

## **MINUTES**

of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **MONDAY** the **2<sup>nd</sup> SEPTEMBER, 2019** at **6.20pm**

## **PRESENT**

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, A Fey, P Squire and A Venning

## **IN ATTENDANCE**

Assistant to the Town Clerk

Administrative & Democratic Support Officer

Councillor Mrs G Parker (for training session)

Town Clerk

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Prior to the start of the Meeting, Members received presentations from Tom Jones (Head of Place Making at West Devon Borough Council) with regard various aspects of planning policies and procedures, and development management within the Planning Authority area.

### **130. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors G Parker and P Ward (Chairman).

### **131. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 13<sup>th</sup> August, 2019 be confirmed as a correct record and signed by the Chairman (Appendix 1).

### **132. DECLARATIONS OF INTEREST**

The following Declarations of Interest were made;

- Councillor Ms L Crawford – Planning Application 2205/19/FUL Construction of a single detached dwelling at Courtenay Brook Farm, Brook Lane, Tavistock PL19 9DP by virtue of a friendship with the applicants;
- Councillor P Squire – Planning Application 1969/19/HHO Householder Application for extension to front and side of property and improvements to drive and parking at Hollydown, Butcher Park Hill, Tavistock PL19 0EH by virtue of a friendship with the applicants

### **133. DARTMOOR NATIONAL PARK AUTHORITY**

- a) Dartmoor Local Plan Consultation - Notification had been received of the Consultation period of 16<sup>th</sup> September to 1<sup>st</sup> November 2019 of the draft Plan, together with details of drop-in events planned. Comments had been invited (Appendix 2). **Consideration of this item to be deferred until the next DM&L Committee Meeting on 24<sup>th</sup> September, 2019.**

**Councillor Mrs G Parker (as one of TTC's representatives on the Southern Links Committee) to be asked to provide feedback to the Committee following her attendance at the Southern Links Meeting on 19<sup>th</sup> September, 2019 where this was an Agenda item.**

### **134. TOWN PLANNING ISSUES**

- a) OSSR (**Open Spaces, Sports & Recreation Plan**) – the Committee considered the Briefing Note of the Assistant to the Town Clerk in connection with the above (Appendix 3);

Attention was drawn in particular to:-

- The scope of applicable S106 monies;
- An OSSR Plan was 'advisory' only, there being no obligation for the Local Planning Authority (LPA) to allocate funds in accordance with the wishes of the Town Council or other consultees;
- The importance attached by the Town Council to:
  - the LPA engaging appropriately and in a timely manner with prospective beneficiaries and the associated willingness of the Town Council to participate in any related meetings;
  - being, and continuing to be, informed and engaged with the S106 allocation process by the LPA and any associated review work undertaken by the Overview and Scrutiny function of the Borough Council.

RECOMMENDED THAT;

- i. That following discussions with West Devon Borough Council it be advised that Tavistock Town Council would welcome the opportunity to contribute to an OSSR Plan for the Town, led by West Devon Borough Council; and
- ii. That Tavistock Town Council stresses the importance of potential beneficiary groups being notified, as and when appropriate, of the availability of the funds, together with timescales for drawdown and further request it be involved in and advised of the notifications;
- iii. That, should Tavistock Town Council decide to undertake the drafting of a Neighbourhood Development Plan in due course, consideration be given to an OSSR Plan or equivalent forming a work strand of the NDP.

- b) Tavistock Town Council had been invited to provide feedback on the 'no paper' Planning Application process now operated by West Devon Borough Council, via the Southern Links Committee.

A discussion took place which referenced;

- A Town/Parish Council's requirement to purchase suitable equipment for the projection of Planning Applications;
- The additional time it took Officers to prepare Agendas and Appendices to allow Councillors to view Planning Applications online, there was therefore a cost implication for both this and the purchase of equipment (as above);
- The technical issues both Councillors and Officers found with West Devon Borough Council's Planning Portal when viewing/downloading documents;
- An upgrade of West Devon Borough Council's Planning Portal would be welcomed;
- The general view was a preference for a non-paper system, however the issues with accessing the Planning Portal made this difficult on occasion

The Assistant to the Town Clerk undertook to provide this feedback to the Southern Links Committee.

