

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **23rd JANUARY, 2018** at **6.19pm**

PRESENT Councillor P Ward **Chairman (Deputy Mayor – ex officio)**
Councillor A Venning **Vice Chairman**
Councillors Mrs M Ewings, A Lewis, P Squire and Mrs J Whitcomb

IN ATTENDANCE Assistant to the Town Clerk
Financial Administrator
14 members of the public

266. APOLOGIES FOR ABSENCE

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

267. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Wednesday 3rd January, 2018 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

268. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Councillor A Venning declared a personal non-prejudicial interest in Agenda Item 5b) – proposed changes to parking arrangements in Grenville Drive, Tavistock by virtue of being a local resident, and took part in the discussions regarding this matter;
- Councillor Mrs J Whitcomb also declared a personal non-prejudicial interest in Agenda Item 5b) – proposed changes to parking arrangements in Grenville Drive, Tavistock by virtue of being a close family member of a local resident, and took part in the discussions regarding this matter;
- Councillor P Ward declared a personal non-prejudicial interest in Planning Application 4426/17/FUL by virtue of having previously used the services of the same architect, and took part in the discussions regarding this Application

269. DARTMOOR NATIONAL PARK

No items had been received

270. TOWN PLANNING ISSUES

a) Tavistock Town Council had been asked to consider a name for a new housing development off Parkwood Road, Tavistock. Following discussion it was agreed that the preferred option was;

Trendle Gardens

This name was submitted to the relevant authority, as requested. (Appendix 2)

b) A Notification of Waiting & Parking Restriction Amendment Order, in respect of Grenville Drive Tavistock, had previously been received from Devon County Council. This Order had been considered at this Committee's Meeting held on 9th October, 2017. (Appendix 3)

A HATOC (Highways and Traffic Order Committee) site visit, in respect of this Order, took place on 8th January 2018. Three Town Councillors and the Mayor, in his capacity as Chairman of HATOC, were present. The Chairman of HATOC referred the matter back to local Councillors including the Town Council and Ward Members of the Borough and County Councils. Full Council resolved that the application be reconsidered by the Development Management & Licensing Committee in collaboration with the relevant Borough and County Councillors and that a recommendation be made to full Council for ratification, prior to informing HATOC of the outcome.

Members of the public were present and were invited to express their concerns and opinions. A written response had been received from County Councillor Mrs Debo Sellis as she had been unable to attend in person and had given her apologies. Borough Councillor Mrs Jess Evans was present and gave her views verbally. Members then discussed the application and considered;

- safety issues in the area, and the reported inability of emergency vehicles to access Grenville Drive on several occasions, due to poor and inconsiderate parking;
- that residents in Westbridge Cottages had had their parking provision reduced over recent years;
- the overall lack of parking available to residents in both Westbridge Cottages and Plymouth Road;

- concerns that drivers were partially parking on pavements, which was a hazard for the visually impaired, and those using prams or mobility vehicles, as they were forced into the road to pass by;
- the problems were exacerbated by some people bringing large work vehicles home;
- the problems encountered when friends, sometimes elderly, wanted to visit but were unable to park anywhere nearby;
- the lack of available parking when carers were visiting clients;
- the suggestion that a bay be created in Plymouth Road to allow Westbridge Cottages/Plymouth Road residents a short term provision for unloading and loading. This space could also be utilised by carers, on short visits;
- that local residents have no alternative but to park in Grenville Drive due to a lack of provision locally;
- that perhaps Morrisons Supermarket could be approached to see if it was willing to allocate a section of their car park for local residents to use;
- that if Council were to reject the Order, thus accepting the status quo, it would effectively be condoning pavement parking.

The Chairman confirmed that there were only three options available;

1. To 'support' full implementation of the Traffic Order as received;
2. 'Object' to the above Traffic Order in its entirety, maintaining the present situation;
3. To support partial implementation of the Order reducing the extent of new double yellow lines

It was RECOMMENDED THAT in the interests of safety, reducing pavement parking and ensuring access by emergency vehicles, that implementation of the Traffic Order, as proposed, be 'supported'.

271. GENERAL CORRESPONDENCE

Joint Local Plan Examination Hearings - it was brought to the attention of Members that there would be the opportunity to attend a Hearing at West Devon Borough Council's office at Kilworthy Park, Tavistock on Thursday 1st March, 2018. The

morning session would commence at 10.00am, and in the afternoon at 2.00pm. All Members were encouraged to attend.

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

No items were brought forward

273. 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 four separate applications 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. 7.37pm Immediately prior to the consideration of Planning Application 4426/17/FUL, Councillor Mrs Ewings joined the Meeting, and Councillor Lewis left the Meeting.

274. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on **Monday 12th February, 2018 at 6.15pm.**

(please note change of day in view of Full Council taking place on Tuesday 13th February, 2018)

The Meeting closed at 8.08pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF
PLANNING DECISIONS (Appendix A)
FOR MEETING 23.01.2018

<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>
Mr A Reid Handsford House Down Road Tavistock Devon PL19 9AG P/A No. 3325/17/TPO	T1: Scots Pine – Fell, shed 2x large limbs last year would like to fell and replace spp more suited to surroundings.	Neutral view – refer to Landscape Officer	Refusal of Consent	20 th December 2017
Mr B Steer 9 Newtake Road Whitchurch Tavistock Devon PL19 9BX P/A No. 4364/17/TPO	Removal of tree debris in garden of property detached from damaged TPO'd trees following storm. No works to standing trees	Not placed before TTC for consideration	Grant of Exemption	20 th December 2017
Mr R Nelson 7 Heather Close Tavistock Devon PL19 9QS P/A No. 3245/17/TPO	T1: Sycamore – re- pollard to approx. 10m from ground level to previous pollarding points, crown thin T2: Sycamore – re- pollard and thin as per T1 above T4: Sycamore – as T1 and T2 above	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	22 nd December 2017
Mrs S Irish 35 Willow Road Tavistock Devon PL19 9JH P/A No.	T1: Cherry – crown reduction by 2m, becoming too big, reaching building walls, overhanging back garden, cutting out natural light	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	22 nd December 2017

3594/17/TPO				
Mr M Stevens Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ P/A No. 3530/17/TCA	T0054: Turkey Oak – fell, remove, infected with honey fungus, reduction taken place in attempt to re-invigorate, dieback continuing, significant deadwood present, close to building, overhanging footpath and main drive	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	22 nd December 2017
Mr Edmonds 18 Tremayne Rise Tavistock Devon PL19 8RD P/A No. 3733/17/TCA	T1: Oak – reduce lowest branches, 2m reduction of 2 limbs T2: Sycamore – reduce lowest branches, 1.5m reduction of limbs	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	22 nd December 2017
Mrs M Steevenson 23 Watts Road Tavistock Devon PL19 8LG P/A No. 3971/17/TCA	T1: Beech – complete crown reduction by up to 3m to allow more light and space to surrounding trees, reduce dominance in garden, improve visual aspects, avoid conflict with overhead cables	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	22 nd December 2017
Mrs P Child Highbeech Church Hill Whitchurch Tavistock Devon PL19 9ED P/A No. 3750/17/TCA	T1: Box Elder – fell, low amenity value, overcrowding in garden T2: Eucalyptus – fell, low amenity value, overcrowding in garden, garden over-stocked	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	22 nd December 2017

<p>Mr & Mrs R Wilson Garth Down Road Tavistock Devon PL19 9AE</p> <p>P/A No. 3068/17/TPO</p>	<p>T1: Beech – crown thinning by 20% to remove deadwood (exempt works) and crossing branches, shorten small branch running southwards and starting to overhang house back to growth point approx. 1m from main trunk, shorten tertiary growth on western side by 2m to stop interaction with adjacent tall Eucryphia tree</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>22nd December 2017</p>
<p>Mr R Bird Abbey Chapel Bedford Square Tavistock Devon PL19 0AD</p> <p>P/A No. 3597/17/TCA</p>	<p>T1 & T2: Leylandii – fell due to height and continued growth, poses danger to surrounding buildings and disturbing historic graveyard ground. Replace with a Yew tree</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>22nd December 2017</p>
<p>Mr J Goode 30 Westbridge Cottages Plymouth Road Tavistock Devon PL19 8DQ</p> <p>P/A No. 1864/17/ARC</p>	<p>Approval of Details Reserved by Condition Nos. 3,4, and 7 of Planning Consent 1047/17/HHO</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>11th December 2017</p>
<p>Mrs J Davies 43 Parkwood Road Tavistock Devon PL19 0HH</p> <p>P/A No. 3076/17/TCA</p>	<p>T1: Cotone Aster – crown reduction to 1m from ground level T2: Magnolia – crown height reduction by up to 2m, lateral crown reduction on</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>15th December 2017</p>

