

MINUTES

of the Meeting of the **DEVELOPMENT
MANAGEMENT & LICENSING COMMITTEE** held
at the Council Chamber, Drake Road, Tavistock on
TUESDAY the **2nd July, 2019** at **6.15pm**

PRESENT

Councillor P Ward - **Chairman**
Councillor Mrs U Mann – **Vice Chairman**

Councillor Mrs A Johnson (**Mayor ex officio**)
Councillor A Hutton (**Deputy Mayor ex officio**)

Councillors Ms L Crawford, J Ellis, P Squire and
A Venning

IN ATTENDANCE

Assistant to the Town Clerk
Office Administrator
Town Clerk
Councillor Mrs M Ewings (presentation only)

Prior to the commencement of the Meeting, Members in attendance received a presentation from Alexis Huggins (Specialist – Place Making (Open Space, Sport and Recreation) for South Hams and West Devon Borough Council) in respect of the proposed Open Spaces, Sport and Recreation Plan (OSSR), and the 'next steps' required to take the Plan forward.

In response to questions, particular reference was made;

- to the responsibilities attaching to S106 funding in connection with highways and education, which fell to Devon County Council;
- to Plans already being undertaken in Kingsbridge and Dartington;
- to confirmation that S106 funds can be used for both capital and revenue spending (i.e. ongoing maintenance of equipment);
- to the time limits imposed for spending S106 funds received (minimum 5 years). If the time limit was exceeded then funds were repayable;
- that S106 funds are only payable by developers of sites of 5+ dwellings;
- to a suggestion that West Devon Borough Council lead on secured funding with Tavistock Town Council focussing on future monies;
- that there was no conflict with regard the sports clubs Tavistock Town Council already supported, if these were identified as suitable recipients of funding;
- that the Plan could be used as evidence by Planning Officers;

- that the Plan did not include economic regeneration, but the Officer undertook to seek further clarification on this matter;
- that the newly appointed Tavistock Town Council OSSR Group arrange to meet to discuss 'next steps'

Noted That;

- Ms Huggins undertook to add a 'triggers for payment' column to the spreadsheet provided, and to re-distribute it;
- The Assistant to the Town Clerk undertook to distribute the updated spreadsheet once received (as above) and the presentation given

71. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor G Parker

72. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 11th June, 2019 be confirmed as a correct record and signed by the Chairman (Appendix 1).

73. DECLARATIONS OF INTEREST

No Declarations of Interest were made.

74. DARTMOOR NATIONAL PARK AUTHORITY

No items received

75. TOWN PLANNING ISSUES

- a) Members were advised that the question raised by a member of the public was 'noted' as the matter was already being dealt with;
- b) The Mayor read a letter from a member of the public with regard to the proposed development of the Violet Lane site.

Should Members receive similar approaches they were advised to direct members of the public to West Devon Borough Councillors.

76. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

78. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions by West Devon Borough Council

Attached at Appendix A.

b) New Planning Applications to West Devon Borough Council

The views of the Committee are attached at Appendix B.
RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration.

79. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 23rd July, 2019 at 6.15pm.

The Meeting closed at 7.28pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF
 PLANNING DECISIONS (Appendix A)
 FOR MEETING 02.07.2019

<u>Applicant's Name, Site Location, P/App No.</u>	<u>Development Type</u>	<u>Town Council's Comments</u>	<u>Decision by Local Planning Authority</u>	<u>Date of Decision</u>
Mr & Mrs M Dee 31 Priory Close Tavistock Devon PL19 9DJ P/A No. 0781/19/ HHO	Householder Application for construction of a single storey extension to the rear and in part in front of the existing garage (retrospective)	Tavistock Town Council would 'support' this application on the condition that all drainage issues and flood risks have been satisfactorily resolved	Conditional Approval	29 th May 2019
Mr H Rutherford 11 Sunway Close Tavistock Devon PL19 8LU P/A No. 1421/19/ARC	Application for approval of details reserved by Condition 3 of Planning Consent 4175/18/HHO	Not placed before TTC for consideration	Discharge of Condition Approved	30 th May 2019
Mrs D Smart Court Lodge Down Road Tavistock Devon PL19 9AQ P/A No. 1530/18/TEX	T1: Oak – fell, risk of tree limbs falling and causing further damage, risk to life, Eiffel Tower bracket disease and early stage hazard beam fungus present	Not placed before TTC for consideration	Grant of Exemption	24 th May 2019

