



Tavistock Town Council

Working for the local community

Town Council Offices
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6th December 2019

Dear Councillor

A **Meeting** of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **TUESDAY 17th DECEMBER, 2019** at **6.45pm** (please note change to start time for this Meeting).

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 26th November, 2019 (previously circulated).

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)

a) For information only - Notice received of the Refusal of Planning Permission for Planning Application 0390/19 Change of Use of part of quarry to B8 storage, Longford Quarry, Moorshop, Tavistock

5. TOWN PLANNING ISSUES

a) Consultation on Supplementary Planning Document and Statement of Community Involvement 2019 (deferred from DM&L Meeting 26th November 2019) – to consider the feedback report of Members in connection with the above (Minute No. 262 refers), and agree representations on behalf of the Council (report to follow);

b) Neighbourhood Plan – to consider the report of the Assistant to the Town Clerk and agree next steps (enclosed);

c) Tree planting at Churchill Retirement Living, Plymouth Road, Tavistock – to consider the issue of the planting of saplings, rather than semi-mature trees, at this location. An update will be provided at the Meeting if a response from the Landscape Officer at West Devon Borough Council has been received;

d) Appeal Start Notification – P/A No. 4122/18/FUL Proposed Change of Use of part of field to storage of vehicles (Re-submission P/A No. 2205/18/FUL). Considered at DM&L Committee Meeting 15th January 2019. All representations to be received by 7th January 2020 (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.

Next Development Management & Licensing Committee Meeting:
Monday 13th January 2020 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 17.12.2019

<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>
Huers Construction Consultancy 4c Duke Street Tavistock Devon PL19 0BA	Application for Approval of Details reserved by Condition 2 1273/19/PAH	Not placed before TTC for consideration	Discharge of Condition Approved	11 th November 2019
HSBC CRE HSBC Bedford Square Tavistock PL19 0AH P/A No. 3033/19/LBC	Listed Building Consent for internal alterations and decorations	Support	Conditional Approval	15 th November 2019
Portman Dental Care 25 Plymouth Road Tavistock PL19 8AU P/A No. 3175/19/FUL	Change of use of first floor from residential accommodation (C3 Dwelling houses) to Dental Practice (D1 Non-residential institutions) to provide additional accommodation for existing Dental Surgery	Support	Conditional Approval	15 th November 2019

<p>Mr M Richards The Sheiling Down Road Tavistock PL19 9AG</p> <p>P/A No. 2966/19/TPO</p>	<p>T2: Beech - Crown raise on North side to 5m from ground level. Lateral reduction on North West side by 3m. T3: Beech - Crown raise on South side to 4m from ground level. Reduce secondary branch on East side to the union by 5m. Lateral reduction of tertiary branches by up to 1.2m to balance. Reasons- to reduce overhang onto parking area and house, reduce risk of branches falling into garden and reduce excessive shading</p>	<p>Neutral view – to refer to Landscape Officer</p>	<p>Refusal Lesser Tree Works Allowed</p>	<p>22nd November 2019</p>
<p>Mr G Johnstone Rill House Down Park Drive Tavistock Devon PL19 9AH</p> <p>P/A No. 3112/19/TPO</p>	<p>T1: Rowan - Fell due to proximity to structure and low amenity value</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>22nd November 2019</p>
<p>Mrs J Davies 43 Parkwood Road Tavistock PL19 0HH</p> <p>P/A No. 3374/19/TCA</p>	<p>T1: Magnolia - Pollard to 1.5m from ground level - tree is dominating garden and extending over pavement. T2: Western Red Cedar - Crown height reduction by 8m -</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Tree Works No Objections Raised</p>	<p>22nd November 2019</p>

	tree is too large for garden			
Mr J Harding Tankersley Down Road Tavistock Devon PL19 9AG P/A No. 3007/19/TPO	T1888: Sweet Chestnut - Crown raise to 4m from ground level. Crown height reduction by 2m on East side to balance shape of tree. Lateral reduction by 2m on West side. Deadwood removal (exempt) Reasons - due to impact on beech hedge and to balance the shape of the tree	Neutral – refer to Landscape Officer	Refusal of Consent with Agreed Lesser Works	22 nd November 2019
Whitchurch Wayfarers Cricket Club Whitchurch House Whitchurch Tavistock PL19 9EL P/A No. 2021/19/FUL	Small extension to existing clubhouse	Support	Conditional Approval	19 th November 2019
Churchill Retirement Living Harewood House 66 Plymouth Road Tavistock Devon PL19 8BU P/A No. 2895/19/VAR	Application for variation of condition 19 of planning permission 2232/17/FUL	Support	Conditional Approval	18 th November 2019
Mr A Grindey 100 Monksmead Tavistock	Householder application for demolition of timber	Support	Conditional Approval	18 th November 2019

