

**MINUTES**

of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **21<sup>st</sup> AUGUST, 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, P Squire and Mrs J Whitcomb

**IN ATTENDANCE**

Assistant to the Town Clerk  
Town Clerk  
Councillor Mrs U Mann

**94. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor A Venning.

**95. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 30<sup>th</sup> July, 2018 be confirmed as a correct record, and signed by the Chairman (Appendix 1).

**96. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**97. DARTMOOR NATIONAL PARK**

No items had been received.

**98. TOWN PLANNING ISSUES**

a) Members considered the proposal received, which was to divert part of Public Footpath No. 3 on the future development at New Launceston Road, Tavistock. (Appendix 2 refers).

After a discussion regarding this proposal, it was;

- believed that the Town Council had previously considered such an application;

- that the newest proposal seemed to increase the length of the footpath;

Overall, the Committee had a 'neutral view' on this proposal, but concern was expressed regarding the section of footpath which appeared to cross a section of private land.

- b) Members received a copy of an e-mail from the head leaseholder of the Corn Market, sent to the Conservation Officer at West Devon Borough Council, in respect of Planning Application Nos. 2332/18/ADV and 2417/18/LBC - Fat Face Ltd, 85 West Street, Tavistock, Devon PL19 8AQ, due to be considered later in this Meeting.

The e-mail, which had been received too late for inclusion on the Agenda for this Meeting, objected to the covering of two windows with black vinyl, which was felt detracted and unbalanced the King Street elevation, spoiling previous restoration works to the premises. (Appendix 3)

## **99. GENERAL CORRESPONDENCE**

- a) Members' attention was brought to the updated version of the National Planning Policy Framework (paper copy in Council Chamber) or <https://www.gov.uk/government/collections/revised-national-planning-policy-framework>. **Noted**
- b) Members considered the Draft Consultation of the Pre-Application Process received from West Devon Borough Council and agreed a response, as follows, which was forwarded prior to the deadline of 2<sup>nd</sup> September 2018 (Appendix 4);

*Whilst it was generally felt that the process would be beneficial to applicants, concerns were raised regarding the level of involvement which would be required by Town and Parish Councils i.e.;*

- Item 7.9 Stage two – Community Engagement Event  
With regard to having to have a consultation survey on the Council's website;
- would any funds be forthcoming towards this functionality?;
- the extra work the Councils would face in doing this;
- the capacity and capability of Town and Parish Councils' websites to host such a survey, many of which were quite basic;
- the capacity and capability of Clerks to do this;
- there appeared to be no support offered to help with this

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

- a) Members considered the proposed names, as previously put forward by the developer, for naming the eight roads at the future development at Butcher Park Hill, Tavistock (Appendix 5). This request had been received too late for inclusion on the Agenda for this Meeting.

The names suggested referred to various species of geese.

Following a discussion, the following response was sent to West Devon Borough Council;

*Tavistock Town Council raises an **objection** to the names, as proposed, in view of the following;*

- a) *The names given imply that the town is defined by a single fair event, held one day per year;*
- b) *The names of geese listed are not recognised as British breeds by the Poultry Club of Great Britain. They are therefore irrelevant to, and unconnected with, the history of domesticated geese in Great Britain generally, and Tavistock in particular. As such they are also misleading as to trying to make a connection where one does not exist;*
- c) *Because the names listed are in any event of obscure and non-native breeds, they are unlikely to be connected in people's minds with either Goose Fair or have a Tavistock connection;*
- d) *There are other, more significant, historic influences on the development of the town which could more appropriately be captured, if a local theme is being developed such as, the Abbey, Dukes of Bedford, other places within a World Heritage Site (Mining Heritage), naval heritage (including Sir Francis Drake) or agricultural heritage that could better, and more relevantly, form the basis for street names, amongst others.*

*Historically the Town Council has used names of Honoured Burgesses when naming roads i.e. Pinder Court, Philpott Lane, Dathan Close, amongst others, usually after they are deceased although there have been exceptions.*

*The Committee was also surprised at the short time given to come up with alternative names. This request was received on the 20<sup>th</sup> August with a 21-day deadline for responses, yet the development has yet to be started.*

*The Council would therefore like to reserve the opportunity to be given additional time to come up with more suitable names, which are relevant to Tavistock. The next Development Management & Licensing Committee Meeting is due to be held on 11<sup>th</sup> September 2018 and this will be an Agenda item.*

All Members of the Council would be afforded the opportunity to suggest names for the roads within this development.

## **101. 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.

### **c) Development off Callington Road, Tavistock – future arrangements**

Members considered how to proceed in relation to Reserved Matters Applications for up to 750 homes at this site, and for future 'large' developments.