<p>Tavistock Times Gazette 14 Brook Street Tavistock Devon PL19 0HD</p> <p>P/A No. 0033/19/FUL</p>	<p>Installation of rear first & second floor fire escape staircase</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>5th June 2019</p>
<p>Mr D Newland Abbe Surgery 28 Plymouth Road Tavistock Devon PL19 8BU</p> <p>P/A No. 0500/19/ARC</p>	<p>Application for approval of details reserved by Conditions 3, 4, 5, 6 and 7 of Planning Consent 1468/17/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>6th June 2019</p>
<p>Mr K Sprague & Ms M Howe Tavy Warran Lane Tavistock Devon PL19 9DB</p> <p>P/A No. 0639/19/HHO</p>	<p>Householder application for proposed addition of off road parking bay, associated earth works, landscaping, re-roofing ground floor and new glazing to existing courtyard</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>6th June 2019</p>
<p>Ms I Chambers The Milking Parlour Higher Wilminstone Tavistock Devon PL19 0JT</p> <p>P/A No. 0699/19/HHO</p>	<p>Householder Application for proposed two storey extension to dwelling and conservatory (conservatory previously approved)</p>	<p>Support – however concerns were raised regarding the disproportionate number of bedrooms in view of the size of the living area</p>	<p>Conditional Approval</p>	<p>7th June 2019</p>

<p>Mr D Richardson 3 Old Launceston Road Tavistock PL19 8NA</p> <p>P/A No. 0905/19/HHO</p>	<p>Householder application for demolition and rebuild of garage, single storey rear extension and porch to front of bungalow</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>3rd June 2019</p>
<p>Fusion Lifestyle Meadowlands Leisure Pool The Wharf Tavistock Devon PL19 8SP</p> <p>P/A No. 0924/19/ADV</p>	<p>Advertisement consent for "Meadowlands Leisure Centre" centre name signs x 2 - front and back of building. Directional sign to main entrance from rear of site flags x 3 on lamp posts</p>	<p>Building signs – 'support' however would have preferred smaller signs</p> <p>Lamp post signs – 'object';</p> <ul style="list-style-type: none"> • Inappropriate in a Conservation Area; • Purely advertising, no useful information; • Too far from the actual building; • Gives the appearance that the car park is for Meadowlands users only; • Too dominant and too large 	<p>Advertisem- ent Consent</p>	<p>5th June 2019</p>
<p>Mr R Lazemore 11a Mount Tavy Road Tavistock PL19 9JB</p> <p>P/A No. 0990/19/HHO</p>	<p>Householder application for changes to external appearance with new location of front door and infilling of garage door opening,</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>4th June 2019</p>

	enlargement of the patio area towards the river with gabion basket substructure and glass handrail			
<p>Priory Education Services Ltd Buctor House Crease Lane Tavistock Devon PL19 8EN</p> <p>P/A No. 3832/18/FUL</p>	External alterations to curtilage building	Support	Conditional Approval	3 rd June 2019
<p>Mr D Morris 11 The Heights Tavistock Devon PL19 8HL</p> <p>P/A No. 0595/19/TPO</p>	<p>T1: Sycamore - Lateral reduction of approx. 5 branches by 3 metres on West side; T2: Ash - Reduction of approx. 5 branches by 3 metres on West side in a horizontal and lateral direction, works to provide clearance to boundary and buildings</p>	Neutral view – refer to the Landscape Officer	<p>Split Decision</p> <p>Works to Sycamore - Grant of Conditional Consent</p> <p>Works to Ash – Refusal of Consent</p>	13 th June 2019
<p><u>Devon County Council Application</u></p> <p>Portflair Quarries Ltd Wilminstone Quarry Wilminstone Tavistock Devon PL19 0JT</p>	Re-processing of inert construction and demolition waste used in the creation of base levels required under Planning	<p>Neutral view however concerns were raised regarding;</p> <ul style="list-style-type: none"> • Increase in heavy vehicle movements; 	Conditional Approval	13 th June 2019

