

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **5th NOVEMBER, 2019** at **6.15pm**

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

Councillor Mrs A Johnson (**Mayor – ex officio**)
Councillors Ms L Crawford, J Ellis, G Parker,
P Squire, A Venning and A Fey

IN ATTENDANCE Assistant to the Town Clerk
Administrative & Democratic Support Officer
3 members of the public

221. APOLOGIES FOR ABSENCE

There were no apologies for absence as all Members were present

222. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 14th October, 2019 be confirmed as a correct record and signed by the Chairman (Appendix 1).

223. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Councillor Mrs A Johnson declared a personal non-pecuniary interest in respect of Planning Application 2875/19/CLE Mount Kelly – Former Hazeldon Preparatory School, Parkwood Road, Tavistock by virtue of a close family member being employed by the applicants. Councillor Mrs Johnson left the room during consideration of this Application;
- Councillor Ms L Crawford declared a personal interest in respect of Planning Application 3150/19/CLE – Courtenay Brook Cottage, Courtenay Brook, Brook Lane, Tavistock, by virtue of a friendship with the applicant.

224. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received

225. TOWN PLANNING ISSUES

- a) The extension of the 30mph speed limit section on Callington Road, Tavistock was considered (Appendix 2) – **Noted**;

- b) The outcome of the Waiting & Loading Restrictions Traffic Order in respect of Drake Villas, Tavistock was considered (Appendix 3) – **Noted**;
- c) The Experimental Amendment Order received from Devon County Council in respect of Plymouth Road and Grenville Drive, Tavistock, which would come into force on 7th November 2019, was considered (Appendix 4). Comments were invited by 6th May 2020.

RECOMMENDED THAT all Tavistock Town Council Members, being aware of the Experimental Order, consider the impacts of this Order over a four-month period. The matter would then be brought back to the Development, Management & Licensing Committee Meeting on Tuesday 17th March, 2020, for a recommendation to be made to the Council Meeting scheduled for Tuesday 14th April, 2020.

226. GENERAL CORRESPONDENCE

No items received.

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

- The Chairman confirmed that he, together with the Vice Chairman, another member of the Committee and the Assistant to the Town Clerk had attended a meeting at West Devon Borough Council with the Head of Planning (Mr Pat Whymer) and the Chairman of West Devon’s Development Management Committee (Councillor Julie Yelland).

The meeting had been convened to discuss various issues which had arisen recently with regard how the Town Council’s planning decisions had been dealt with, and the level of importance the Borough Council’s Planning Officers had put on the Town Council’s views. Also, the Borough Council had omitted to invite the Town Council to be represented on at least one site visit.

It was agreed at the meeting that in respect of;

Planning Application 1556/19/FUL - Change of Use for Hurdwick Golf Club;

- West Devon Borough Council’s Officer had made an error in assessing which Parish this particular location was situated in. This led to Borough Council taking into account the view of a neighbouring Parish, but had disregarded the Town Council’s view in whose Parish the location actually was.

This error further led to the Borough Council’s Ward Members, for the area in which the site was, not being consulted with so the opportunity for the application to be called into Committee for a Councillor decision had been

missed. The Planning Officer had made the decision to Grant Approval for the application, when the Town Council had objected to it;

Site Visits

- The Borough Council admitted that it had the incorrect contact details for when site visit notifications were issued. A promise to rectify this had been received;

Planning Applications 2895/19/VAR – Variation of a Condition for Churchill Retirement Living;

- It was accepted that the Officer at West Devon Borough Council had provided incorrect information with regard the 'cover letter' which should have been uploaded to the Planning Portal, for use when this application had been considered. The Officer in question had since been made aware of this issue, and the correct procedure to be followed.

228. 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.

N.B. Planning Application 3342/19/FUL – 9 Old Launceston Road, Tavistock, Devon PL19 8NA. Application for a new single storey dwelling.

CLlr P Squire requested that his abstention from voting on this Application be noted.

229. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 26th November, 2019 at 6.15pm.

The Meeting closed at 7.35pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A)
FOR MEETING 05.11.2019

<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>
Westward Housing Group Ltd Land west of East Crowndale Brook Lane Tavistock P/A No. 0946/17/FUL	Proposed engineering works to provide swales drainage installation for surface water drainage of adjacent development site (Approval APP/Q1153/W/15/3131 710) with associated landscaping (resubmission of 3966/16/FUL)	Neutral view – due to lack of expertise	Conditional Approval	2 nd October 2019
Mr S Baker 14 Crelake Park Tavistock Devon PL19 9AY P/A No. 2049/19/FUL	Householder application for first floor extension over existing flat roof, internal alterations including conversion of roof space into bedroom	Support	Conditional Approval	4 th October 2019
Stonehaven Care Homes 61 Whitchurch Road Tavistock Devon PL19 9BD P/A No. 2517/19/TPO	T1 & T2: Irish Yew - crown raise to 4m from ground level and crown reduction by 2m over Whitchurch road and grass verge on roadside to create clearance; T3: Maple - removal of lowest limb at 4m from ground level on South East side; T4 & T5: Irish Yew - dismantle and fell to ground level; T6 & T7: Beech - crown raise to 5m from ground level; T8: Cypress - dismantle and fell to ground level; Reasons - part of	Neutral View – refer to Landscape Officer	Split Decision Works to T1, T3, T5, T6, T7 & T8 – Grant of Conditional Consent Works to T2 & T4 – Refusal of Consent	11 th October 2019

