

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **4th DECEMBER, 2018** at **6.15pm**

PRESENT Councillor A Hutton **(Chairman)**
Councillor P Ward **(Mayor ex officio)**
Councillor Mrs A Johnson **(Deputy Mayor ex officio)**

Councillors Ms L Crawford, A Fey, Mrs U Mann, P Squire and Mrs J Whitcomb

IN ATTENDANCE Assistant to the Town Clerk
Councillors T Sanders and J Sheldon (for presentation only)
Member of the press

PRESENTATION – PROPOSED DEVELOPMENT AT VIOLET LANE, TAVISTOCK

Prior to the start of the Meeting, Members received a presentation from Matthew Kendrick of Grass Roots Planning Ltd and James Tizzard of the Land Value Alliance, in respect of a proposed development at Violet Lane, Tavistock for up to 130 dwellings, public open space and community infrastructure (correspondence – Appendix 1).

The presenters explained that the purpose of their attendance at the Meeting was to receive feedback, now and going forward, on;

- What social or other infrastructure the Town Council would want to see, either on this site or in the town in general and
- The design of the properties within the development

It was reported that it was anticipated that public consultation would be undertaken in the Spring of 2019, with an Planning Application being submitted in Summer 2019.

Following the presentation there was a Q & A session, where Members raised concerns regarding;

- the lack of employment opportunities in the town, which increased housing would only exacerbate;
- the concerns local residents have regarding the many housing developments either being proposed, or about to commence, and the impacts these will have on the town;
- the lack of provision of schools, doctors' and dentists' surgeries, and other infrastructure the town is already experiencing, even before any additional housing is built;
- the provision, or not, of Superfast Broadband within the development;
- Highways issues, especially in relation to the junction with Mount Tavy Road, as well as the gradient of any such road. It was reported that one of the options being considered was the current road would be retained for residents' use only, with a new road being routed through the development with a new exit onto Mount Tavy Road;
- Sewerage and drainage capacity, to allow for this new development. It was confirmed that the current provision was adequate;
- that the site was;
 - outside the settlement boundary;
 - not included in the emerging Joint Local Plan;
 - on a greenfield site;
- whether the provision of a convenience store could be considered, in view of the distance from the town, especially for elderly or disabled residents;
- if some bungalows could be included within the development, again for elderly or disabled residents

205. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs M Ewings (Vice Chairman), A Lewis and A Venning.

206. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 13th November, 2018 be confirmed as a correct record and signed by the Chairman (Appendix 2).

207. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

208. DARTMOOR NATIONAL PARK

No items had been received.

209. TOWN PLANNING ISSUES

No items received

210. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

212. 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.

213. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 2nd January 2019 at 6.15pm.

The Meeting closed at 6.50pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)

FOR MEETING 04.12.2018

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 Cowley 9 Mount Tavy Rd Tavistock Devon PL19 9JB</p> <p>P/A No. 3347/18/TCA</p>	<p>T1: Beech – fell. Replant 3x native broad leaf juvenile trees</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>No objections raised</p>	<p>21st November 2018</p>
<p>Mrs L Murphy 1 Downlea Tavistock Devon PL19 9AW</p> <p>P/A No. 3170/18/TPO</p>	<p>H1: x 5 Lawson Cypress – fell to near ground level, significant defoliation, low amenity value, previously managed as hedge T1: Lime – crown raise lower tertiary and secondary branches to 4.5m from ground level over road, footpath and driveways, interfering with vehicles and pedestrians</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>21st November 2018</p>
<p>Mr & Mrs Brock 53 Milton Crescent Tavistock Devon PL19 9AL</p> <p>P/A No. 2957/18/TPO</p>	<p>T1: Sycamore – complete crown reduction on all sides by up to 3m to previous pollarding points T2: Hazel – complete crown reduction on all sides by up to 1m to remove over- extended growth T3: Sycamore – complete crown reduction on all sides by up to 3m to previous pollarding points T4: Sycamore – complete crown reduction on all sides by up to 3m to previous pollarding points, trees in need of maintenance and</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>19th November 2018</p>

	ongoing management, garden dominated by hedge, shades greenhouse and vegetable patch			
Mr C Saunderson Whitchurch House Whitchurch Tavistock Devon PL19 9EL P/A No. 3808/18/TPO	T1: Beech – remove, dead, uprooted, collapsed T2: Ash T3: Wild Cherry – remove, severely damaged by T1	Not placed before TTC for consideration	Grant of Exemption	19 th November 2018
Mrs K Laye-Sion The Barn 5 Market Road Tavistock Devon PL19 0BW P/A No. 2681/18/ADV	Application for consent to display two externally illuminated advertisements	Support	Advertisement Consent	12 th November 2018
Mr G Caldwell & Mr S Gliddon Land adjacent to Fernside Crease Lane Tavistock Devon PL19 8EW P/A No. 2928/18/ARC	Application for approval of details reserved by conditions 3, 4, 5, 6 & 11 of Planning Consent 0393/18/FUL	Not placed before TTC for consideration	Discharge of Condition Approved	15 th November 2018
Ms I Chambers The Milking Parlour Higher Wilminstone Tavistock Devon PL19 0JT P/A No. 3135/18/HHO	Householder Application for erection of conservatory	Support	Conditional Approval	14 th November 2018

