

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 9<sup>th</sup> AUGUST, 2022** at **5.30pm**.

**PRESENT**

Councillor B Smith      **Vice Chairman (in the Chair)**

Councillor P Ward      **Mayor – ex officio**

Councillors A Fey, P Squire and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk, Administrator & Democratic Support Officer

**146. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor Mrs U Mann (Chairman), J Ellis (Deputy Mayor), Ms L Crawford and A Lewis

**147. CONFIRMATION OF MINUTES**

RESOLVED THAT;

the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 19<sup>th</sup> July, 2022 be confirmed as a correct record and signed by the Vice Chairman (Appendix 1).

**148. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**149. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

No items received.

It was reported that Dartmoor National Park Authority had appointed marshals to cover the summer period to support the work in educating the public to act responsibly and in accordance with the National Park Byelaws.

**150. TOWN PLANNING ISSUES**

No items received.

**151. GENERAL CORRESPONDENCE**

No items received.

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

- a) The Notes of the Neighbourhood Development Plan Steering Group Meeting held on 27<sup>th</sup> July 2022 were received and noted, together with the NDP 202 – 2023 Calendar Plan (Appendix 2);

It was reported that;

- the public Meeting of the Steering Group, as above, had been held in the Town Hall with some 40 – 50 members of the public being in attendance, with Group members being available to answer any questions raised;
- there had been displays showing the work undertaken by the Steering Group to date, together with stands from other connected organisations also having been available;
- it was felt that there had been a good level of engagement between the Steering Group and all stakeholders and attendees;
- the next Meeting of the Steering Group was scheduled for Wednesday 5<sup>th</sup> October, 2022.

- b) The link to the Community Consultation Survey Report 2022 (<https://tavistockplan.info/plan-documents/>) was received and noted.

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

No items brought forward.

## **154. PLANNING DECISIONS and APPLICATIONS**

### **a) Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 3).

Noted That –

Planning Application No. 2905/21/LBC - Truro Diocesan Board of Finance, 77 West Street, Tavistock PL19 8AQ

Members of the Committee were encouraged to review the Decision Notice for this Application to assess the reason why Conditional Planning Consent had been granted, due to Tavistock Town Council's objection to the Application.

### **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).

**155. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Wednesday 31<sup>st</sup> August, 2022 at 5.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 6.05pm.

Signed:

Dated:  
CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 09.08.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr M Stevens Mount Kelly Parkwood Road Tavistock PL19 0HZ</p> <p>P/A No. 1831/22/TEX</p>	<p>T1: Common Ash (Tag 847) – Remove tree due to structural integrity compromised by Ash dieback decay, tree within falling distance of A386highway and power cables, replant; T2: European Larch (Tag 843) – Remove dead tree (exempt works), overhanging building roof, stability uncertain, replant tree;;T3: Common Ash (Tag 841) – Remove tree due to structural integrity compromised by Ash</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Grant of Exception</p>	<p>6<sup>th</sup> July 2022</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	dieback decay, Replant and T4:Common Ash – Remove tree due to structural integrity, compromised by Ash dieback decay, tree within falling distance of main carpark and Replant.			
Mr M Stoate Oakleigh House Down Road Tavistock, Devon PL19 9AG  P/A No. 2186/22/TEX	T1: Oak - Removal of dead branches back to main trunk which is causing danger to neighbouring property	<b>Not placed before TTC for consideration</b>	Grant of Exception	6 <sup>th</sup> July 2022
Truro Diocesan Board of Finance 77 West Street Tavistock PL19 8AQ  P/A No. 2905/21/LBC	Listed Building consent for re- rendering of front chimney and removal of rear chimney	<b>Object – on the following basis;</b>  ● <b>the proposal to demolish the rear chimney is harmful to a heritage building and there appears to be no justification for its removal. Also, would wish to be reassured that the re-rendering of the front chimney will be an effective and long-lasting remedy</b>	Conditional Approval	8 <sup>th</sup> July 2022
Mrs A Lake 62 Oak Road Tavistock PL19 9EZ  P/A No.1037/22/TPO	T1: Oak - lateral crown reduction by 2m on E side. Finishing pruning cut sizes not to exceed 75mm in diameter. To remove shading from garden. T2: Oak - coppice at	<b>Neutral View refer to Tree Specialist</b>	Tree Works No Objection Raised	11 <sup>th</sup> July 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	0.5m from the top of the Devon hedge. Due to excessive shading.			
Mr & Mrs Phillip Price 39 Bannawell Street Tavistock PL19 0DN  P/A No. 1451/22/HHO	Householder application for replacement of two roof lights & installation of an additional roof light (Resubmission of 1763/21/HHO)	<b>Support</b>	Conditional Approval	11 <sup>th</sup> July 2022
Mr & Mrs M Stoate - Breckland Letting Limited Breckland Down Road Tavistock PL19 9AG  P/A No. 1572/22/OPA	Outline application for proposed detached four bedroom dwelling with integral garage and associated access, with some matters reserved.	<b>Neutral View</b> <b>N.B. There appeared to be an absence of site notices in the vicinity of the property, to alert local residents of the Planning Application</b>	Refusal	13 <sup>th</sup> July 2022
Mr P Denzleman Carisbrooke Down Road Tavistock PL19 9AF  P/A No. 1760/22/TPO	T1: Ash - Fell due to Ash die back and replant with a standard tree to be agreed with Local Authorities and T2: Ash - Fell due to Ash die back and replant with a standard tree to be agreed with Local Authorities	<b>Neutral View refer to Tree Specialist</b>	Tree Works Allowed	11 <sup>th</sup> July 2022
Mr M Fidler - Cavanna Homes (South West) Ltd Land at SX 4722 7457 Adjacent to New Launceston Road Tavistock	Non-material Minor amendment to planning consent 1472/18/ARM (Application for approval of reserved matters for 148no. dwellings, including	<b>Not placed before TTC for consideration</b>	Conditional Approval	11 <sup>th</sup> July 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
PL19 8FU  P/A No. 2060/22/NMM	affordable housing, areas of open space and landscaping and associated site infrastructure following outline approval 2022/16/OPA) to amend roof finishes on plots 81, 82, 84, 110 and 130 to Marley Birkdale			
Mr & Mrs D Boyer 38 West Street Tavistock PL19 8JZ  P/A No. 1031/22/HHO	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>	Conditional Approval	22 <sup>nd</sup> July 2022
Mr C Saunderson Whitchurch House Whitchurch PL19 9EL  P/A No. 1696/22/TPO	T1: Beech - Has been uprooted by 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	<b>Neutral View refer to Tree Specialist</b>	Refusal with Agreed Lesser Works	26 <sup>th</sup> July 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	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			
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	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	27 <sup>th</sup> July 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 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	<b>Neutral View refer to Tree Specialist</b>	Refusal with Agreed Lesser Works	1 <sup>st</sup> August 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	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			

