



# Tavistock Town Council

Working for the local community

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18<sup>th</sup> December 2018

Dear Councillor

A **Meeting** of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **WEDNESDAY 2<sup>nd</sup> JANUARY, 2019** at **6.15pm.** (Please note change of day due to the Bank Holiday)

Yours sincerely

Carl Hearn  
Town Clerk

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## **MEMBERS OF COMMITTEE**

Cllr A Hutton	<b>Chairman</b>	
Cllr Mrs M Ewings	<b>Vice Chairman</b>	
Cllr P Ward	<b>(Mayor - ex officio)</b>	
Cllr Mrs A Johnson	<b>(Deputy Mayor - ex officio)</b>	
Cllr Ms L Crawford	Cllr A Fey	Cllr A Lewis
Cllr Mrs U Mann	Cllr P Squire	Cllr A Venning
Cllr Mrs J Whitcomb		

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## **AGENDA**

- APOLOGIES**  
To receive apologies for absence.
- MINUTES**  
To confirm the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 4<sup>th</sup> December, 2018 (enclosed).

**3. DECLARATIONS OF INTEREST**

To receive disclosures of unregistered other interests from Councillors on matters to be considered at the meeting. The disclosure shall include the nature of the interest. If a Member becomes aware, during the course of a meeting, of an interest that has not been disclosed under this item they must immediately disclose it.

Under the Code of Conduct Councillors with an interest – whether or not it is a disclosable pecuniary interest, or other interest, must leave the room for the duration of consideration of the item to which the interest relates.

**4. DARTMOOR NATIONAL PARK**

No items received

**5. TOWN PLANNING ISSUES**

No items received

**6. GENERAL CORRESPONDENCE**

No items received

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

**8. PLANNING APPLICATIONS**

**a. Decisions by West Devon Borough Council or Devon County Council**

Attached at Appendix A.

**b. New Applications to West Devon Borough Council.**

Attached at Appendix B.

All documentation pertaining to decisions and new applications for this meeting can be directly accessed anytime via [www.wdbc.gov.uk/planning](http://www.wdbc.gov.uk/planning).

Hard copies are also available for viewing during office hours via the Assistant to the Town Clerk (tel. 01822 613529 or e-mail [janet.smallacombe@tavistock.gov.uk](mailto:janet.smallacombe@tavistock.gov.uk)).

**Next Development Management & Licensing Committee Meeting:  
Tuesday 15<sup>th</sup> January, 2019 at 6.15pm**

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)  
FOR MEETING 02.01.2019

<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>
<p>Mr J Endicott Land to north of Redmoor Close Tavistock Devon PL19 0ER</p> <p>P/A No. 3307/18/TPO</p>	<p>T3: Maple – multi-stemmed, complete crown reduction to suitable growth points, 5-year work plan requested to reduce overall tree size by half</p> <p>T5: Sycamore – re-coppice to 1m from ground level</p> <p>T7: Ash – re-pollard to previous points at 5m from ground level</p> <p>T8: Oak – deadwood removal (exempt), crown lift to 3m over neighbouring property, remove crossing branch at 3m from ground level</p> <p>T9: Ash – fall, large basal wounds, extensive decay</p> <p>G1: Mixed Species – reduce height of Holly by 2m, reduce lateral spread over neighbouring property by 1m</p>	<p><b>Neutral View – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>5<sup>th</sup> December 2018</p>

<p>Tavistock Town Council Town Council Offices Drake Road Tavistock Devon PL19 0AU</p> <p>P/A No. 1937/18/LBC</p>	<p>Listed Building Consent for works to masonry bay window roof and replacement ceiling below</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>21<sup>st</sup> November 2018</p>
<p>Mr G Smith 77 Parkwood Rd Tavistock Devon PL19 0HJ</p> <p>P/A No. 2356/18/HHO</p>	<p>Householder Application for proposed replacement 2-storey side extension</p>	<p><b>Neutral view although concerns were raised regarding;</b></p> <ul style="list-style-type: none"> <li>• <b>Potential flood risk to neighbouring properties;</b></li> <li>• <b>Potential for overlooking of adjacent properties</b></li> </ul> <p><b>(please see letters of objection WDBC has already received)</b></p>	<p>Conditional Approval</p>	<p>20<sup>th</sup> November 2018</p>
<p>Mr &amp; 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</p>	<p><b>Neutral View – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>19<sup>th</sup> November 2018</p>