A discussion ensued regarding;

- why Outline/Full Planning Applications and Reserved Matters Applications should be treated differently;
- how many houses constituted a 'large' development;
- the process for ensuring the deadlines for responding to Applications were met, bearing in mind the Council's Programme of Meetings

It was RECOMMENDED THAT;

- a) if an Outline or Full Planning Application was received for in excess of 30 homes, this would go direct to the next Full Council Meeting for consideration by all Members;

- b) if an Outline or Full Planning Application was received for less than 30 homes this could be determined by the Development Management & Licensing Committee, as currently;
- c) if an Outline or Full Planning Application was received for in excess of 30 homes, but there was no Full Council Meeting scheduled prior to the deadline for responses, then either;
  - i. All Members would be encouraged to attend the next Development Management & Licensing Committee Meeting to give their view or;
  - ii. A Special Meeting of Council would be convened, prior to the deadline, if it was a major or potentially controversial development

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

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 11<sup>th</sup> September, 2018 at 6.15pm.

The Meeting closed at 7.06pm

Signed.....

Dated.....

CHAIRMAN

*TAVISTOCK TOWN COUNCIL*  
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF  
 PLANNING DECISIONS (Appendix A)  
 FOR MEETING 21.08.2018

<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>
Mrs V Hodge West Devon Club 3 Abbey Place Tavistock Devon PL19 0AB	T1: Holly – fell, excessive shading, overhanging canal, grown out of control	<b>Neutral View – refer to Landscape Officer</b>	Grant of Conditional Consent	23 <sup>rd</sup> July 2018

P/A No. 1732/18/TCA				
Mr J D'alton 15 Waters Edge Parkwood Road Tavistock Devon PL19 0AR  P/A No. 1921/18/TCA	T1: Holly – dead stem on north side at 3.25m from ground level at union with main stem (exempt), crown height reduction by up to 4.5m to bring below power line	<b>Neutral View – refer to Landscape Officer</b>	Grant of Conditional Consent	25 <sup>th</sup> July 2018
Tavistock Town Council New Cemetery 119 Plymouth Road Tavistock Devon PL19 8BY  P/A No. 1966/18/TCA	T1: Holly – crown lift to 4m from ground level on north side to remove branches overhanging neighbouring gardens and causing excessive shading	<b>Neutral View – refer to Landscape Officer</b>	Grant of Conditional Consent	25 <sup>th</sup> July 2018
Mrs I Vigers 15 Edgcumbe Drive Tavistock Devon PL19 0ET  P/A No. 1920/18/TPO	T1: Sycamore – crown lift to approx. 2m from ground level on north side by removing x4 branches overhanging shed and garden	<b>Neutral View – refer to Landscape Officer</b>	Grant of Conditional Consent	25 <sup>th</sup> July 2018
Mr K Cole 8 Little Field Court Green Lane Tavistock Devon PL19 9FA  P/A No. 1939/18/TPO	T1: Sycamore – rear of No. 5, crown thin by approx. 10%, prune branches on east side by 1m T2: Oak – grounds of No. 6 crown thin by approx. 15%, prune upper branches on east side by up to 2m T3: Beech – grounds of No. 8, complete crown reduction by up to 2m T4: Sycamore – behind No. 8, crown thin by approx. 15% T5: Beech – fell,	<b>Neutral View – refer to Landscape Officer</b>	Refusal of Consent	25 <sup>th</sup> July 2018

	overwhelmed by other trees			
Tavistock Town Council New Cemetery 119 Plymouth Road Tavistock Devon PL19 8BY  P/A No. 2078/18/TPO	T2: Sycamore – crown lift to 4m from ground level on north side to remove branches overhanging neighbouring gardens and causing excessive shading	<b>Neutral View – refer to Landscape Officer</b>	Grant of Conditional Consent	25 <sup>th</sup> July 2018
Ms S Neal 5 Sunway Close Tavistock Devon PL19 8LU  P/A No. 0979/18/HHO	Householder Application for proposed single storey rear extension	<b>Support</b>	Conditional Approval	20 <sup>th</sup> July 2018
Mount Kelly Parkwood Road Tavistock Devon PL19 0HZ  P/A No. 1120/18/FUL	Application for fitting of low output (200 Lux) LED floodlighting to sports pitch. Adjacent to higher output (350 Lux) floodlighting scheme on sports pitch currently in existence	<b>Support</b>	Conditional Approval	17 <sup>th</sup> July 2018
Mount Kelly Parkwood Road Tavistock Devon PL19 0HZ  P/A No. 3623/17/TCA	T331: European Lime – Fell, remove, replant, bark death on main trunk causing decline in structural integrity and threat to safety, near to sports pitch T361: Common Ash – Fell, remove, replant, significant crown dieback, safety risk T365: English Oak – Fell, remove, replant, compromised by decay, root plate unstable	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	17 <sup>th</sup> July 2018
Tavistock Town Council Butchers' Hall	Listed Building Application for installation of a new accessible WC pod within	<b>Support</b>	Conditional Approval	24 <sup>th</sup> July 2018

