

**MINUTES** of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **12<sup>th</sup> FEBRUARY, 2018** at **6.19pm**

**PRESENT** Councillor P Ward **Chairman (Deputy Mayor – ex officio)**

Councillors Mrs M Ewings, A Hutton, A Lewis and P Squire

Councillor Ms L Crawford (Ward Member)

**IN ATTENDANCE** Financial Administrator  
5 members of the public

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**285. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Mrs J Whitcomb and A Venning.

**286. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 23<sup>rd</sup> January, 2018 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

**287. DECLARATIONS OF INTEREST**

The following Declarations of Interest were made;

- Councillor A Hutton declared a disclosable pecuniary interest in Planning Application 4397/17/HHO by virtue of being the owner of the property. Councillor Hutton left the Meeting during the consideration and voting on this item.
- Councillor Mrs M Ewings declared a personal interest in Planning Application 0090/18/TPO by virtue of recently undertaking some work for the resident of the property concerned.
- Councillor Ms L Crawford declared a personal interest in Planning Applications 4371/17/ARM and 0194/18/HHO by virtue of being a local resident and took part in discussions.

**288. DARTMOOR NATIONAL PARK**

No items had been received

**289. TOWN PLANNING ISSUES**

- a) A Licensing Application was received in respect of the Stannary Brewing Company at Units 6 and 7, Pixon Trading Centre, Pixon Lane, Tavistock, Devon PL19 8DH (new address) for the sale of alcohol on and off the premises Monday to Wednesday 09.00 – 22.00, Friday and Saturday 09.00 – 23.00 and Sundays 12.00 – 20.00.

RECOMMENDED THAT no comment be made.

**N.B. 6.22pm** Immediately prior to the consideration of Town Planning Issues, Councillor Mrs Ewings joined the Meeting.

**290. GENERAL CORRESPONDENCE**

- a) Bere Peninsula Neighbourhood Plan – Tavistock Town Council was invited to comment on the area designated for this Neighbourhood Plan.

RECOMMENDED THAT no comment be made on the Bere Peninsula Neighbourhood Plan

**291. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items were brought forward.

**292. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions by West Devon Borough Council**

Attached at Appendix A.

It was NOTED THAT Tavistock Town Council had reached a different decision to the local Planning Authority on one separate application listed within this document

**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. 7.06pm** Immediately prior to the consideration of Planning Application 0194/18/HHO, Councillor Squire left the Meeting.

**293. NEXT DEVELOPMENT MANAGEMENT & LICENSING  
COMMITTEE MEETING:**

The next Meeting of the Development Management & Licensing Committee to be held on **Tuesday 6<sup>th</sup> March, 2018 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 12.02.2018

<b><u>Applicant's Name, Site Location, P/App No.</u></b>	<b><u>Development Type</u></b>	<b><u>Town Council's Comments</u></b>	<b><u>Decision by Local Planning Authority</u></b>	<b><u>Date of Decision</u></b>
Westward Housing Group Ltd Land adjacent to Brook Farm Brook Lane Tavistock Devon  P/A No. 2789/17/VAR	Variation of Condition 4 (approved plans) of Planning Consent APP/Q1153/W/15/31 31710 (00233/2015) for 23 no. dwellings with associated access road, parking and external works	<b>Variation not put before TTC for consideration</b>	Refusal	9 <sup>th</sup> January 2018
Mr J Davies Tiddybrook Barn Brook Lane Tavistock Devon PL19 9DP  P/A No. 3243/17/CLE	Lawful development certificate for existing use of barn as separate living accommodation	<b>No evidence available</b>	Certificate of Lawfulness (Existing) Certified	10 <sup>th</sup> January 2018
Mrs E Brew The Bedford Down Road Tavistock Devon PL19 9AG  P/A No. 3580/17/TPO	H1: Conifer Hedge – reduce to height of 2.5m from ground level for easier maintenance and help dry out main drive  T2: Reduction by 2.5m, removal of deadwood (exempt) and crossing limbs to reduce spread and reduce risk of	<b>Neutral view – refer to Landscape Officer</b>	Lesser Tree Works Allowed	8 <sup>th</sup> January 2018

	splitting limbs T3: Beech – height reduction by approx. 2m, lateral crown reduction by approx. 2.5m side nearest garage back wall to help clear the roof from overhang and damp			
Mr S Pocknell 27 Newtake Road Tavistock Devon PL19 9BX  P/A No. 3695/17/TPO	T1: Ash – remove lowest primary limb overhanging garden at 8m from top of Devon bank, creating excessive shading of garden T2: Oak – pollard at 3m from ground level, low amenity tree growth, biased over garden, shed and boundary fence, better amenity of Ash tree behind	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	10 <sup>th</sup> January 2018
Mr C Ray 16 Watts Road Tavistock Devon PL19 8LG  P/A No. 3857/17/HHO	Householder Application to widen front gates and widen drop kerbs of existing property	<b>Support</b>	Conditional Approval	11 <sup>th</sup> January 2018
Mr & Mrs McGowan Land adjacent to Raheen Down Road Tavistock Devon PL19 9AD  P/A No.	Erection of single detached 3 bed dwelling with detached double garage	<b>Support</b>	Refusal	10 <sup>th</sup> January 2018