	T4: Sycamore – complete crown reduction on all sides by up to 3m to previous pollarding points, trees in need of maintenance and ongoing management, garden dominated by hedge, shades greenhouse and vegetable patch			
Mr L Wilcox 78 Whitchurch Rd Tavistock Devon PL19 9BE  P/A No. 3013/18/HHO	Householder Application for the construction/relocation of driveway entrance	<b>Support</b>	Conditional Approval	19 <sup>th</sup> November 2018
Mr P Gray Highlights Down Road Tavistock Devon PL19 9AQ  P/A No. 3050/18/HHO	Householder Application for a gazebo	<b>Support</b>	Conditional Approval	20 <sup>th</sup> November 2018
Mr N Celikkol 74 West Street Tavistock Devon PL19 8AJ  P/A No. 3137/18/LBC	Listed Building Consent for attachment of gas supply pipe to the front of shop	<b>Neutral view – refer to Conservation Officer</b>	Conditional Approval	21 <sup>st</sup> November 2018
Mrs L Murphy 1 Downlea Tavistock Devon	H1: x 5 Lawson Cypress – fell to near ground level, significant	<b>Neutral View – refer to Landscape Officer</b>	Tree Works Allowed	21 <sup>st</sup> November 2018

<p>PL19 9AW</p> <p>P/A No. 3170/18/TPO</p>	<p>defoliation, low amenity value, previously managed as hedge</p> <p>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>Mr J Taylor The Old Cornmarket West Street Tavistock Devon PL19 8AQ</p> <p>P/A No. 3221/18/LBC</p>	<p>Listed Building Consent for re-roofing of building in natural slate. Upgrading of lead detailing including alternative lead roll ridge detail and lead soaker mitred slate joints. Redecoration of upper storey windows. Repointing of upper random stonework</p>	<b>Support</b>	Conditional Approval	23 <sup>rd</sup> November 2018
<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>	<b>Neutral view – refer to Landscape Officer</b>	Tree Works no objection raised	21 <sup>st</sup> November 2018
<p>Mrs S James 9 Frobisher Way Tavistock Devon PL19 8RE</p> <p>P/A No. 3089/18/TPO</p>	<p>T1: Oak – deadwood removal (exempt), height reduction by 6.8m, large, close proximity to house, shades rear of house and garden,</p>	<b>Neutral view – refer to Landscape Officer</b>	<p>Split Decision;-</p> <p>Consent – works to T2</p> <p>Refusal – works to T1</p>	7 <sup>th</sup> December 2018

	<p>small branches have fallen, can no longer hang washing to excessive size of tree and number of birds, overhangs and shades neighbours</p> <p>T2: Sycamore – height reduction by 4m, growing into Oak tree, squirrel damage, cross limb damage</p>		(apart from deadwood removal)	
<p>Cavanna Homes (SW) Ltd Land at SX 4722 7457 adjacent to New Launceston Road Tavistock</p> <p>P/A No. 1472/18/ARM</p>	<p>Application for approval of reserved matters for 148 No. dwellings, including affordable housing, areas of open space and landscaping and associated infrastructure following outline approval 2022/16/OPA</p>	<b>Support</b>	Conditional Approval	6 <sup>th</sup> December 2018
<p>Day Lewis plc 81 West Street Tavistock Devon PL19 8AQ</p> <p>P/A No. 2919/18/FUL</p>	<p>Replace roof coverings, patch repair and decorate external walls, replace sash windows, undertake timber repairs/replace glazing/decorate sash windows, and re-modelling of shop fascia</p>	<b>Support</b>	Conditional Approval	3 <sup>rd</sup> December 2018
<p>Mr D Newland Abbey Surgery 28 Plymouth Road Tavistock Devon</p>	<p>Application for approval of details reserved by Conditions 3, 4, 5 and 6 of Planning Consent</p>	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	3 <sup>rd</sup> December 2018

PL19 8BU  P/A No. 2924/18/ARC	4039/17/FUL			
Mr R Harvey 24 Whitham Park Tavistock Devon PL19 9BP  P/A No. 3311/18/HHO	Householder Application for proposed two storey side extension and single storey rear extension to dwelling	<b>Neutral view however concerns were raised with regard to;</b>  <ul style="list-style-type: none"> <li>• a soakaway;</li> <li>• the removal of trees and a hedge to create a wider off- street parking space, thereby decreasing on-street public parking</li> </ul>	Conditional Approval	6 <sup>th</sup> December 2018
Barrett David Wilson Homes Land at Butcher Park Hill Tavistock Devon PL19 0EH  P/A No. 3535/18/NMM	Non material minor amendment to amend Planning Permission reference 00610/2015	<b>Not placed before TTC for consideration</b>	Conditional Approval	6 <sup>th</sup> December 2018
The Harlequin Group 18 Market Street Tavistock Devon PL19 0DE  P/A No. 3734/18/COM	Notice of intention to install 1 fixed- line broadband communications apparatus equipment cabinet	<b>Not placed before TTC for consideration</b>	Permitted Developme nt	3 <sup>rd</sup> December 2018