	pavement side by up to 1m to provide pedestrian clearance			
Mr D Pratley 7 Oak Tree Lane Tavistock Devon PL19 9DA P/A No. 3085/17/TPO	T2: Oak – deadwood removal (exempt), crown reduction by up to 3m, prune lower branches on sw and east sides by up to 4m to provide clearance from neighbouring properties	Neutral view – refer to Landscape Officer	Tree Works Allowed	15 th December 2017
Mr T Faircloth 83 Plymouth Road Tavistock Devon PL19 8BZ P/A No. 3493/17/HHO	Householder application for two storey side extension to dwelling	Support	Conditional Approval	11 th December 2017
Ms S Pope Rosenlaui Launceston Road Tavistock Devon PL19 8LQ P/A No. 3676/17/HHO	Householder Application for single storey extension to the south-west elevation to replace existing PVCu conservatory	Support	Conditional Approval	12 th December 2017
Mr J Goode 30 Westbridge Cottages Plymouth Road Tavistock Devon PL19 8DQ P/A No. 3806/17/ARC	Approval of Details Reserved by Condition Nos. 3,4, and 7 of Planning Consent 1048/17/LBC	Not placed before TTC for consideration	Discharge of Condition Approved	11 th December 2017

<p>Mr & Mrs P Hurrell 4 Anderton Close Whitchurch Tavistock Devon PL19 9RA</p> <p>P/A No. 3692/17/HHO</p>	<p>Householder Application for a single storey extension to existing dwelling</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>20th December 2017</p>
<p>Mr P Board 10 West Street Tavistock Devon PL19 8AD</p> <p>P/A No. 3822/17/ARC</p>	<p>Approval of details reserved by conditions 3 (slate sample) and 4 (scheduled works) following Grant of Planning Consent 3981/16/LBC</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>22nd December 2017</p>
<p>Mrs E Brew The Bedford Down Road Tavistock Devon PL19 9AG</p> <p>P/A No. 3580/17/TPO</p>	<p>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 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</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>TPO – Refusal of Consent with Agreed Lesser Works</p>	<p>8th January 2018</p>
<p>Mr S Pocknell 27 Newtake Road Tavistock Devon PL19 9BX</p> <p>P/A No.</p>	<p>T1: Ash – remove lowest primary limb overhanging garden at 8m from top of Devon bank, creating excessive shading of garden</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>10th January 2018</p>

3695/17/TPO	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			
Mr & Mrs P Gray Rosebank Butcher Park Hill Tavistock Devon PL19 0EH P/A No. 2751/17/ARM	Application for approval of reserved matters following Outline Approval 00235/2015	Not placed before TTC for consideration	Conditional Approval	4 th January 2018
Mr H Walker 65 West Street Tavistock Devon PL19 8AJ P/A No. 3625/17/LBC	Listed Building Consent for installation of a small sign in order to represent the business residing inside the building	Support	Conditional Approval	3 rd January 2018

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B)
FOR MEETING 23.01.2018

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	<u>Decision</u>
Mr T Faircloth Higher Wilminstone Road past Wilminstone Farm Tavistock Devon PL19 0JT	P/A No. 4149/17 /FUL	Full	Change of Use from agricultural barn to storage unit	Object – <ul style="list-style-type: none"> • Creeping industrialisation of an agricultural site • Concerns regarding degradation of amenity for residential

				neighbours
Mrs M Eldridge 9 Old Launceston Road Tavistock Devon PL19 8NA	P/A No. 4420/17 /HHO	Householder Application	Householder Application for redesign and repositioning of ancillary accommodation	Support
Mr J O'Shea Godshill Down Road Tavistock Devon PL19 9AD	P/A No. 4290/17 /FUL	Full	Erection of 1 dwelling attached to existing dwelling	Object – <ul style="list-style-type: none"> • Over development of the site • Not in keeping with the neighbourhood
Mr M Venner 25 Watts Road Tavistock Devon PL19 8LG	P/A No. 4307/17 /HHO	Householder Application	Householder Application for the replacement of existing shed with proposed single storey double garage with hip roof	Support
Mrs I Rencken Land adjacent to 24 Glanville Road Tavistock Devon PL19 0EB	P/A No. 4426/17 /FUL	Full	Application for demolition of western boundary wall(s) and erection of 4 dwellings (two pairs of semi- detached dwellings)	Support – However concerns were raised regarding; <ul style="list-style-type: none"> • Drainage issues and potential effect on Bannawell Street • Appearance of elevation facing Glanville Road which is potentially unsympathetic to surrounding properties