3937/17/FUL				
St Andrews Church Church Hill Whitchurch Tavistock Devon PL19 9ED  P/A No. 0133/18/TCA	T58: Lime – fell, dead	<b>Not placed before TTC for consideration</b>	Grant of Exemption	19 <sup>th</sup> January 2018
Mrs A Nicholson- Haynes The Shippen Brook Lane Tavistock Devon PL19 9DP  P/A No. 3626/17/ARC	Approval of details reserved by condition no. 6 (Plan for Access Details) of Planning Consent 12791/2009/TAV (Conversion of barn to create a dwelling)	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	15 <sup>th</sup> January 2018
Mrs L Dower 13 Churchill Road Tavistock Devon PL19 9BU  P/A No. 3781/17/FUL	Change of Use from spare room, cloakroom and utility to playroom for the purpose of running a business for personal and residential use	<b>Support</b>	Conditional Approval	19 <sup>th</sup> January 2018
Mr T Faircloth 5 Deacons Green Tavistock Devon PL19 8BN  P/A No. 3830/17/HHO	Householder Application for proposed side extension single garage (resubmission of previously approved scheme)	<b>Support</b>	Conditional Approval	15 <sup>th</sup> January 2018
Mr C Saunderson Whitchurch House Road from Church	Application for approval of details reserved by	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	25 <sup>th</sup> January 2018

Hill to Warrens Cross Whitchurch Tavistock Devon PL19 9EL  P/A No. 1899/16/ARC	conditions 7 (joinery details), 9 (brick sample for lintels) of Planning Consent 00619/2015			
Mrs A Koch 46 Parkwood Road Tavistock Devon PL19 0HH  P/A No. 3552/17/LBC	Listed Building Consent to re-roof the property using existing slates, replacing any worn lead flashing, re-point chimney and repair guttering	<b>Support</b>	Conditional Approval	23 <sup>rd</sup> January 2018
Mrs J King 42 Plymouth Road Tavistock Devon PL19 8BU  P/A No. 3843/17/HHO	Householder Application for engineering works to increase the size of the rear courtyard, replacement of glazed conservatory, replacement of all windows and doors in hardwood double glazed units to match existing, and to connect basement flat to the main dwelling	<b>Support</b>	Conditional Approval	26 <sup>th</sup> January 2018
Mrs J King 42 Plymouth Road Tavistock Devon PL19 8BU  P/A No. 3907/17/LBC	Listed Building Consent for engineering works to increase the size of the rear courtyard, replacement of glazed conservatory, replacement of all windows and doors in hardwood double	<b>Support</b>	Conditional Approval	26 <sup>th</sup> January 2018

	glazed units to match existing, and to connect basement flat to the main dwelling			
Abbey Surgery Partnership 28 Plymouth Road Tavistock Devon PL19 8BU  P/A No. 4039/17/FUL	Planning Application for a single storey extension to provide enlarged entrance lobby and dispensary	<b>Support – although design not considered to be aesthetically pleasing with regard to the location being within both the Conservation Area and World Heritage Site</b>	Conditional Approval	23 <sup>rd</sup> January 2018
Mrs L Critchley Grey Wethers Down Road Tavistock Devon PL19 9AG  P/A No. 3753/17/TPO	T0885: Beech – crown height reduction by up to 4m, lateral reduction on north, west and east sides by approx. 2m, crown raise lower branches on north side to approx. 5m from ground level, adjacent companion tree removed leaving tree exposed, movement in rootplate T0886: Copper Beech – crown reduction on lower south side by up to 3m, raise whole crown to approx. 4.5m from ground, encroaching neighbouring property, lower branches preventing light T0887: Monterey	<b>Refer to Landscape Officer – however concerns raised that the proposed radical crown reductions may damage the future health of the trees and would ask that the Landscape officer takes this into account when making this decision.</b>  <b>TTC would also like to see the Monterey Pine replaced with a semi-mature replacement tree</b>	Refusal of Consent with Agreed Lesser Works	2 <sup>nd</sup> February 2018



	Pine – fell, post-mature, historic limb failure, sap flow on large limb overhanging property, change in target value			
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TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B)

FOR MEETING 12.02.2018

<u>Applicant's Name &amp; Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	<u>Town Council's Comments</u>
David Wilson Homes Land at Butcher Park Hill Tavistock Devon PL19 0EH	P/A No. 4371/17/ ARM	Approved Matters	Application for approval of reserved matters following outline approval 00610/2015 for construction of 110 no. dwellings, public open space, landscape planting, pedestrian, cycle and vehicular links and associated infrastructure	<b>Neutral View – However, wish to be reassured that the conditions specified by the Planning Inspectorate Appeal Decision are met, including with particular regard to</b> <ul style="list-style-type: none"> <li>• <b>Surface water drainage</b></li> <li>• <b>Current trees and hedgerows being maintained</b></li> <li>• <b>Vehicle and pedestrian safety for all, including disabled</b></li> <li>• <b>Minimising disruption and noise pollution to adjacent residents and allotment holders during the construction phase</b></li> </ul>

