

MINUTES

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at <https://us02web.zoom.us/j/84910823890> (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 8th March, 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

258. APOLOGIES FOR ABSENCE

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

259. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 16th February, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

260. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

261. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

a) Dartmoor Local Plan Examination – it was reported that the Examination sessions had commenced, with an update being provided on the sessions which had taken place to date.

Future sessions would include;

- 9th March 2021 (am) – Public Open Spaces/Sports Facilities/Sustainable Transport/Parking Standards and Electric Car Charging Points;
- 9th March 2021 (pm) – Minerals and Waste;
- 10th March 2021(am) – Settlement Boundaries;
- 12th March 2021 – Review of local needs for housing and employment

262. TOWN PLANNING ISSUES

No items received.

263. GENERAL CORRESPONDANCE

No items received.

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

No items brought forward.

265. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 2).

b) NEW Planning Applications

New Planning Applications to West Devon Borough Council.
The views of the Committee were attached at Appendix B.

- Planning Application 0388/21/FUL Tavistock College, Crowndale Road, Tavistock PL19 8DD Demolition of existing ICT ROSLA blocking and replacement with new teaching block

Noted That Councillor G Parker asked that his vote against the decision to support this Application be recorded

- Planning Application 4257/20/OPA - Land Opposite Wilminstone Industrial Est at NGR: SX 4918 7541 Old Exeter Road Tavistock Outline application with all matters reserved for erection of 10 dwellings

RECOMMENDED THAT Tavistock Town Council object to the Application on the following basis;

- The site is in an unsustainable location with no public transport available, there will therefore be a reliance on the use of private cars;
- This is unjustified development in the countryside;

- c. There appears to be the potential for significant harm to a nearby monument (The Trendle)

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 3).

266. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 30th March, 2021 at 5.00pm.

The Meeting closed at 6.50pm

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 08.03.2021

28.

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr & Mrs M Wood Hurdwick Golf Club House Hurdwick Tavistock PL19 0LL P/A No. 1947/20/ARC	Application for Approval of Details reserved by Condition 4 of Planning Consent 1556/19/FUL	Not placed before TTC for consideration	Discharge of Condition Approved	2 nd February 2021
Mr & Mrs A Rawlings Overdeer Down Road Tavistock PL19 9AG P/A No. 3877/20/HHO	Householder application for single storey extension to side and rear	Support	Conditional Approval	2 nd February 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs L Cooke 36 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ P/A No. 0395/21/TEX	T1: Sycamore – dismantle remaining section to a 1m stump, infected with honey fungus, 90% dead	Not placed before TTC for consideration	Grant of Exemption	15 th February 2021
Openreach Indescombe Barn Tavistock PL19 OJP P/A No. 0226/21/COM	Notice of Intention to install fixed line broadband electronic communications apparatus comprising 4 x 8m wooden poles (6.2m above ground)	Provided to TTC for 'information only'	Permitted Development	10 th February 2021
Ms R Spurgeon 2 Brook Street Tavistock PL19 0BN P/A No. 402/20/FUL	Change of use to class E with associated building works	Support	Conditional Approval	9 th February 2021
Mr G Prest Albany 11 Deer Leap Tavistock PL19 9RD P/A No. 4205/20/TPO	G7: Oak x 7 - Crown height reduction by 5m, trees are overshadowing property	Neutral View refer to Tree Specialist	Refusal	8 th February 2021
Ms N Merriott 40 Drake Gardens Tavistock PL19 9AT P/A No. 2557/20/HHO	READVERTISEMENT (Revised plans and description) Householder application for rear single storey extension	Support	Conditional Approval	15 th February 2021
Mr & Mrs Bridgewater	READVERTISEMENT (Revised plans received)	Object – on the following basis;	Conditional Approval	16 th February 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
6 Tiddy Brook Road Whitchurch Tavistock PL19 9BZ P/A No. 2560/20/HHO	Householder application for proposed single storey rear extension, convert single attached garage, installation of roof lights and dormer	<ul style="list-style-type: none"> • Re-advertisement now relates to a business the purpose of which is to attract visitors/customers from outside the premises; • This will create a need for additional parking, which a home office would not have done; • The negative impact on neighbours 		
Mr A Jarman Tavistock Cricket Club The Ring Whitchurch Down Tavistock PL19 9DD P/A No. 4025/20/FUL	Extension and alterations to cricket pavilion	Support	Conditional Approval	15 th February 2021
Mr R Elliott-Ogden Regal Heritage Limited Land adjacent to 24 & 26 Glanville Road Tavistock PL19 0EB P/A No. 3751/20/TCA	T12: Oak - Fell due to proximity to historic retaining wall. T7: Hazel - Fell due to proximity to historic retaining wall and more superior Norway Spruce	Neutral View – refer to Tree Specialist	No Objections Raised	24 th February 2021
Mrs G Murray 1 Beech Close Tavistock PL19 9DW	T1: Beech - Crown height reduction by 3m, lateral reduction on all sides by 2.5m, crown lift to 2.5m from ground level.	Neutral View – refer to Tree Specialist	Refusal of Consent with Agreed Lesser Works	26 th February 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
P/A No. 0004/21/TPO	T2: Norway Maple - Crown height reduction by 3.5m, lateral reduction on all sides by 2.5m. T3: Norway Maple - Crown height reduction by 3.5m, lateral reduction on all sides by 2.5m. Trees overhanging road, footpath and garage.			

