



# Tavistock Town Council

Working for the local community

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25<sup>th</sup> June 2019

Dear Councillor

A **Meeting** of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** will be held in the **Council Chamber at Drake Road, Tavistock** on **TUESDAY 2<sup>nd</sup> JULY, 2019** at **6.15pm**.

Yours sincerely

Carl Hearn  
Town Clerk

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## **MEMBERS OF COMMITTEE**

Councillor P Ward  
Councillor Mrs U Mann

**Chairman**  
**Vice Chairman**

Councillor Mrs A Johnson  
Councillor A Hutton

**(Mayor - ex officio)**  
**(Deputy Mayor – ex officio)**

Councillors Ms L Crawford, J Ellis, A Fey, G Parker, P Squire, A Venning

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**6.15pm** Prior to the commencement of the Meeting, Members will receive a presentation from Alexis Huggins (Specialist – Place Making (Open Space, Sport and Recreation) for South Hams and West Devon Borough Council) in respect of the proposed Open Spaces, Sport and Recreation Plan (OSSR), and the 'next steps' required to take the Plan forward (copy relevant information appended).

All Members are encouraged to attend, and in particular those who have put themselves forward for the Town Council's Open Spaces, Sport & Recreation Plan (S106) Group.

**1. APOLOGIES**

To receive apologies for absence.

**2. MINUTES**

To confirm the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 11<sup>th</sup> June, 2019 (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 (DNPA)**

No items received

**5. TOWN PLANNING ISSUES**

a) At the request of Councillor Mrs A Johnson - 10-12 Plymouth Road: to consider a question raised by a member of the public with regard to Advertisement and Listed Building Consents at this address.

**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**

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 23<sup>rd</sup> July 2019 at 6.15pm**

*TAVISTOCK TOWN COUNCIL*

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)  
FOR MEETING 02.07.2019

<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>
Mr & Mrs M Dee 31 Priory Close Tavistock Devon PL19 9DJ  P/A No. 0781/19/ HHO	Householder Application for construction of a single storey extension to the rear and in part in front of the existing garage (retrospective)	<b>Tavistock Town Council would 'support' this application on the condition that all drainage issues and flood risks have been satisfactorily resolved</b>	Conditional Approval	29 <sup>th</sup> May 2019
Mr H Rutherford 11 Sunway Close Tavistock Devon PL19 8LU  P/A No. 1421/19/ARC	Application for approval of details reserved by Condition 3 of Planning Consent 4175/18/HHO	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	30 <sup>th</sup> May 2019
Mrs D Smart Court Lodge Down Road Tavistock Devon PL19 9AQ  P/A No. 1530/18/TEX	T1: Oak – fell, risk of tree limbs falling and causing further damage, risk to life, Eiffel Tower bracket disease and early stage hazard beam fungus present	<b>Not placed before TTC for consideration</b>	Grant of Exemption	24 <sup>th</sup> May 2019
Tavistock Times Gazette	Installation of rear first & second floor	<b>Support</b>	Conditional Approval	5 <sup>th</sup> June 2019

14 Brook Street Tavistock Devon PL19 0HD  P/A No. 0033/19/FUL	fire escape staircase			
Mr D Newland Abbe Surgery 28 Plymouth Road Tavistock Devon PL19 8BU  P/A No. 0500/19/ARC	Application for approval of details reserved by Conditions 3, 4, 5, 6 and 7 of Planning Consent 1468/17/FUL	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	6 <sup>th</sup> June 2019
Mr K Sprague & Ms M Howe Tavy Warran Lane Tavistock Devon PL19 9DB  P/A No. 0639/19/HHO	Householder application for proposed addition of off road parking bay, associated earth works, landscaping, re-roofing ground floor and new glazing to existing courtyard	<b>Support</b>	Conditional Approval	6 <sup>th</sup> June 2019
Ms I Chambers The Milking Parlour Higher Wilminstone Tavistock Devon PL19 0JT  P/A No. 0699/19/HHO	Householder Application for proposed two storey extension to dwelling and conservatory (conservatory previously approved)	<b>Support – however concerns were raised regarding the disproportionate number of bedrooms in view of the size of the living area</b>	Conditional Approval	7 <sup>th</sup> June 2019
Mr D Richardson 3 Old Launceston Road Tavistock PL19 8NA  P/A No.	Householder application for demolition and rebuild of garage, single storey rear extension and porch	<b>Support</b>	Conditional Approval	3 <sup>rd</sup> June 2019