- c) BT Consultation on public payphone closures – feedback had been invited on the closure of public payphones at the following locations in Tavistock (Appendix 4);
- Tavy Road, Tavistock;
  - Hazel Road, Tavistock;
  - Monksmead, Tavistock

Following discussion with regard the previous usage and location of the payphones identified for possible closure it was;

RECOMMENDED THAT;

- Tavistock Town Council 'support' the closure of the payphones at Monksmead and Tavy Road in view of the previous minimal usage;
- Tavistock Town Council 'object' to the closure of the payphone at Hazel Road due to the level of usage over the previous 12 months

### **135. GENERAL CORRESPONDENCE**

- a) The views of a Ward Member on various matter to be discussed at the Meeting, but which had been received too late for inclusion on the Agenda, were reported to the Committee.

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

No items brought forward.

## **137. 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.

## **138. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 24<sup>th</sup> September, 2019 at 6.15pm.

The Meeting closed at 7.22pm

Signed.....

Dated.....

CHAIRMAN

### TAVISTOCK TOWN COUNCIL

### DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 02.09.2019

<b>Applicant's Name, Site Location, P/App No.</b>	<b>Development Type</b>	<b>Town Council's Comments</b>	<b>Decision by Local Planning Authority</b>	<b>Date of Decision</b>
Dr R Handy 9 Maple Close Tavistock Devon PL19 9LL  P/A No. 0285/19/HHO	Householder Application for single storey rear extension	<b>Object - due to identified drainage issues</b>	Conditional Approval	2 <sup>nd</sup> August 2019
Mr & Mrs S Mullin 15a Watts Road Tavistock	Householder application for conversion of coach	<b>Support</b>	Conditional Approval	30 <sup>th</sup> July 2019

<p>Devon PL19 8LF</p> <p>P/A No. 1593/19/HHO</p>	<p>house to ancillary accommodation, construction of sun room to replace existing conservatory and changes to entrance porch arrangement</p>			
<p>Bovis Homes Ltd Land adjacent to Callington Road Tavistock Devon</p> <p>P/A No. 2807/18/ARC</p>	<p>Application for approval of details reserved by Conditions 1, 6, 7, 13, 16, 20, 23, 24 and 26 following Grant of Planning Consent 00554/2013</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Discharge of Condition Approved</p>	<p>31<sup>st</sup> July 2019</p>
<p>Mr D Steven St Andrews Church Church Hill Whitchurch Tavistock Devon PL19 9ED</p> <p>P/A No. 2069/19/TCA</p>	<p>T1: Sycamore - Remove branch on E side over public footpath at 4m from ground level. Reduce lateral spread on N side by 2.5m. T2: Beech - Reduce lower branches on E side by 3m at 3.5-6m from ground level overhanging footpath. T3: Cherry - Remove lower branches at 3-5m from ground level on N,S,E and SW sides overhanging pub and associated buildings. T4: Lime - Reduce branches by 3m at 4m from ground level growing towards church. T5: Lime - Crown lift by 1.5-2m and remove deadwood over path to allow access for persons and machinery. T6: Beech - Crown raise to 4m from ground level removing 6x lower branches to give access to gravestones</p>	<p><b>Neutral view – refer to the Landscape Officer</b></p>	<p>No Objections Raised</p>	<p>14<sup>th</sup> August 2019</p>

<p>Mr G Thomas 5 Frobisher Way Tavistock Devon PL19 8RE</p> <p>P/A No. 2122/19/TPO</p>	<p>T2, T3 &amp; T4: Hazel trees - crown height reduction by up to 5 metres to allow more light to the surrounding gardens and propagate growth at the base of the trees to form a thicker hedge</p>	<p><b>Neutral view – refer to the Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>14<sup>th</sup> August 2019</p>
<p>Mr T Faircloth 83 Plymouth Road Tavistock PL19 8BZ</p> <p>P/A No. 1074/19/FUL</p>	<p>Form new dwelling by subdivision of existing dwelling (resubmission)</p>	<p><b>Object – do not believe this is materially better than the previous applications, which were objected to, and there is now even less parking available than previously and no vehicle turning area</b></p>	<p>Conditional Approval</p>	<p>5<sup>th</sup> August 2019</p>
<p>Tavistock Town Council Pannier Market The Market Tavistock PL19 0AL</p> <p>P/A No. 1410/19/ADV</p>	<p>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</p>	<p><b>Support</b></p>	<p>Advertisement Consent</p>	<p>8<sup>th</sup> August 2019</p>
<p>Mr N Moass 26 Deer Park Crescent Tavistock Devon PL19 9HH</p> <p>P/A No. 1666/19/HHO</p>	<p>Householder application for replacement of flat roof over garage projection with section of pitched roof</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>7<sup>th</sup> August 2019</p>
<p>Mr M Bayat 10 Philpott Lane Tavistock Devon</p>	<p>Householder application for porch extension</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>8<sup>th</sup> August 2019</p>

