



Tavistock Town Council

Working for the local community

Town Council Offices
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7th August 2019

Dear Councillor

A **Meeting** of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **TUESDAY 13th August, 2019** at **6.15pm.**

Yours sincerely

Carl Hearn
Town Clerk

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

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 23rd July, 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) For information only – confirmation of the naming of roads at the Bovis Homes development, Callington Road, Tavistock in accordance with Tavistock Town Council's recommendations, Minute No. 19 from 21st May 2019 refers (correspondence enclosed);

b) To reconsider Planning Application 1100/19/VAR – Phase 1, Callington Road, Tavistock following clarification received from Bovis Homes with regard the variations proposed, see Appendix B from Development Management & Licensing Committee Meeting held on 11th June 2019 (correspondence enclosed)

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.

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).

Next Development Management & Licensing Committee Meeting: Monday 2nd September 2019 at 6.15pm (please note change of day)

AGENDA ITEM 8a*TAVISTOCK TOWN COUNCIL*

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING

DECISIONS (Appendix A)

FOR MEETING 13.08.2019

<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>
Mr K McCarter 4 Deacons Green Tavistock Devon PL19 8BN	T1: Oak – removal of wind-damaged, snapped branch on west side at approx. 8m from ground level, hanging over back garden and shed	Not placed before TTC for consideration	Grant of Exemption	12 th July 2019
Mr A James Karenza Violet Lane Tavistock PL19 9JD P/A No. 0430/19/HHO	Householder application for erection of single storey extension to bungalow	Support	Conditional Approval	12 th July 2019
Mrs F Redfarn 5 West Street Tavistock Devon PL19 8AD P/A No. 1519/19/FUL	Change of use from first and second floor offices to first and second floor maisonette with no external alterations	Support	Conditional Approval	12 th July 2019
Mr & Mrs Hall 17 Goldfinch Gardens Whitchurch Tavistock PL19 9FR P/A No. 1558/19/HHO	Householder application for single storey rear extension and new window to side (North-East) elevation	Support	Conditional Approval	10 th July 2019

<p>Mrs E Rozdobutko The Laurels Down Road Tavistock Devon PL19 9AD</p> <p>P/A No. 1250/19/TPO</p>	<p>T1: English Elm - Lateral reduction by 3m on the East side to growing points, T2: Beech - Lateral reduction by 3m on the East side to growing points, T3: Red Oak - Lateral reduction by 4m on the East side to growing points, T4: Beech - Lateral reduction by 3m on the East side to growing points. Trees causing excessive shading and causing blocked gutters</p>	<p>Neutral view – refer to the Landscape Officer</p>	<p>Split Decision</p> <p>Works to T1, T2 and T3 – Grant of Conditional Consent</p> <p>Works to T4 – Refusal of Consent</p>	<p>19th July 2019</p>
<p>Mrs F Redfarn 5 West Street Tavistock Devon PL19 8AD</p> <p>P/A No. 1516/19/LBC</p>	<p>Listed Building Consent for change of use from first and second floor offices to first and second floor maisonette with no external alterations</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>18th July 2019</p>
<p>Mrs P Lake 33 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ</p> <p>P/A No. 1654/19/LBC</p>	<p>Listed building consent for roof repairs; re-tile roof on piggery side and minor repairs to garden side</p>	<p>Support – subject to a proper wildlife assessment, in particular for bats</p>	<p>Conditional Approval</p>	<p>16th July 2019</p>
<p>Dr I Ogilvie Dalkeith Callington Road Tavistock PL19 8EH</p> <p>P/A No.</p>	<p>Householder application for additional access, hard standing driveway and removal of Phone Box</p>	<p>Object – for the following reasons;</p> <ul style="list-style-type: none"> • Concerns around safety aspects and the negative impact on road 	<p>Refusal</p>	<p>24th July 2019</p>

0935/19/HHO		<p>safety in the area, especially in view of the location of this proposal which is very near two busy roundabouts;</p> <ul style="list-style-type: none"> • Concerns with regard the safety of pedestrians resulting from the proposed extended dropped curb. This pavement is used very heavily by children walking/being walked to the two nearby schools; • Impact of the loss of the extended wall on the Conservation Area; • There has previously been a proposal received to relocate a restricted parking area very near this location, which would impact on drivers' visibility in the area 		
Mr & Mrs M Wood Hurdwick Golf Club Hurdwick Tavistock PL19 0LL	Change of use of redundant clubhouse to dwelling	<p>Object –</p> <ul style="list-style-type: none"> • Unjustified loss of a recreational facility, contrary to Policy DEV 3 	Conditional Approval	22 nd July 2019

P/A No. 1556/19/FUL		<p>(JLP);</p> <ul style="list-style-type: none"> • Unjustified development in the countryside, contrary to Policy TTV 26 (JLP); • Badly located with regard public services, this will require the inevitable use of a private car, contrary to Policy SPT2 (JLP) 		
Mr & Mrs N Hammacott Byways Crease Lane Tavistock PL19 8EL P/A No. 1693/19/HHO	Householder application for single storey rear extension	Support	Conditional Approval	24 th July 2019
Miss Thomson – EEG Land adjacent to Little Buctor Crease Lane Tavistock Devon PL19 8EL P/A No. 1731/19/TPO	T1: English Oak; T2, T3, T4, T6 & T8: Oak; T5: Holly; T7: Twin Stemmed Sycamore; T9: Hawthorne; G1: Sycamore hedgerow - Prune all on Southern aspect to achieve a 1 metre clearance from overhead BT cable and poles	Neutral view – refer to the Landscape Officer	Tree Works Allowed	24 th July 2019
Mr and Mrs P Hicks 25 Cox Tor Road Tavistock Devon PL19 9JG	Householder application for proposed single storey extension to extend living area	Support	Conditional Approval	24 th July 2019