0905/19/HHO	to front of bungalow			
<p>Fusion Lifestyle Meadowlands Leisure Pool The Wharf Tavistock Devon PL19 8SP</p> <p>P/A No. 0924/19/ADV</p>	<p>Advertisement consent for "Meadowlands Leisure Centre" centre name signs x 2 - front and back of building. Directional sign to main entrance from rear of site flags x 3 on lamp posts</p>	<p><b>Building signs – 'support' however would have preferred smaller signs</b></p> <p><b>Lamp post signs – 'object';</b></p> <ul style="list-style-type: none"> <li>• <b>Inappropriate in a Conservation Area;</b></li> <li>• <b>Purely advertising, no useful information;</b></li> <li>• <b>Too far from the actual building;</b></li> <li>• <b>Gives the appearance that the car park is for Meadowlands users only;</b></li> <li>• <b>Too dominant and too large</b></li> </ul>	Advertisement Consent	5 <sup>th</sup> June 2019
<p>Mr R Lazemore 11a Mount Tavy Road Tavistock PL19 9JB</p> <p>P/A No. 0990/19/HHO</p>	<p>Householder application for changes to external appearance with new location of front door and infilling of garage door opening, enlargement of the patio area towards the river with gabion basket substructure and glass handrail</p>	<b>Support</b>	Conditional Approval	4 <sup>th</sup> June 2019
<p>Priory Education Services Ltd Buctor House</p>	<p>External alterations to curtilage building</p>	<b>Support</b>	Conditional Approval	3 <sup>rd</sup> June 2019

<p>Crease Lane Tavistock Devon PL19 8EN</p> <p>P/A No. 3832/18/FUL</p>				
<p>Mr D Morris 11 The Heights Tavistock Devon PL19 8HL</p> <p>P/A No. 0595/19/TPO</p>	<p>T1: Sycamore - Lateral reduction of approx. 5 branches by 3 metres on West side; T2: Ash - Reduction of approx. 5 branches by 3 metres on West side in a horizontal and lateral direction, works to provide clearance to boundary and buildings</p>	<p><b>Neutral view – refer to the Landscape Officer</b></p>	<p>Split Decision</p> <p>Works to Sycamore - Grant of Conditional Consent</p> <p>Works to Ash – Refusal of Consent</p>	<p>13<sup>th</sup> June 2019</p>
<p><u>Devon County Council Application</u></p> <p>Portflair Quarries Ltd Wilminstone Quarry Wilminstone Tavistock Devon PL19 0JT</p>	<p>Re-processing of inert construction and demolition waste used in the creation of base levels required under Planning Permission 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</p>	<p><b>Neutral view however concerns were raised regarding;</b></p> <ul style="list-style-type: none"> <li>• <b>Increase in heavy vehicle movements;</b></li> <li>• <b>Expected further erosion of an already poor road;</b></li> <li>• <b>The noise of processing;</b></li> <li>• <b>Expected disturbance to wildlife and local residents</b></li> </ul> <p><b>There was however support</b></p>	<p>Conditional Approval</p>	<p>13<sup>th</sup> June 2019</p>

	with the residue being used for finishing off the levels required under extant permission 01083/2010	<b>for the recycling concept</b>		
Mr D Manning 19 Ordulf Road Tavistock Devon PL19 8NE  P/A No. 1010/19/TPO	T3: Chestnut - removal of deadwood to prevent falling into garden and footpath, and all round crown reduction up to 2.5m using drop crotch technique to prevent interference with street lighting and maintain highway clearance; T4: Oak - removal of deadwood to prevent falling into garden and footpath, and all round crown reduction up to 2.5m using drop crotch technique to prevent interference with house/garage, maintain highway clearance and balance tree	<b>Neutral view – refer to Landscape Officer</b>	Refusal of Consent with Agreed Lesser Works	13 <sup>th</sup> June 2019
Mr Palmer Burnside Anderton Lane Whitchurch Tavistock Devon PL19 9DX  P/A No. 0508/19/ TPO	T1: Beech – crown raise to 5m from ground level, removal of 3 branches at 7m from ground level extending over road towards power lines, reduce length of lateral branches over driveway by 3m to reduce	<b>Neutral view – refer to Landscape Officer</b>	Split Decision  Grant of Conditional Consent for works to trees T1, T3, T5 and G1  Refusal of	14 <sup>th</sup> June 2019