Market Road Tavistock Devon PL19 0HD  P/A No. 1535/18/LBC	Butchers Hall			
Mr A Dodds 9 Alder Road Tavistock Devon PL19 9LW  P/A No. 1596/18/HHO	Householder Application for proposed two storey side extension	<b>Support</b>	Conditional Approval	24 <sup>th</sup> July 2018
Mrs D Hughes 24 Market Street Tavistock Devon PL19 0DD  P/A No. 1836/18/CLB	Certificate of lawfulness for proposed works to a Listed Building – front of building to be repainted, vegetation removed to chimneys and coping stones, and drainpipes and woodwork to be repaired and painted	<b>Not placed before TTC for consideration</b>	Certificate of Lawfulness (Proposed) Certified	25 <sup>th</sup> July 2018
Ms J Hardy Green Lane House Green Lane Tavistock Devon PL19 9AN  P/A No. 2554/18/TPO	T1: Cherry – fell, dead, split trunk, hollow at base	<b>Not placed before TTC for consideration</b>	Grant of Exemption	2 <sup>nd</sup> August 2018
Mr M Collinge 41 Oak Road Tavistock Devon PL19 9LJ  P/A No. 2017/18/TPO	T1: Oak – crown height reduction by up to 3m due to proximity to house, excessive shading and low amenity value	<b>Neutral View – refer to Landscape Officer</b>	Refusal of Consent with Agreed Lesser Works	8 <sup>th</sup> August 2018
Mr D Fletcher 8 Bannawell Street	T1: Hornbeam – fell T2: Rowan – fell T3: Ash – lateral reduction	<b>Neutral View – refer to</b>	Grant of Conditional Consent	8 <sup>th</sup> August 2018



<p>Tavistock Devon PL19 0DJ</p> <p>P/A No. 2034/18/TCA</p>	<p>by 3m on north-east side, overhanging boundary T4: Sloe – lateral reduction by 3m on west side, overhanging boundary T5: Beech – lateral reduction by 3m on west side, overhanging boundary T6: Cherry – crown height reduction by 3m</p>	<p><b>Landscape Officer</b></p>		
<p>Mrs H Alcock Dennathorne Down Road Tavistock Devon PL19 9AG</p> <p>P/A No. 2095/18/TPO</p>	<p>T1: Holm Oak – remove x1 forked limb at approx. 2.5m from ground level on east side, to reduce overhang over drive and help re- balance crown</p>	<p><b>Neutral View – refer to Landscape Officer</b></p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>8<sup>th</sup> August 2018</p>
<p>Mr A Wharton- Durgaryan 21 Fitzford Cottages Tavistock Devon PL19 8DB</p> <p>P/A No. 0940/18/LBC</p>	<p>Listed Building Consent for rear extension</p>	<p><b>Neutral View</b></p>	<p>Conditional Approval</p>	<p>1<sup>st</sup> August 2018</p>
<p>Mr A Wharton- Durgaryan 21 Fitzford Cottages Tavistock Devon PL19 8DB</p> <p>P/A No. 0939/18/HHO</p>	<p>Householder Application for rear extension</p>	<p><b>Neutral View refer to Conservation Officer</b></p>	<p>Conditional Approval</p>	<p>1<sup>st</sup> August 2018</p>
<p>Ms I Chambers The Milking Parlour Wilminstone Tavistock Devon PL19 0JT</p>	<p>Householder Application for the erection of a conservatory</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>3<sup>rd</sup> August 2018</p>