	garden landscaping plan to create more open, lighter environment for nursing home			
Rev.& Mrs P Hinckley 2 Bedford Villas Spring Hill Tavistock Devon PL19 8LA P/A No. 2094/19/FUL	Re-advertisement (Amended Description) Alterations to building to create a single dwelling unit with two holiday letting units for use in association with the primary dwelling including general refurbishment, repair and alterations throughout the building.	Support	Conditional Approval	9 th October 2019
P/A No. 2095/19/LBC	Re-advertisement (Amended Description) Listed Building Consent for alterations to building to create a single dwelling unit with two holiday letting units for use in association with the primary dwelling including general refurbishment, repair and alterations throughout the building.	Support	Conditional Approval	9 th October 2019
Ms J Taylor Yelverton Wessex Ltd The Quay Plymouth Road Tavistock Devon P/A No. 2149/19/FUL	Full Planning Application: Repairs and alterations to roof and construction of entrance lobby	Support	Conditional Approval	11 th October 2019
Mr & Mrs Draper 1 Birchwood Close Tavistock PL19 8DR	Householder application for proposed new driveway for motorhome	Support	Conditional Approval	11 th October 2019

P/A No. 2781/19/HHO				
Bovis Homes (SW) Ltd Land adjacent to Callington Road Tavistock Devon P/A No. 1325/19/NMM	Non material amendments to approved Application 2780/18/ARM	Not placed before TTC for consideration	Conditional Approval	15 th October 2019

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B)
FOR MEETING 05.11.2019

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
Mr & Mrs A Thomas Whitchurch Methodist Church Whitchurch Road Tavistock PL19 9EG	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192878	Conversion and alterations of former chapel to 2 No. dwellings and associated works	Advised by WDBC that application has been withdrawn. Await receipt of revised application for consideration
Miss F Roddy-Watts 66 Fitzford Lodge Plymouth Road Tavistock PL19 8BU	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193087	Installation of a ground source heat pump	Neutral view – unable to comment as no expertise in this area
Mr J Harding Tankersley Down Road Tavistock Devon PL19 9AG	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193007	T1888: Sweet Chestnut - Crown raise to 4m from ground level. Crown height reduction by 2m on East side to balance shape of tree. Lateral reduction by 2m on West side. Deadwood removal (exempt) Reasons - due to impact on beech hedge and to balance the shape of the tree	Neutral – refer to Landscape Officer
Mr J Towl Whitchurch Wayfarers Cricket Club	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192021	Small extension to existing clubhouse	Support

Whitchurch House Whitchurch Tavistock PL19 9EL			
Mr R Ralph Portman Dental Care 25 Plymouth Road Tavistock PL19 8AU	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193175	Change of use of first floor from residential accommodation (C3 Dwelling houses) to Dental Practice (D1 Non-residential institutions) to provide additional accommodation for existing Dental Surgery	Support
Ms P Hext 1 West Street Tavistock PL19 8AD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193178 http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193179	Change of use to first and second floor from commercial use to residential Listed building consent for change of use to first and second floor from commercial use to residential	Support Support
Cavanna Homes (South West) Limited and at SX 4722 7457 adjacent to New Launceston Road Tavistock	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193244	Application for removal of condition 18 of planning permission 1472/18/ARM	Support – with reservations regarding the small plots of land allocated for gardens
Bovis Homes (South West) Ltd Land Adjacent To Callington Road Tavistock	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192957	Variation of condition 2 (approved plans) of planning consent 2780/18/ARM (residential development comprising 157 no. dwellings with associated landscaping and drainage infrastructure)	Neutral view
Ms P Bennett Courtenay Brook Cottage Courtenay Brook Brook Lane Tavistock PL19 9DP	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193150	Lawful development certificate for existing use of property for permanent occupation	Neutral view – no evidence to submit.
Mr S Tindall Greenfields Bolt House Close Tavistock PL19 8LN	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192516	Householder application for alterations and extensions, including addition of garage	Support

<p>Mrs J Davies 43 Parkwood Road Tavistock PL19 0HH</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193374</p>	<p>T1: Magnolia - Pollard to 1.5m from ground level - tree is dominating garden and extending over pavement. T2: Western Red Cedar - Crown height reduction by 8m - tree is too large for garden.</p>	<p>Neutral view – refer to Landscape Officer</p>
<p>Mrs D White 10 Beech Close Tavistock PL19 9DW</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193290</p>	<p>Application for approval of details reserved by condition 3 of planning permission 4065/18/HHO</p>	<p>Neutral View</p>
<p>Dr R Handy 9 Maple Close Tavistock Devon PL19 9LL</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193366</p>	<p>Non material minor amendment to reduce projection from 2.4m to 1.75m to amend planning permission 0285/19/HHO</p>	<p>Object – over development of site; poor access; lacks basic amenities; Contrary to Dev 10</p>
<p>Mrs Eldridge 9 Old Launceston Road Tavistock PL19 8NA</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193342</p>	<p>New single storey dwelling</p>	<p>Support</p>
<p>Mount Kelly Governors Former Hazeldon House Preparatory School Parkwood Road Tavistock Devon PL19 0JS</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192875</p>	<p>To reconsider the Application previously considered at DM&L Meeting on 24th September 2019, in view of additional information now available</p> <p>Lawful development certificate for existing use of Hazeldon House as a residential dwelling</p>	<p>Neutral View – TTC would refer partially to its previous view that refer you to application 2236/17/OPA and subsequent site visit, which described the building as being a school; therefore this being its lawful use (would remove comment “ostensibly the applicant has not provided any supporting evidence”)</p>