	<p>Permission 01083/2010 to remove high quality material capable of being used as secondary aggregate. The application also seeks, temporarily for a period of 5 years, to include importation of up to 25,000t per annum of inert waste for recycling and resale with the residue being used for finishing off the levels required under extant permission 01083/2010</p>	<ul style="list-style-type: none"> • Expected further erosion of an already poor road; • The noise of processing; • Expected disturbance to wildlife and local residents <p>There was however support for the recycling concept</p>		
<p>Mr D Manning 19 Ordulf Road Tavistock Devon PL19 8NE</p> <p>P/A No. 1010/19/TPO</p>	<p>T3: Chestnut - removal of deadwood to prevent falling into garden and footpath, and all round crown reduction up to 2.5m using drop crotch technique to prevent interference with street lighting and maintain highway clearance; T4: Oak - removal of deadwood to prevent falling into garden and footpath, and all round crown reduction up to 2.5m using drop crotch technique to</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>13th June 2019</p>

	prevent interference with house/garage, maintain highway clearance and balance tree			
<p>Mr Palmer Burnside Anderton Lane Whitchurch Tavistock Devon PL19 9DX</p> <p>P/A No. 0508/19/ TPO</p>	<p>T1: Beech – crown raise to 5m from ground level, removal of 3 branches at 7m from ground level extending over road towards power lines, reduce length of lateral branches over driveway by 3m to reduce shading and limbs falling</p> <p>T2: Beech – remove due to low amenity value and reduce shading</p> <p>T3: Conifer – remove as too large for location and to reduce shading</p> <p>T4: Beech – remove overextended limb to north side at 5m from ground level to reduce risk of damage</p> <p>T5: Beech – crown raise to 5m from ground level</p> <p>G1: Beech – crown raise to 4m from ground level to enable use of garden and reduce shading</p> <p>T6: Oak – remove due to lean towards house</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Split Decision</p> <p>Grant of Conditional Consent for works to trees T1, T3, T5 and G1</p> <p>Refusal of Consent for works to trees T2, T4 and T6</p>	<p>14th June 2019</p>

<p>Mr T Cuckston 17 Fitzford Cottages Tavistock Devon PL19 8DB</p> <p>P/A No. 1335/19/TCA</p>	<p>T1: Goat Willow- Coppice to less than 0.5m from ground level due to excessive size(> 60 ft), poor health and excessive shading. Will allow more light to existing fruit trees</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>No Objections Raised</p>	<p>14th June 2019</p>
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TAVISTOCK TOWN COUNCIL
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
 APPLICATIONS (Appendix B)
 FOR MEETING 02.07.2019

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
Mr & Mrs N Hammacott Byways Crease Lane Tavistock PL19 8EL	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191693	Householder application for single storey rear extension	Support
Mr & Mrs S Mullin 15a Watts Road Tavistock Devon PL19 8LF	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191593	Householder application for conversion of coach house to ancillary accommodation, construction of sun room to replace existing conservatory and changes to entrance porch arrangement	Support
Mr And Mrs P Hicks 25 Cox Tor Road Tavistock Devon PL19 9JG	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191781	Householder application for proposed single storey extension to extend living area	Support
Ms A Pitt 34 Westbridge Cottages Plymouth Road Tavistock Devon PL19 8DQ	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191820	Application for approval of details reserved by condition 3 of listed building consent 0819/19/LBC	No Comments to make
Mrs J Beswetherick Green Acres Down Road Tavistock Devon PL19 9AG	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191842	T22: Blue Atlas Cedar - Remove 2 lower limbs and overhanging lower limbs to achieve a 6m crown lift, 2m overall crown reduction. Tree overhanging house and driveway	Neutral view – refer to the Landscape Officer

Mr N Moass 26 Deer Park Crescent Tavistock Devon PL19 9HH	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191666	Householder application for replacement of flat roof over garage projection with section of pitched roof	Support
Tavistock Town Council Pannier Market The Market Tavistock PL19 0AL	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191410	Advertisement consent for new illuminated Pannier Market sign, new Bedford Square overhead sign and lighting and repositioning of Pannier Market Mosaic sign with overhead lighting	Support
Tavistock Town Council Pannier Market The Market Tavistock PL19 0AL	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191409	Listed building consent for multiple alterations to Pannier Market area	Support
Mr M Bayat 10 Philpott Lane Tavistock Devon PL19 9FB	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191786	Householder application for porch extension	Support
Mr & Mrs Symons 12 Watts Road Tavistock Devon PL19 8LF	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191120	Householder application for demolition of stone garden wall and creation of single storey kitchen extension; Widening of drive entrance	Support
Livewell South West Tavistock Hospital Spring Hill Tavistock Devon PL19 8LD	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191928	T1: Horse Chestnut - Reduce low lateral limb overhanging hospital footpath by approx. 3 metres to reduce weight on limb	Neutral view – refer to the Landscape Officer