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Mr L Bishop 11 Churchill Road Whitchurch Tavistock Devon PL19 9BU	P/A No. 3678/18 /TPO	Work to Tree Preservation Order Trees	T1: Beech – reduce by 2.5-3.0 metres throughout T2: Rowan – re-pollard back to original pollard points	Neutral View – refer to Landscape Officer
Mrs J Lancaster Stoneridge Down Road Tavistock Devon PL19 9AQ	P/A No. 3697/18 /TPO	Work to Tree Preservation Order Trees	T1: Oak – crown reduction by 4m (height and width) G39: 2 x Oak – deadwood, removal and 1 x Sycamore – deadwood removal	Neutral View – refer to Landscape Officer
Mr N Pearson 11 The Dell Tavistock Devon PL19 0EQ	P/A No. 3677/18 /TPO	Work to Tree Preservation Order Trees	T1 & T2; Beech – reduce lateral spread of branches overhanging property and garden by no more than 3-3.5m T3: Beech – reduce lateral spread of branches overhanging property and garden by no more than 3-3.5m T4: Ash – remove T5: Beech - reduce lateral spread of branches overhanging property and garden by no more than 3-3.5m T6: Sycamore - reduce lateral spread of branches overhanging property by no more than 3-	Neutral View – refer to Landscape Officer

			3.5m T7: Beech - reduce lateral spread of branches overhanging property by no more than 3-3.5m	
Taunton Land Ltd 51-55 Brook Street Tavistock Devon PL19 0BJ	P/A No. 1955/18 /FUL	Full	READVERTISEMENT – (Revised Plans Received) Demolition of existing retail premises with replacement new-build retail premises, including extension to the rear elevation and change of use of residential maisonettes to retail	<p>Tavistock Town Council’s view remains the same as the previous Application, which was to;</p> <p>Object due to;</p> <ul style="list-style-type: none"> • Loss of residential properties in town centre • Loss of part of footpath when shop fronts brought forward • Lost opportunity of how street scape could have been enhanced if a more attractive option was proposed to replace the demolished unit <p>The Council does not feel that the revised Plans provide any improvement on the previous Application</p>

<p>Mr D Newland Abbey Surgery 28 Plymouth Road Tavistock Devon PL19 8BU</p>	<p>P/A No. 3651/18 /TCA</p>	<p>Works to Trees in a Conservation Area</p>	<p>G1: Birch x 3 – crown raise to 2m from ground level, lateral reduction by 2m on NNW side touching surgery building and crown thin by 10% T2: Lime – crown raise by 2m from ground level T3: Maple – crown raise by 2m from ground level T4: Cotoneaster – crown raise by 2m from ground level T5: Cherry – crown raise by 2m from ground level and lateral reduction by up to 4m on ENE side where touching streetlight</p>	<p>Neutral View – refer to Landscape Officer</p>
<p>Mr I Douglas Springfield Chollacott Lane Tavistock Devon PL19 9DD</p>	<p>P/A No. 3818/18 /TPO</p>	<p>Work to Tree Preservation Order Trees</p>	<p>T3: Oak – deadwood removal, reduce length of primary branch by 5m, remove secondary branches overhanging neighbour’s garage roof as marked on plan</p>	<p>Neutral View – refer to Landscape Officer</p>
<p>Mrs S Haggett 46 Plymouth Road Tavistock Devon PL19 8BU</p>	<p>P/A No. 3780/18 /TCA</p>	<p>Works to Trees in a Conservation Area</p>	<p>T1: Yew – fell</p>	<p>Neutral View – refer to Landscape Officer</p>
<p>Mrs C Lopez- Stephens 58-68 Deacons Green Tavistock Devon</p>	<p>P/A No. 3826/18 /TPO</p>	<p>Work to Tree Preservation Order Trees</p>	<p>G1: All trees within area marked on plan – push back to boundary line</p>	<p>Neutral View – refer to Landscape Officer</p> <p>However it is felt these works would</p>

PL19 8BN				improve the area
Priory Education Services Ltd Buctor House Crease Lane Tavistock Devon PL19 8EN	P/A No. 3832/18 /FUL	Full	External alterations to curtilage building	Support