	<p>shading and limbs falling</p> <p>T2: Beech – remove due to low amenity value and reduce shading</p> <p>T3: Conifer – remove as too large for location and to reduce shading</p> <p>T4: Beech – remove overextended limb to north side at 5m from ground level to reduce risk of damage</p> <p>T5: Beech – crown raise to 5m from ground level</p> <p>G1: Beech – crown raise to 4m from ground level to enable use of garden and reduce shading</p> <p>T6: Oak – remove due to lean towards house</p>		Consent for works to trees T2, T4 and T6	
<p>Mr T Cuckston 17 Fitzford Cottages Tavistock Devon PL19 8DB</p> <p>P/A No. 1335/19/TCA</p>	<p>T1: Goat Willow- Coppice to less than 0.5m from ground level due to excessive size(&gt; 60 ft), poor health and excessive shading. Will allow more light to existing fruit trees</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>No Objections Raised</p>	<p>14<sup>th</sup> June 2019</p>

*TAVISTOCK TOWN COUNCIL*  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
FOR MEETING 02.07.2019



TAVISTOCK TOWN COUNCIL  
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
 APPLICATIONS (Appendix B)  
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<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App Link</u></b>	<b><u>Proposal</u></b>	
Mr & Mrs N Hammacott Byways Crease Lane Tavistock PL19 8EL	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191693">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191693</a>	Householder application for single storey rear extension	<b>Comments to WDBC by 11<sup>th</sup> July 2019</b>
Mr & Mrs S Mullin 15a Watts Road Tavistock Devon PL19 8LF	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191593">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191593</a>	Householder application for conversion of coach house to ancillary accommodation, construction of sun room to replace existing conservatory and changes to entrance porch arrangement	<b>Comments to WDBC by 11<sup>th</sup> July 2019</b>
Mr And Mrs P Hicks 25 Cox Tor Road Tavistock Devon PL19 9JG	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191781">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191781</a>	Householder application for proposed single storey extension to extend living area	<b>Comments to WDBC by 12<sup>th</sup> July 2019</b>
Ms A Pitt 34 Westbridge Cottages Plymouth Road Tavistock Devon PL19 8DQ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191820">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191820</a>	Application for approval of details reserved by condition 3 of listed building consent 0819/19/LBC	<b>Comments to WDBC by 18<sup>th</sup> July 2019</b>
Mrs J Beswetherick Green Acres Down Road Tavistock Devon PL19 9AG	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191842">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191842</a>	T22: Blue Atlas Cedar - Remove 2 lower limbs and overhanging lower limbs to achieve a 6m crown lift, 2m overall crown reduction. Tree overhanging house and driveway	<b>Comments to WDBC by 11<sup>th</sup> July 2019</b>

Mr N Moass 26 Deer Park Crescent Tavistock Devon PL19 9HH	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191666">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191666</a>	Householder application for replacement of flat roof over garage projection with section of pitched roof	<b>Comments to WDBC by 19<sup>th</sup> July 2019</b>
Tavistock Town Council Pannier Market The Market Tavistock PL19 0AL	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191410">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191410</a>	Advertisement consent for new illuminated Pannier Market sign, new Bedford Square overhead sign and lighting and repositioning of Pannier Market Mosaic sign with overhead lighting	<b>Comments to WDBC by 18<sup>th</sup> July 2019</b>
Tavistock Town Council Pannier Market The Market Tavistock PL19 0AL	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191409">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191409</a>	Listed building consent for multiple alterations to Pannier Market area	<b>Comments to WDBC by 18<sup>th</sup> July 2019</b>
Mr M Bayat 10 Philpott Lane Tavistock Devon PL19 9FB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191786">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191786</a>	Householder application for porch extension	<b>Comments to WDBC by 19<sup>th</sup> July 2019</b>
Mr & Mrs Symons 12 Watts Road Tavistock Devon PL19 8LF	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191120">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191120</a>	Householder application for demolition of stone garden wall and creation of single storey kitchen extension; Widening of drive entrance	<b>Comments to WDBC by 18<sup>th</sup> July 2019</b>
Livewell South West Tavistock Hospital Spring Hill Tavistock Devon PL19 8LD	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191928">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191928</a>	T1: Horse Chestnut - Reduce low lateral limb overhanging hospital footpath by approx. 3 metres to reduce weight on limb	<b>Comments to WDBC by 16<sup>th</sup> July 2019</b>