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 08.03.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs S Kumar Beechwood Down Road Tavistock PL19 9AQ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210306	Householder application for proposed extension and alterations to existing dwelling for new family room and conversion of existing loft space for new en-suite master bedroom	Support
Mrs W Batten 21 Glanville Road Tavistock PL19 0EB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210305	Householder application for replacement of former garage door with window	Support the application to replace the door with a window – However, it was noted that the application also contained the addition of a canopy, not referred to elsewhere in the application, and significant concerns were raised that it will be an incongruous intrusion to the property

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Tavy Properties Ltd Land off the road from Church Hill to Warrens Cross Whitchurch Tavistock</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210338</p>	<p>Development of one dwelling, associated garaging, equine facilities / stabling, a new site access, associated infrastructure, landscaping, parking and boundary treatments</p>	<p>Object on the following basis;</p> <ul style="list-style-type: none"> • The development was in the Conservation Area; • Would lead to the destruction of more open countryside; • Would cause considerable damage, and removal of some of, the Devon Bank to gain better access for larger vehicles i.e. horse boxes; • Would harm the character and appearance of the Conservation Area and cause significant harm to the significance of the Grade I Listed St Andrew's Church and the Grade II Listed Whitchurch House which was contrary to DEV 21 of the Joint Local Plan and Section 16 of the NPPF; • This is not a sustainable location as it is badly served by public transport and has inadequate pedestrian access (no footpaths/pavements). This is a road regularly used by

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			pedestrians accessing the moor.
Mr P Welsh Unit 1 Crelake Industrial Estate Tavistock PL19 9AZ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203850	READVERTISEMENT (Revised plans and application description) Advertisement Consent for installation of new internally illuminated signage - hours of illumination: Weekdays 6am-9pm & 4pm-9pm; Saturday 6am-9pm	Support
Mr P Morris 8 Deer Leap Tavistock PL19 9RD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210108	T1: Norway Maple - Crown height reduction by 2m, tree overhanging property and road. T2: Birch - Crown height by 2m, tree overgrown. T3: Birch - Crown height reduction by 2m, tree overgrown	Neutral View – refer to Tree Specialist
Mr J Stewart 36 Parkwood Road Tavistock PL19 0HH	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201374	Listed building consent to re-roof the property using existing slates, replacing any worn lead flashing, re-point chimney and repair guttering	Support
MGW (Manor) Properties Limited Antex Park Westbridge Industrial Estate Tavistock PL19 8DE	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210180	To extend existing industrial building and development of eight new industrial units	Support – however would ask that a Condition be placed on any Consent restricting use to B2, B8 and E (gii and giii)
Mr J Bateman Unit 8 Tavistock Retail Park Plymouth Road Industrial Estate Tavistock PL19 9QN	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210529	Change of use to car showroom	Support
Mr and Mrs C Bixter 4 Edgcumbe Drive Tavistock Devon PL19 0ET	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210440	Householder application for proposed rear extension to provide garden room and external seating area	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mr Duncan-White Garage Barley Market Street Tavistock Devon PL19 0JF</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204166</p>	<p>First floor extension and conversion of garage into a self-contained holiday let</p>	<p>Object on the basis of;</p> <ul style="list-style-type: none"> • That due to the absence of a Heritage Statement the applicant has failed to demonstrate that there will be no harm to the character and appearance of the Conservation Area contrary to DEV 21 of the Joint Local Plan and Section 16 of the NPPF; • Lack of parking provision; • The proposal will cause loss of light to neighbouring residential properties; • Concerns were raised with regard the potential damage which might be caused to the back wall, and who would be responsible for the ongoing maintenance and repair of the wall
<p>Mr A King Tavistock College Crowndale Road Tavistock PL19 8DD</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210388</p>	<p>Demolition of existing ICT ROSLA blocking and replacement with new teaching block</p>	<p>Support</p> <p><u>Noted That –</u> Councillor G Parker asked that his vote against the above decision be recorded (Minute No. 265b (i) refers)</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Ms & Ms Miller and Sweetser 23 Chaucer Road Tavistock PL19 9AJ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210493</p>	<p>Demolition of existing bungalow and its replacement with new (resubmission of 3026/20/FUL)</p>	<p>Support</p>
<p>Mr C Speed - New Homes South West Ltd Land Opposite Wilminstone Industrial Est at NGR: SX 4918 7541 Old Exeter Road Tavistock</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204257</p>	<p>Outline application with all matters reserved for erection of 10 dwellings</p>	<p>Recommended that Tavistock Town Council object to the Application on the following basis;</p> <ul style="list-style-type: none"> • The site is in an unsustainable location with no public transport available, there will therefore be a reliance on the use of private cars; • This is unjustified development in the countryside; • There appears to be the potential for significant harm to a nearby monument (The Trendle)