



Tavistock Town Council

Working for the local community

Town Council Offices
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16th January 2018

Dear Councillor

A **Meeting** of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **TUESDAY 23rd JANUARY, 2018** at **6.15pm.**

Yours sincerely

Carl Hearn
Town Clerk

MEMBERS OF COMMITTEE

Cllr P Ward	Chairman (Deputy Mayor - ex officio)	
Cllr A Venning	Vice Chairman	
Cllr Mrs M Ewings	Cllr A Hutton	Cllr A Lewis
Cllr P Squire	Cllr Mrs J Whitcomb	
Cllr P Sanders	Mayor (ex officio)	

AGENDA

1. APOLOGIES

To receive apologies for absence

2. MINUTES

To confirm the Minutes of the Meeting of the Development Management & Licensing Committee held on Wednesday 3rd January, 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

a) To consider a name for a new housing development off Parkwood Road, Tavistock. The Town Council's response to be forwarded to West Devon Borough Council by the deadline of 24th January, 2018 (correspondence enclosed)

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

A HATOC (Highways and Traffic Order Committee) site visit, in respect of this Order, took place on 8th January 2018.

Following that site visit, this Committee will re-consider the original Order, and will make a recommendation to Council for the Town Council's decision to be made, and this decision to then be re-submitted to Devon County Council (previous 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 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.

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 12th February, 2018 at 6.15pm (please note change of day)

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 Decembe r 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 Decembe r 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	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	22 nd Decembe r 2017

	T1 and T2 above			
<p>Mrs S Irish 35 Willow Road Tavistock Devon PL19 9JH</p> <p>P/A No. 3594/17/TPO</p>	<p>T1: Cherry – crown reduction by 2m, becoming too big, reaching building walls, overhanging back garden, cutting out natural light</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>22nd December 2017</p>
<p>Mr M Stevens Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ</p> <p>P/A No. 3530/17/TCA</p>	<p>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</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>22nd December 2017</p>
<p>Mr Edmonds 18 Tremayne Rise Tavistock Devon PL19 8RD</p> <p>P/A No. 3733/17/TCA</p>	<p>T1: Oak – reduce lowest branches, 2m reduction of 2 limbs T2: Sycamore – reduce lowest branches, 1.5m reduction of limbs</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>22nd December 2017</p>
<p>Mrs M Steevenson 23 Watts Road Tavistock Devon PL19 8LG</p> <p>P/A No. 3971/17/TCA</p>	<p>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</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>22nd December 2017</p>

<p>Mrs P Child Highbeech Church Hill Whitchurch Tavistock Devon PL19 9ED</p> <p>P/A No. 3750/17/TCA</p>	<p>T1: Box Elder – fell, low amenity value, overcrowding in garden T2: Eucalyptus – fell, low amenity value, overcrowding in garden, garden over-stocked</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>22nd Decembe r 2017</p>
<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 Decembe r 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 Decembe r 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 pavement side by up to 1m to provide pedestrian clearance</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>15th December 2017</p>
<p>Mr D Pratley 7 Oak Tree Lane Tavistock Devon PL19 9DA</p> <p>P/A No. 3085/17/TPO</p>	<p>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</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>15th December 2017</p>
<p>Mr T Faircloth 83 Plymouth Road Tavistock Devon PL19 8BZ</p> <p>P/A No. 3493/17/HHO</p>	<p>Householder application for two storey side extension to dwelling</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>11th December 2017</p>

<p>Ms S Pope Rosenloui Launceston Road Tavistock Devon PL19 8LQ</p> <p>P/A No. 3676/17/HHO</p>	<p>Householder Application for single storey extension to the south-west elevation to replace existing PVCu conservatory</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>12th Decembe r 2017</p>
<p>Mr J Goode 30 Westbridge Cottages Plymouth Road Tavistock Devon PL19 8DQ</p> <p>P/A No. 3806/17/ARC</p>	<p>Approval of Details Reserved by Condition Nos. 3,4, and 7 of Planning Consent 1048/17/LBC</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>11th Decembe r 2017</p>
<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 Decembe r 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 Decembe r 2017</p>
<p>Mrs E Brew The Bedford Down Road Tavistock Devon PL19 9AG</p>	<p>H1: Conifer Hedge – reduce to height of 2.5m from ground level for easier maintenance and</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>P/A No. 3580/17/TPO</p>	<p>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>Mr S Pocknell 27 Newtake Road Tavistock Devon PL19 9BX</p> <p>P/A No. 3695/17/TPO</p>	<p>T1: Ash – remove lowest primary limb overhanging garden at 8m from top of Devon bank, creating excessive shading of garden 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</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>10th January 2018</p>
<p>Mr & Mrs P Gray Rosebank Butcher Park Hill Tavistock Devon PL19 0EH</p> <p>P/A No. 2751/17/ARM</p>	<p>Application for approval of reserved matters following Outline Approval 00235/2015</p>	<p>Not placed before TTC for consideration</p>	<p>Conditional Approval</p>	<p>4th January 2018</p>

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
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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>	
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	Comments to WDBC by 24th January 2018
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	Comments to WDBC by 1st February 2018
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	Comments to WDBC by 1st February 2018
Mr M Venner 25 Watts Road Tavistock Devon	P/A No. 4307/17 /HHO	Householder Application	Householder Application for the replacement of existing shed with	Comments to WDBC by 29th January 2018

PL19 8LG			proposed single storey double garage with hip roof	
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)	Comments to WDBC by 1st February 2018
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	Comments to WDBC by 2nd February 2018
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	Comments to WDBC by 1st February 2018
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	Comments to WDBC by 2nd February 2018
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	Comments to WDBC by 2nd February 2018

<p>Mr J Marples Tramonto Green Lane Tavistock Devon PL19 9AN</p>	<p>P/A No. 0042/18 /TPO</p>	<p>Work to Tree Preservation Order Trees</p>	<p>T1: Sycamore – Fell, remove, re- plant with smaller species more appropriate for small garden</p>	<p>Comments to WDBC by 5th February 2018</p>
<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>Comments to WDBC by 5th February 2018</p>