P/A No. 1781/19/HHO				
Mrs J Beswetherick Green Acres Down Road Tavistock Devon PL19 9AG P/A No. 1842/19/TPO	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	Neutral view – refer to the Landscape Officer	Refusal of Consent – Lesser Tree works allowed	24 th July 2019
Mr & Mrs Brocklesby 34a Glanville Road Tavistock Devon PL19 0ED P/A No. 0183/19/HHO	Householder application for lower ground and ground floor side and front extension	Support – subject to the Planning Officer confirming there will be no overlooking of neighbouring properties as a result of the location of the roof terrace	Withdrawn	22 nd July 2019
Livewell South West Tavistock Hospital Spring Hill Tavistock Devon PL19 8LD P/A No. 1928/19/TCA	T1: Horse Chestnut - Reduce low lateral limb overhanging hospital footpath by approx. 3 metres to reduce weight on limb	Neutral view – refer to the Landscape Officer	No Objections Raised	24 th July 2019
Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ P/A No. 1994/19/TCA	T1: Beech - Fell; T2: Beech – Fell	Neutral view – refer to the Landscape Officer	No Objections Raised	24 th July 2019

<p>Tavistock Town Council The Meadows Tavistock Devon</p> <p>P/A No. 2269/19/TEX</p>	<p>TO683/TO687: Horse Chestnuts – fell, remove, bark necrosis, failed limbs, bleeding canker, risk of complete failure TO688: Horse Chestnut – reduce primary limbs by up to 3m, remove secondary branch T683: Red Oak – major and minor deadwood removal</p>	<p>Not placed before TTC for consideration</p>	<p>Grant of Exemption</p>	<p>22nd July 2019</p>
<p>Mrs L Brockington 1 Strathcar Down Road Tavistock PL19 9AG</p> <p>P/A No. 1698/19/TPO</p>	<p>T1: English Oak - deadwood removal (exempt), crown raise to 4m from ground level and crown height/lateral reduction by 2m on all sides to ensure safety and access for high vehicles; T2: Beech - deadwood removal (exempt), crown height/lateral reduction by 2m on all sides and crown raise to 4m from ground level to maintain balance and shape, allow more light into garden, support plant growth and maintain safe pedestrian access to public pathway</p>	<p>Neutral view – refer to the Landscape Officer</p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>2nd August 2019</p>
<p>Mrs P Lake 33 Westbridge Cottages Plymouth Road Tavistock</p>	<p>T1: Spruce - Fell</p>	<p>Neutral view – refer to the Landscape Officer</p>	<p>No Objections Raised</p>	<p>2nd August 2019</p>

Devon PL19 8DQ P/A No. 1813/19/TCA				
Mr R Howman 72 Plym Crescent Tavistock Devon PL19 9HX P/A No. 2129/19/NMM	Application for non-material amendment following Grant of Planning Permission 1564/17/FUL	Not placed before TTC for consideration	Conditional Approval	24 th July 2019

AGENDA ITEM 8b

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR MEETING 13.08.2019

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
Mr & Mrs S Reeves 22 Glanville Road Tavistock Devon PL19 0EB	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/192278	Outline application with some matters reserved for erection of new dwelling in the garden	Comments to WDBC by 22nd August 2019
Mr & Mrs S Morris 57 Westmoor Park Tavistock Devon PL19 9AB	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/192256	Householder application for proposed extension to existing kitchen	Comments to WDBC by 22nd August 2019
Mr D Mudd The Retreat Down Park Drive Tavistock Devon PL19 9AH	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/192110	Tree Exemption Application T1: Nothofagus – fell, remove, dead.	Comments to WDBC by 14th August 2019

Ms J Orange Tavistock Town Council Tavistock Community Sensory Garden The Meadows Tavistock Devon	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/192138	Works to Trees in a Conservation Area: T1: Conifer - Remove - not in keeping with the area. T2: Holly - Remove - not in keeping with the area, growing into the boundary fence with tennis court. T3: Photinia - Crown lift to 2.5 to 3m from ground level to allow more light to roses. T4: Conifers x2 - Remove - to create a meandering woodland walk. T5: Willow - Crown lift to 4m from ground level to allow area to be used for seating	Comments to WDBC by 14th August 2019
Ms J Taylor Yelverton Wessex Ltd The Quay Plymouth Road Tavistock Devon	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/192149	Full Planning Application: Repairs and alterations to roof and construction of entrance lobby	Comments to WDBC by 29th August 2019
Miss K James Daisy-Lily Aesthetic and Beauty Clinic 5 West Street Tavistock Devon PL19 8AD	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/192373	Full Planning Application: Change of use from office (B1) to aesthetic, beauty, laser and therapy clinic	Comments to WDBC by 22nd August 2019
Mr & Mrs Pridham 1 Arimoor Gardens Tavistock Devon PL19 9HN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/192369	Householder application for demolition of conservatory and erection of two storey extension	Comments to WDBC by 6th September 2019
Mr H Williams 8 Westmoor Park Tavistock Devon PL19 9AA	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/192365	T1: Spruce - Removal due to heavy ivy growth, too large for garden and danger of snapping branches and plant replacement	Comments to WDBC by 3rd September 2019