				• <b>Routing of services</b>
Mr R Score 44 Bannawell Street Tavistock Devon PL19 0DW	P/A No. 0194/18/ HHO	Householder Application	Householder Application for erection of single storey kitchen extension to rear of property (resubmission of 3493/16/HHO)	<b>Support</b>
Mrs M Payne The Elms 2 Glanville Road Tavistock Devon PL19 0EA	P/A No. 0206/18/ TCA	Works to Trees in a Conservation Area	T1: Elm- fell, roots standing proud of pathways, hazardous to pedestrians, causes difficulties with pushing child's pushchair, roots approaching front step, caused main drain under pathway to block 31 <sup>st</sup> December 2017, SWW stated tree roots causing drainage difficulties	<b>Neutral view – refer to Landscape Officer</b>  <b>However, it was noted that there didn't appear to be any technical support regarding drainage difficulties</b>
Tavistock Town Council The Meadows Plymouth Road Tavistock Devon PL19 8SP	P/A No. 0221/18/ TCA	Works to Trees in a Conservation Area	T1: Lime – remove trailing branch approx. 2.5m from ground level to suitable growth point T2: Oak – remove trailing branch approx.	<b>Neutral view – no comment</b>

			<p>3.5m from ground level to suitable growth point</p> <p>T3: Beech – remove trailing branch approx. 3m from ground level to suitable growth point</p> <p>All works to improve access for maintenance and emergency vehicles, branches at risk of being struck by vehicles causing damage to trees and pedestrians</p>	
<p>Mrs J Dickens Zetland Courtenay Road Tavistock Devon PL19 0EE</p>	<p>P/A No. 0288/18/ TCA</p>	<p>Works to Trees in a Conservation Area</p>	<p>H1: Oak, holly, pittosporum – reduce in height by up to 2.5m, inhibiting adjacent Beech tree, also to allow more light to property</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>
<p>Ms E Raikes Dhuvarren House Down Road Tavistock Devon PL19 9AE</p>	<p>P/A No. 4378/17/ HHO</p>	<p>Householder Application</p>	<p>Planning application for proposed single storey rear extension</p>	<p><b>Support</b></p>
<p>Whitchurch Methodist Church Whitchurch Road Tavistock Devon PL19 9EG</p>	<p>P/A No. 0168/18/ FUL</p>	<p>Full</p>	<p>Change of use from redundant chapel to one dwelling</p>	<p><b>Support -</b></p> <p><b>However, there were concerns that one parking space was insufficient for a four bed house and was</b></p>

				<b>likely to lead to increased parking on the highway</b>
Mrs J Dickens Zetland Courtenay Road Tavistock Devon PL19 0EE	P/A No. 0348/18/ TCA	Works to Trees in a Conservation Area	T1: Copper Beech – crown thinning by approx. 20%, crown reduction by 4m on all sides particularly important towards house	<b>Neutral view – refer to Landscape Officer</b>
Mr & Mrs A Hutton West Down Down Park Drive Tavistock Devon PL19 9AH	P/A No. 4397/17/ HHO	Householder Application	Householder Application for front extension to garage with new first floor over, including balcony and steps down to garden, plus porch alterations	<b>Neutral view</b>
Mr M Clarke 109 Whitchurch Road Tavistock Devon PL19 9BQ	P/A No. 0090/18/ TPO	Work to Tree Preservation Order Trees	T1: Beech – deadwood removal (exempt works) T2: - Lime – crown lift to 6m from ground level on east side from ground level over neighbouring property by removing large extending lateral identified on attached image	<b>Neutral view – refer to Landscape Officer</b>
Mr G Caldwell & Mr S Gliddon	P/A No. 0393/18/	Full	Residential development for	<b>Support</b>

<p>Land adjacent to Fernside Crease Lane Tavistock Devon PL19 8EW</p>	<p>FUL</p>		<p>4 no. dwellings with garages, external parking and new access off Crease Lane (resubmission of 2686/16/FUL)</p>	
<p>Mrs Emma Banks 17 Watts Road Tavistock PL19 8LG</p>	<p>P/A No. 0297/18/ TCA</p>	<p>Works to Trees in a Conservation Area</p>	<p>T1: Beech - No action; T2: Beech - Primary limb at approx 3m from the top of bank on the west side (lane side), remove secondary branch on the NW side back to the main branch union, primary limb at approx 3.5m from top of bank on east side (house side), reduce lateral branch length by approx 6m back to main union, primary limb at approx 8m from top of bank on east side (house side), wound approx 0.5m long at the main union facing east to be inspected when other works are carried out as may need reducing; T3: Beech - secondary limb at approx 3.5m from top of bank</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>

			<p>on west side (lane side), remove fork at approx 7m from ground level, secondary limb at approx 4m from top of bank on west side (home side), reduce lateral branch by up to approx. 1.5m. Reasons for proposed works on west side to reduce overhanging, end weight going towards neighbours property 15 Watts Road, east side to improve light and proximity to house at 17 Watts Road.</p>	
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