P/A No. 1142/18/HHO				
Mr & Mrs Jones 8 Peryn Road Tavistock Devon PL19 8LP  P/A No. 1200/18/HHO	Householder Application for First floor side extension and single storey rear extension	<b>Support</b>	Conditional Approval	1 <sup>st</sup> August 2018
Mr & Mrs Borthwick 4 Oak Road Bishopsmead Tavistock Devon PL19 9EZ  P/A No. 1277/18/HHO	Householder Application to replace detached garage and lean-to conservatory with rear single storey extension	<b>Neutral View</b>	Conditional Approval	3 <sup>rd</sup> August 2018
Mr & Mrs Farrant Rosebank Butcher Park Hill Tavistock Devon PL19 0EH  P/A No. 1775/18/ARC	Application for approval of details reserved by Condition 3 of Planning Consent 0021/18/HHO	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	1 <sup>st</sup> August 2018
Mrs J Piper 35 Uplands Tavistock Devon PL19 8ET  P/A No. 1803/18/HHO	Retrospective Householder Application for Summerhouse & garden store	<b>Support</b>	Conditional Approval	30 <sup>th</sup> July 2018
Mr & Mrs Noordewier Down Lodge Down Road Tavistock	Householder Application for rear and side extension and alterations	<b>Support</b>	Conditional Approval	3 <sup>rd</sup> August 2018

Devon PL19 9AG				
P/A No. 1834/18/HHO				

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
FOR MEETING 21.08.2018

<b>Applicant's Name &amp; Location</b>	<b>P/App No.</b>	<b>Application Type</b>	<b>Proposal</b>	
Mr A Golding Blue Haze Down Road Tavistock Devon PL19 9AG	P/A No. 2440/18 /TPO	Work to Tree Preservation Order Trees	T1: Cupressus x leylandii – fell, dead, notable deterioration in leaf colour (light brown), potential risk to public through limb loss, tree forked with overhang into Down Road	<b>Neutral view – refer to Landscape Officer</b>
Mr S Woodbridge-Smith The Answer Down Road Tavistock Devon PL19 9AG	P/A No. 2150/18 /TPO	Work to Tree Preservation Order Trees	T1: English Oak – complete crown reduction by up to 3m to reduce need for further work next year and result in a better shape to the tree crown in the future	<b>Neutral view – refer to Landscape Officer</b>
Ms S Haggett 19 Plymouth Road Tavistock Devon	P/A No. 2575/18 /FUL	Full	Change of Use from office to residential	<b>Support</b>

PL19 8AU				
Mr D Short Markham Down Road Tavistock Devon PL19 9AG	P/A No. 1569/18 /TPO	Work to Tree Preservation Order Trees	T1 & T2 -: Yew – crown height reduction by 3m to increase light to house and tidy trees	<b>Neutral view – refer to Landscape Officer</b>
Mr T Faircloth Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT	P/A No. 2556/18 /VAR	Variation of Condition	Variation of Condition 6 (parking time restriction) following Grant of Planning Permission 4149/17/FUL (Change of Use from agricultural barn to storage unit)	<b>Neutral view</b>
Miss M Brown 30 Brook Street Tavistock Devon PL19 0HE	P/A No. 2067/18 /FUL	Full	Change of Use of ground floor from A1 to mixed use (A1/A4). Installation of roof cover to rear, replacement of front door, reinstatement of hopper window above front door, and replacement of exterior lighting	<b>Support – although concerns were raised regarding the proposed use of polycarbonate sheeting</b>

<p>Miss M Brown 30 Brook Street Tavistock Devon PL19 0HE</p>	<p>P/A No. 2068/18 /LBC</p>	<p>Listed Building Consent</p>	<p>Listed Building Consent for the Change of Use of ground floor from A1 to mixed use (A1/A4). Installation of roof cover to rear, replacement of front door, reinstatement of hopper window above front door, and replacement of exterior lighting</p>	<p><b>Neutral view – refer to Conservation Officer</b></p>
<p>Fat Face Ltd 85 West Street Tavistock Devon PL19 8AQ</p>	<p>P/A No. 2332/18 /ADV</p>	<p>Advertisement Consent</p>	<p>Advertisement Consent for removal of existing fascia and projecting signs. Display of replacement non-illuminated fascia and projecting signs</p>	<p><b>Split decision;</b>  <b>Object to – the proposed black vinyl panels on two windows which are not in character with the building, a more sympathetic material could be used</b>  <b>Support – the other aspects of the application</b></p>
<p>Fat Face Ltd 85 West Street Tavistock Devon PL19 8AQ</p>	<p>P/A No. 2417/18 /LBC</p>	<p>Listed Building Consent</p>	<p>Listed Building Consent for repairs and decoration to shopfront, new letters on fascia and internal decorations</p>	<p><b>Neutral view - refer to Conservation Officer</b>  <b>However, attention is drawn to the comments on the</b></p>

				<b>connected Planning Application 2332/18/ADV</b>
Mrs G Easton 6 Fitzford Cottages Tavistock Devon PL19 8DB	P/A No. 2666/18 /TCA	Works to Trees in a Conservation Area	T1: Weeping Willow – fell, remove, overhanging electric wires and neighbouring garden	<b>Neutral view – refer to the Landscape Officer</b>