council advise the Local Planning Authority (LPA) that it would welcome the document in principle and would sign up to it, but would make the following comments;

3.1(a) – change 'to consult with the Town/Parish Council' to 'present their proposal to the Town/Parish Council';

3.1 (b) – add the following to 'as the case may be.' 'and ensure all supporting materials as required by the Validation Checklist are also available';

3.1(d) – could the LPA please provide clarification on what is deemed 'significant impact', and how it would be determined;

3.1(g) – add after 'Development Plan' 'and any other adopted or emerging Plans e.g. Conservation Area Management Plans or Neighbourhood Development Plans.

Noted That Members were encouraged to review the list of Material Considerations as provided with this document (Appendix A Parts 1 and 2), and to consider the advice provided at point 4.1

(b) as this might aid the future consideration of Planning Applications received.

175. GENERAL CORRESPONDANCE

No items received.

176. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) Notes of the NDP Steering Group Meeting held on 4th August, 2021 were received (Appendix 6);
- b) Notes of the Informal Training Session held on 8th September, 2021 were received (Appendix 7);
- c) Notes of the NDP Steering Group held on 29th September, 2021 (Appendix 8) were distributed at the Meeting.

The Chairman of the Steering Group confirmed that;

- the appointment of a Project Manager would not be taking place at this time;
- it was planned to hold a public meeting to encourage more volunteers to come forward to support the delivery of the NDP. An informal meeting of the Steering Group would be organised to plan for this.

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

No matters brought forward.

178. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 9).

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 10).

179. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 26th October, 2021 at 5.30pm in Butchers' Hall (please note change of venue)

The Meeting closed at 7.05pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 04.10.2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Miss Dedridge 81 Lyd Gardens Tavistock PL19 9HU P/A No. 1500/21/HHO	Householder application for formation of vehicle hardstand	Support	Conditional Approval	1 st September 2021
Mr G Crocker 11 The Heights Tavistock PL19 8HQ P/A No. 2741/21/TPO	T1: Oak - Crown height reduction by approximately 2-3 metres, lateral reduction by approximately 2-3 metres on south west side due to a need to rebalance the tree shape	Neutral view – refer to Tree Specialist	Grant of Conditional Consent	10 th September 2021
Mr Marshall 81 Cox Tor Road Tavistock PL19 9JG P/A No. 2814/21/HHO	Householder application for proposed window to front elevation	Support	Conditional Approval	9 th September 2021
Mr Roden Redrow Homes Ltd Land at Tiddly Brook SX 4875 7262 Whitchurch	T1: Ash – Fell and Replant: T2: Ash – Fell and Replant	Neutral view – refer to Tree Specialist	Grant of Conditional Consent	17 th September 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
PL19 9FS P/A No. 2893/21/TPO				
Mrs A Cole Courtenay Cottage Plymouth Road Tavistock PL19 9DS P/A No. 2106/21/TPO	T1: English Oak - Removal of lateral limb on SE side touching roof, overall crown reduction by 2m to reduce wind loading. T2, T3 & T4: Ash- Fell - Trees leaning towards property and showing signs of ash dieback	Neutral view – refer to Tree Specialist	Refusal of Consent with Agreed Lesser Works	17 th September 2021
Mr Duncan-White Barley Market Street Garage Barley Market Street Tavistock PL19 0JF P/A No. 2611/21/FUL	Full planning application for garage refurbishment and conversion into a self-contained holiday let	Object on the following basis; • over-development of the very small footprint of the building; • the impossibility of parking outside the building without impacting pavement users, and the vehicle jutting into the highway; • harmful to the character of the Conservation Area	Refusal	17 th September 2021
Mr & Mrs Pearce 31 Glanville Road Tavistock PL19 0EB P/A No. 3155/21/ARC	Application for approval of details reserved by Conditions 3, 5 & 6 of Planning Permission 2672/20/HHO	Not placed before TTC for consideration	Discharge of Condition Approved	16 th September 2021

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B) FOR MEETING 04.10.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr R Keast 29 Uplands Tavistock PL19 8ET	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213194	Householder application for two storey side extension	Support
Mr and Mrs D Palmer Burnside Anderton Lane Whitchurch PL19 9DX	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213103	Householder application for replacement of conservatory with new single-storey gable extension to form garden room. Extension of existing dormer	Support
TSB Bank plc Bedford Square Tavistock PL19 0AG	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213197	Listed building consent for replacement new external signage, internal decorations including flooring, artwork, furniture, lighting and machines	Support
Mr R & Mrs F Bromley Barn at Dove Cottage Down House Farm Mill Hill Lane Tavistock PL19 8NH	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213182	Application for variation of condition 1 (approved plans) of planning consent 1989/20/PDM	Neutral View It would be helpful if what is being changed could be clearly described, in order that a considered response could be made
Mr K Bryant Bryants of Tavistock 76 West Street Tavistock PL19 8AJ	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213273	Listed building consent for layout amendments to ground, first, second and third floors, reroofing rear third floor, slate hanging and upper rear floor decking (Retrospective)	Support
Mr K Bryant Bryants of Tavistock	http://apps.westdevon.gov.uk/PlanningSearch	Layout amendments to ground, first, second and	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
76 West Street Tavistock PL19 8AJ	MVC/Home/Details/213272	third floors, reroofing rear third floor, slate hanging and upper rear floor decking (Retrospective)	
Mr D Field 1 and 2 Spring Hill Tavistock PL19 8LB	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212828	READVERTISEMENT (Updated Heritage Statement) Demolition of existing building providing 9 units of temporary accommodation for homeless persons only. Erection of new building which includes the partial reuse of existing materials to provide 11 units of temporary accommodation for homeless persons, families, young people entering the care system and those with additional support needs	Support
Mrs A Kirkman 33 Mohuns Park Tavistock PL19 9BL	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213276	Householder application for replacement of existing rotting wooden decking	Support
Mr and Mrs D Tout 2 Peryn Road Tavistock PL19 8LP	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213513	T1: Ash - deadwood removal (exempt) due to tree having Ash Dieback	Neutral View refer to Tree Specialist
Mr P Hodges 74 Parkwood Road Tavistock PL19 0HH	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212735	T1: Oak - Fell and remove. Tree overhanging outbuilding and interfering with telephone line	Neutral View refer to Tree Specialist