PL19 8PR P/A No. 2920/19/HHO	garage and building of new single block garage			
Miss F Roddy-Watts 66 Fitzford Lodge Plymouth Road Tavistock PL19 8BU P/A No. 3087/19/FUL	Installation of a ground source heat pump	Neutral view – unable to comment as no expertise in this area	Conditional Approval	19 th November 2019
Ms P Bennett Courtenay Brook Cottage Courtenay Brook Brook Lane Tavistock PL19 9DP P/A No. 3150/19/CLE	Lawful development certificate for existing use of property for permanent occupation	Neutral view – no evidence to submit	Certificate of Lawfulness (Existing) Certified	19 th November 2019
Dr R Handy 9 Maple Close Tavistock Devon PL19 9LL P/A No. 3366/19/NMM	Non material minor amendment to reduce projection from 2.4m to 1.75m to amend planning permission 0285/19/HHO	Support	Conditional Approval	19 th November 2019

AGENDA ITEM 8b

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR MEETING 17.12.2019

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	

Mr P Morris 16 Tremayne Rise Tavistock PL19 8RD	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/192851	Householder application for conversion of existing garage into residential room. Existing ground floor cloakroom to be modified to include shower	Comments to WDBC by 26th December 2019
Mr R Eberlie 6 Vigo Mews Parkwood Road Tavistock PL19 0RG	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193543	T1: Elm - Crown height reduction by 2.5-3.5m, lateral reduction of lower branches on North East side over garden by 2-2.5m, remove low branch at 4.5m from ground on North East side taking back to main stem. T2: Elm - Crown height reduction by 2.5-3.5m.	Comments to WDBC by 19th December 2019
Mr Gillett The Sheiling Down Road Tavistock PL19 9AG	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193570	T1-8: Sycamore x8 - Fell. Trees are growing close to the garage	Comments to WDBC by 19th December 2019
Mr G Allott 8 Bluebell Way Tavistock PL19 9SA	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193634	Retrospective householder application for extension to rear	Comments to WDBC by 26th December 2019
Friends Trusts Ltd 4 Canal Road Tavistock PL19 8AR	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193653	Listed Building Consent for internal alterations to improve accessibility, enlarge Meeting Room, provide toilet and upgrade kitchen facilities	Comments to WDBC by 26th December 2019
Mr I Douglas Springfield Chollacott Lane Tavistock PL19 9DD	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193673	T1: Oak - Deadwood removal (exempt), T2: Oak - Deadwood removal (exempt), T3: Oak - Lateral reduction on North and South sides by 2-3m to give 2m clearance of house, T4: Oak - Lateral reduction on East side by 2-3m to give 3m clearance of house and deadwood removal (exempt).	Comments to WDBC by 19th December 2019
Ms I Chambers The Milking Parlour Higher Wilminstone Wilminstone Tavistock PL19 0JT	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193694	Application for variation of condition 3 of planning permission 2206/18/FUL (and appeal decision APP/Q1153/W/19/3223930)	Comments to WDBC by 26th December 2019

Mr J Gould 6 Tremayne Rise Tavistock Devon PL19 8RD	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193478	T1: Oak - Crown height reduction by 2m, lateral reduction by 4m on North and East sides and 2m on West and South sides. Tree is leaning in close proximity to neighbouring properties and dropping branches	Comments to WDBC by 19th December 2019
Mr S Gliddon Land adjacent to Fernside Crease Lane Tavistock PL19 8EW	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193608	Variation of condition 2 (approved plans) of planning consent 0393/18/FUL for alteration to Plot 2	Comments to WDBC by 19th December 2019
Mr & Mrs D Aston 14 Woodpecker Way Whitchurch Tavistock PL19 9FQ	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193625	Householder application for the construction of extensions to dwelling	Comments to WDBC by 19th December 2019
Mrs A Whitworth 2 Fitzford Cottages Tavistock Devon PL19 8DB	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193750	Application for approval of details reserved by conditions 3 & 4 of listed building consent 1007/19/LBC	Comments to WDBC by 26th December 2019
Mr D Leonard-Williams The Willows 15 Redmoor Close Tavistock PL19 0ER	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/193603	T1: Sycamore - Remove low lateral branch at 4.5m from ground level on North West side and 2 lower branches at 3m from ground level on North side. Tree is overhanging gardens. A full climbing survey is also required to identify extent of wound on stem, if dangerous - fell	Comments to WDBC by 26th December 2019
Tavistock Town Council Tavistock Tennis Club Plymouth Road Tavistock PL19 8BU	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/192887	T1: Elm - Remove. Roots are lifting footpath and cycle path creating a hazard for pedestrians and cyclists. Tree is in poor condition. T2: Lime - Crown lift to 6m from ground level on tennis club side only. Branches are resting on roof of clubhouse. T3: Copper Beech - Crown lift to 6m from ground level on tennis court side only. Branches overhanging court leading to algae growth on surface making it slippery for players. T4: Multi stemmed Ash - Remove. Tree showing	Comments to WDBC by 24th December 2019

		signs of advanced dieback and overhanging footpath/ cycle path.	
Cavanna Homes (South West) Limited Land at SX 4722 7457 adjacent to New Launceston Road Tavistock	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193788	Variation of condition 2 (approved plans) in relation to Plots 94 – 96 of planning consent 1472/18/ARM	Comments to WDBC by 9th January 2020 N.B. Paper copy available in the Council Chamber
19 Campion Rise Tavistock Devon PL19 9PU	P/A No. 3780/19/HHO Link not available as at 5 th December 2019	Householder application for proposed detached double garage on existing driveway of dwelling (resubmission of 2015/19/HHO)	Comments to WDBC by 9th January 2020