<p>Mr D Newland Abbey Surgery 28 Plymouth Road Tavistock Devon PL19 8BU</p> <p>P/A No. 3735/18/NMM</p>	<p>Non material amendment to Planning Consent 4039/17/FUL for re- specification of material to NW elevation infill panels</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Approval</p>	<p>3<sup>rd</sup> December 2018</p>
<p>Mr R Bird Marshall &amp; Browne's Memorial Homes Marshall Road Whitchurch Tavistock Devon PL19 9FG</p> <p>P/A No. 2411/18/TPO</p>	<p>T1: Ash – remove 1 x primary branch on east side at 5m from ground level on top of Devon hedge with finishing pruning cut 150mm in diameter, remove 1x secondary limb on west side at 8m from ground level with finishing pruning cut 150mm in diameter, minor balancing of upper crown by reducing branch length by up to 2m with finishing pruning cut size 50mm in diameter T2: Elm – Coppice to 0.3m high stump on top of Devon hedge T3: Elm (dual stemmed) – crown height reduction by up to 2m, finishing pruning cut size 50mm in diameter; reasons – trees causing property owner extreme anxiety due to size and proximity to his property</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Split Decision</p>	<p>12<sup>th</sup> December 2018</p>

Tavistock Town Council Tavistock Devon PL19 8SP  P/A No. 4076/18/TCA	T0616: Oak – significant major and minor deadwood removal (exempt works) shedding branches on busy footpath	<b>Not placed before TTC for consideration</b>	Grant of Exemption	12 <sup>th</sup> December 2018
Specsavers 3 West Street Tavistock Devon PL19 8AD  P/A No. 2736/18/FUL	Alterations to shopfront	<b>Support</b>	Conditional Approval	26 <sup>th</sup> November 2018
Mr L Atkinson Alma Cottage Church Hill Tavistock Devon PL19 9ED  P/A No. 3129/18/HHO	Householder Application for demolition of lean-to kitchen and conservatory and replacement with single storey extension	<b>Support</b>	Conditional Approval	27 <sup>th</sup> November 2018

*TAVISTOCK TOWN COUNCIL*  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
FOR MEETING 02.01.2019

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
<u>Devon County Council Application</u>  Portflair Quarries Ltd Wilminstone Quarry Wilminstone Tavistock	DCC/ 4100/ 2018	-	Re-processing of inert construction and demolition waste used in the creation of base levels required under Planning Permission	<b>Comments to DCC by 6<sup>th</sup> January 2019</b>

Devon PL19 0JT			01083/2010 to remove high quality material capable of being used as secondary aggregate. The application also seeks, temporarily for a period of 5 years, to include importation of up to 25,000t per annum of inert waste for recycling and resale with the residue being used for finishing off the levels required under extant permission 01083/2010	
Mr & Mrs J Harris 1 Violet Lane Tavistock Devon PL19 9JD	P/A No. 3824/18 /HHO	Householder Application	Householder Application for extension to existing flat roofed garage	<b>Comments to WDBC by 10<sup>th</sup> January 2019</b>
Mr & Mrs H Jones Tophouse 25 Deer Park Road Tavistock Devon PL19 9HG	P/A No. 3903/18 /HHO	Householder Application	Householder Application for proposed alterations to dwelling to form granny annex within the converted garage and part of the ground floor of the dwelling together with alterations to the conservatory to form garden room	<b>Comments to WDBC by 10<sup>th</sup> January 2019</b>
Tavistock Town Council Tavistock Guildhall Bedford Square Tavistock Devon PL19 0AE	P/A No. 3960/18 /ARC	Approval of Conditions	Application for approval of details reserved by Condition 4 of Planning Consent 1828/17/LBC	<b>Comments to WDBC by 11<sup>th</sup> January 2019</b>

Mr L Flambard 27 King Street Tavistock Devon PL19 0DT	P/A No. 3863/18 /LBC	Listed Building Consent	Listed Building Consent for internal alterations	<b>Comments to WDBC by 10<sup>th</sup> January 2019</b>
Dr W Miller 28 Abbotsfield Crescent Tavistock Devon PL19 8EY	P/A No. 4006/18 /HHO	Householder Application	Householder Application for extensions to existing dwelling	<b>Comments to WDBC by 11<sup>th</sup> January 2019</b>
Ms I Chambers The Milking Parlour Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT	P/A No. 3267/18 /FUL	Full	Change of Use of barn approved for domestic ancillary use to dwelling	<b>Comments to WDBC by 17<sup>th</sup> January 2019</b>