PL19 9FB P/A No. 1786/19/HHO				
Tavistock Town Council Pannier Market The Market Tavistock PL19 0AL  P/A No. 1409/19/LBC	Listed building consent for multiple alterations to Pannier Market area	<b>Support</b>	Conditional Approval	8 <sup>th</sup> August 2019
Mr S Evans Willow Cottage 8 Dolvin Road Tavistock Devon PL19 9EA  P/A No. 2196/19/TCA	T1: Ash - Remove single lateral branch at approx. 3m from ground level overhanging summerhouse. Branch is causing excessive shading to garden and overhanging boundary fence and telephone line	<b>Neutral view – refer to the Landscape Officer</b>	No Objections Raised	16 <sup>th</sup> August 2019
Mr P Bellamy 8 Daleswood Road Tavistock PL19 8HE  0940/19/HHO	Householder application for proposed extensions and alterations to front and side to form bedrooms and additional living space with new garage under	<b>Support</b>	Conditional Approval	14 <sup>th</sup> August 2019
Tavistock Town Council Magistrates Court Bedford Square Tavistock PL19 0AE  P/A No. 1894/19/LBC	Listed building consent for installation of new internal lift; Widened doorway and lower floor in former cell at lower ground floor to allow for wheelchair access and revised courtroom joinery	<b>Support</b>	Conditional Approval	13 <sup>th</sup> August 2019
Gardener Property Investments Ltd 39 Brook Street Tavistock Devon	Reinstatement of front door and staircase to the upper floors to enable ground floor commercial premises	<b>Support</b>	Conditional Approval	13 <sup>th</sup> August 2019

PL19 0HE P/A No. 1895/19/FUL	to be separated from upper floors to create residential apartment above			
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TAVISTOCK TOWN COUNCIL

**DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
FOR MEETING 02.09.2019**

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App Link</u></b>	<b><u>Proposal</u></b>	
Ms J Astley Keyberry House 115 Whitchurch Road Tavistock Devon PL19 9BQ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192415">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192415</a>	T1: Horse Chestnut - removal of 2no. secondary branches on south-east side to branch union at 8-8.5m from ground level, finishing pruning cut size 75mm and 100mm in diameter. Reason - to alleviate weight on weak branch	<b>Neutral view – refer to Landscape Officer</b>
P Bennett and C Miller Courtenay Brook Farm Brook Lane Tavistock Devon PL19 9DP	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192205">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192205</a>	Construction of single detached dwelling	<b>Support</b>
Palmway Estates c/o N T Woolcock 5 Market Street Tavistock Devon PL19 0DA	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192359">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192359</a>	Listed building consent for removal of existing concrete render, repairs/replacement of isolated structural timbers, replacement of render with traditional lime plaster and associated timber repairs to pediment (part retrospective)	<b>Support</b>
Mr T Faircloth Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192565">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192565</a>	Retrospective application for the erection of agricultural storage building	<b>Neutral view - however would request a site visit</b>
Mr & Mrs G Williams Hollydown Butcher Park Hill Tavistock Devon PL19 0EH	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191969">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191969</a>	Householder application for extension to front and side of property; Improvements to drive and parking	<b>Support</b>
Mr & Mrs Thornton Ebford Courtenay Road	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/</a>	Householder application for erection of new garage	<b>Support</b>



Tavistock PL19 0EE	<a href="#"><u>191926</u></a>		
Mr D Newland Abbey Surgery 28 Plymouth Road Tavistock PL19 8BU	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192555"><u>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192555</u></a>	T1: Birch - Fell and remove. The tree is dead and unstable (root rot),and it is leaning towards the main road.	<b>Neutral view - refer to Landscape Officer</b>
Mr L Atkinson Alma Cottage Church Hill Whitchurch Tavistock PL19 9ED	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192672"><u>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192672</u></a>	Proposed conversion of 2 no. barns, one to a residential unit and one to a holiday unit.	<b>Support - however concerns were raised with regard to the removal of the wall, now allowing access to property</b>  <b>Could the Heritage Officer's views be sought</b>
Mr & Mrs F Rae 178 Whitchurch Road Tavistock PL19 9DF	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192574"><u>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192574</u></a>	Householder application for proposed replacement of rear uPVC conservatory with two storey extension	<b>Support</b>