Mrs I Rencken Lingfield 26a Glanville Road Tavistock Devon PL19 0EB	P/A No. 0036/18 /TCA	Works to Trees in a Conservation Area	T1: Ash – Fell, remove, due to instability of adjacent walls	Neutral view – refer to Landscape Officer
Mr D Sykes 4 Glanville Road Tavistock Devon PL19 0EA	P/A No. 4376/17 /HHO	Householder Application	Householder Application for proposed conservatory and entrance remodelling	Support
Mrs R Weeks 44 Chaucer Road Tavistock Devon PL19 9AJ	P/A No. 0017/18 /TPO	Work to Tree Preservation Order Trees	T1: Sycamore – crown reduction and lateral spread throughout by 3.2-4m to reduce overhang and shading and replant hedge	Neutral view – refer to Landscape Officer
Mrs E Raikes Dhuvarren House, Down Road Tavistock Devon PL19 9AE	P/A No. 0034/18 /TPO	Work to Tree Preservation Order Trees	T1: Douglas Fir – Fell, structurally damaged, branches breaking off over public walkway, poor specimen	Neutral view – refer to Landscape Officer
Mr J Marples Tramonto Green Lane Tavistock Devon PL19 9AN	P/A No. 0042/18 /TPO	Work to Tree Preservation Order Trees	T1: Sycamore – Fell, remove, re-plant with smaller species more appropriate for small garden	Neutral view – refer to Landscape Officer

<p>Mrs C De Val Froxfield Down Road Tavistock Devon PL19 9AG</p>	<p>P/A No. 0067/18 /TPO</p>	<p>Work to Tree Preservation Order Trees</p>	<p>T1: Oak – reduce height by up to 4.5m, reduce overhang over garden by up to 3.5m T2: Oak – reduce height by up to 4.5m, reduce overhang over garden by up to 3.5m T3: Oak – reduce height by up to 4.5m T4: Oak – reduce height by up to 4.5m T5: Oak – reduce height by up to 4.5m T6: Oak – reduce height by up to 4.5m T7: Oak – reduce height by up to 4.5m</p>	<p>Neutral view – refer to Landscape Officer</p>
<p>Mr & Mrs Hillan 35 Trelawny Road Tavistock Devon PL19 0EN</p>	<p>P/A No. 3958/17 /HHO</p>	<p>Householder Application</p>	<p>Householder Application for proposed loft conversion to include construction of new flat roofed dormer window and Juliette balcony</p>	<p>Support</p>
<p>Westward Housing Group Ltd Land adjacent to Brook Farm Brook Lane Tavistock</p>	<p>P/A No. 0955/17 /ARM</p>	<p>Re- advertiseme nt</p>	<p>Re- advertisement (Revised Application Description) Full application</p>	<p>Neutral view</p>

Devon			for development of 23 no. dwellings (8 affordable and 15 open market units) with associated access road and external works	
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	Consideration deferred to DM&L Meeting scheduled for 12th February 2018, in view of the considerable amount of paperwork to be considered, and the lateness in receiving this Application prior to this Meeting
Mr C Miller Courtenay Brook Farm Brook Lane Tavistock Devon PL19 9DP	P/A No. 0195/18 /TPO	Works to Tree Preservation Order Trees	T2: Oak – remove smaller stem at 1m from top of hedge bank to allow tree to develop into a better form T3: Oak – remove crossing stem back to union at 1.2m from top of hedge	Neutral view – refer to Landscape Officer

			<p>bank to rectify weak union and allow more light into garden</p> <p>T4: Oak – coppice at 1m above hedge</p> <p>bank to manage regrowth as low hedge to allow T7 to develop</p> <p>T5: Beech – coppice at 1m above hedge</p> <p>bank to allow T7 to develop</p> <p>T6: Beech – coppice at 1m above hedge</p> <p>bank to allow T7 to develop</p> <p>T7: Oak – remove 180mm dia. Limb at 3m above hedge</p> <p>bank on west side overhanging garden to allow more light into the garden</p> <p>T8: Hawthorn – manage as 1m low hedge to allow better tree T7 to develop</p> <p>T9: Oak – coppice at 1m to allow T7 to flourish</p> <p>T10: Oak – coppice at 1m to allow T7 to flourish</p>	
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			T11: Oak – reduce x2 limbs growing towards south via drop crotch technique by up to 5m	
Mr B Reece 27 Watts Road Tavistock Devon PL19 8LG	P/A No. 3679/17 /TCA	Works to Trees in a Conservation Area	T1: Ash – fell, remove, overhanging driveway, close proximity to buildings and highway, lost vigour, extensive falling deadwood, roots contained in low retaining wall now compromised due to root and tree movement	Neutral view – refer to Landscape Officer
Dr A Moy Arras Down Road Tavistock Devon PL19 9AG	P/A No. 0144/18 /HHO	Householder Application	Householder Application for construction of an attached garage with bedroom over	Support