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B) FOR MEETING 09.08.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Tavistock Rugby Football Club Sandy Park Trelawny Road Tavistock PL19 0JL	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222255">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222255</a>	Change of use of shipping container from storage to showers and toilet facility.	<b>Support</b>
Mr Hillier 1 Deer Park Lane Tavistock PL19 9HB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222472">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222472</a>	T1: English Oak - Reduce crown by 4m (to 1m from boundary) to south, leaving crown of 4.5m and cyclical crown reduction on south side only over property to maintain crown spread at 4.5m; works triggered when regrowth reaches 1.5m	<b>Neutral View refer to Tree Specialist</b>
Mr & Mrs W Inman Merriment House Priory Gardens Whitchurch PL19 9NZ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222400">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222400</a>	New dwelling including new access (previous extant permission for three new dwellings, one already built under application reference 8746/2006/TAV)	<b>Support</b>
Mr & Mrs A Moon Langmead Down Park Drive Tavistock PL19 9AH	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222441">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222441</a>	Householder application for single storey side extension & alterations to driveway parking	<b>Support</b>



Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr I Hunter 29 Walkham Close Tavistock PL19 9HT	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221224">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221224</a>	Householder application for proposed single storey rear extension and first floor side extension over existing tenement	<b>Support</b>
Mr K Wilmott 2 Roland Bailey Gardens Tavistock PL19 0RB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222449">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222449</a>	Householder application for proposed detached double garage for private domestic use	<b>Support</b>
Mr M Pain The Town House 13 Watts Road Tavistock PL19 8LF	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222105">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222105</a>	Conversion of existing coach house to ancillary accommodation	<b>Support – subject to:</b> - - <b>the use of a more sympathetic material, other than PVC, for window frames</b> - <b>ancillary status of the property being secured by a Condition of any Planning Consent</b>
Ms D Lee 8 Dipper Drive Whitchurch PL19 9FS	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222560">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222560</a>	G1: Mixed scrubby vegetation – lateral reduction on all sides to 0.5m behind timber fence and height reduction to 4-5m from ground level. Due to encroachment into garden.	<b>Neutral View refer to Tree Specialist</b>
Mr R Barnaby Tavistock Estate Management Bedford Court Russell Street Tavistock PL19 8BA	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222278">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222278</a>	T1: Yew - crown reduction by approx. 2.4 metres due to highways notice	<b>Neutral View refer to Tree Specialist</b>
Mrs J Paine Bursar of Mount Kelly Foundation Courtenay House Flat Kelly College Parkwood Road Tavistock PL19 0HX	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222515">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222515</a>	Listed building consent for replacement of double-glazed windows	<b>Support –the detailed application and Heritage Statement were noted and appreciated</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mrs J Paine  Bursar of Mount Kelly  Foundation  Courtenay House Flat  Kelly College  Parkwood Road  Tavistock  PL19 0HX</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222514">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222514</a></p>	<p>Replacement of double-glazed windows</p>	<p><b>Support</b></p>