

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Wednesday 14<sup>th</sup> December, 2022** at **5.30pm**.

**PRESENT**

Councillor Mrs U Mann **Chairman**

Councillor P Ward **Mayor – ex officio**

Councillors Ms L Crawford, A Lewis, P Squire and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk

**303. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor B Smith (Vice Chairman).

**304. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 21<sup>st</sup> November, 2022 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**305. DECLARATIONS OF INTEREST**

The following Declarations of Interest were made;

- Councillor P Ward in respect of Planning Application No. 3931/22/VAR 205 Whitchurch Road, Tavistock PL19 9DQ by virtue of being the applicant. Councillor Ward left the Meeting during the consideration of this Application;
- Councillor A Lewis in respect of Planning Application No. 3885/22/FUL Langsford Park, Crowndale Road, Tavistock PL19 8JR by virtue of his involvement with the football club.

**306. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

No items received.

**307. TOWN PLANNING ISSUES**

No items received.

**308. GENERAL CORRESPONDENCE**

No items received.

### **309. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)**

The Notes of the Steering Group Meeting held on Wednesday 7<sup>th</sup> December, 2022 were distributed at the Meeting, as they had been received too late to be issued with the Agenda (Appendix 2). These were received and noted.

- It was noted that at the meeting Councillor P Peers had expressed an interest in being appointed to the Steering Group. Any such appointment would take place at the next Council Meeting;
- The Chairman of the Steering Group confirmed that she would be making a presentation on the Vision, Aims and Objectives of the Steering Group, prior to the start of the next Council Meeting on 3<sup>rd</sup> January, 2023. All Town Councillors were encouraged to attend with an invitation also being sent to the West Devon Borough Councillors and Devon County Councillor who represent Tavistock, together with relevant Officers at the Borough Council, to provide feedback on these matters;
- The next Steering Group Meeting was scheduled for Wednesday 11<sup>th</sup> January, 2023 in the Council Chamber;
- A public meeting was provisionally scheduled for 22<sup>nd</sup> February, 2023 (venue to be confirmed).

RESOLVED THAT;

- the subscription for the Parish Online Mapping System, at a cost of £ 432, be approved following the conclusion of the free trial period. This would be funded from the existing and previously allocated budget for the NDP website, where there remained available funds.

### **310. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items brought forward.

### **311. PLANNING DECISIONS and APPLICATIONS**

#### **a) Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 3).

#### **b) NEW Planning Applications**

New Planning Applications to West Devon Borough Council.

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 4).

### 312. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 10<sup>th</sup> January, 2023 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 6.10pm.

Signed:

Dated:  
CHAIRMAN

#### TAVISTOCK TOWN COUNCIL DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 14.12.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Crowndale HWRC Crowndale Road Tavistock PL19 8JR  P/A No. DCC/4310/2022	Construction of a new public Household Waste recycling Centre (HWRC) on redundant landfill site at Crowndale HWRC, Tavistock	<b>Support</b>	Application approved with conditions	29 <sup>th</sup> November 2022
Mr M Vine West Devon Borough Council Kilworthy Park Tavistock PL19 0BZ  P/A No. 2603/22/FUL	Application for erection of 3 x flagpoles 8-metres high, replacing single 8-metre high flagpole	<b>Support</b>	Refusal	11 <sup>th</sup> November 2022
Mr W Southall Tavistock Town Council Market Road Tavistock  P/A No. 2990/22/FUL	Works to infill & repair voids to face of river wall between EA Gauging Station to The East Gate Cafe	<b>Support</b>	Conditional Approval	8 <sup>th</sup> November 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr Windemer Marstan 1 St Johns Tavistock PL19 9RF</p> <p>P/A No. 3325/22/TPO</p>	<p>T1 &amp; T2: Lime - Removal of unstable deadwood, Crown raise by 5 metres, Remove epicormic growth from stem base to 1.5m above ground level, Crown height reduction by 1.5-2 metres and Pruning cut diameters to be no more than one-third the diameter of the parent branch, Crown volume reduction of 15-20% - Reason for works: The Lime trees are low over the adjacent properties, the crown management and re-shaping will give the trees a more balanced and pleasing visual appeal, management of the basal growth will allow detailed stem- base inspection and inform tree risk assessment and the work will not significantly affect local visual Amenity</p>	<p><b>Neutral View refer to Tree Specialist</b></p>	<p>Tree Works Allowed</p>	<p>7<sup>th</sup> November 2022</p>
<p>Mrs A Davies Valley View Brook Lane Tavistock PL19 9DP</p> <p>P/A No. 3471/22/TPO</p>	<p>T1: Purple beech - Remove tree due to tree declining for the last 18 months, replant with native broad leaf on completion</p>	<p><b>Neutral View refer to Tree Specialist</b> • <b>The Committee were pleased to see that it would be replaced with a native broad leaf tree</b></p>	<p>Grant of Conditional Consent</p>	<p>22<sup>nd</sup> November 2022</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr M Tucker 24 Churchill Road Whitchurch Tavistock PL19 9BU  P/A No. 3459/22/TPO	T1: Ash - remove, large split in trunk	<b>Support</b>	Grant of Conditional Consent	22 <sup>nd</sup> November 2022
Mr R Mayo Thorn Down Road Tavistock PL19 9AD  P/A No. 3391/22/TPO	T1: Lawson Cypress - Removal tree, as declined and is now dead and T2: Lawson Cypress - Removal tree, as declined and is now dead	<b>Support</b>	Grant of Conditional Consent	22 <sup>nd</sup> November 2022
Mrs D Bevan Chez-Nous Mohuns Close Tavistock PL19 9BJ  P/A No. 2825/22/HHO	Householder application for one storey rear extension, conversion of attic space into bedroom with en-suite & widening of front drive (resubmission of 1407/22/HHO)	<b>Support</b>	Conditional Approval	16 <sup>th</sup> November 2022
Barclays Bank plc 6 Bedford Square Tavistock PL19 0BU  P/A No. 2950/22/FUL	Decommission Barclays Bank	<b>Support</b>	Conditional Approval	16 <sup>th</sup> November 2022
Barclays Bank plc 6 Bedford Square Tavistock PL19 0BU  P/A No. 2951/22/LBC	Listed Building Consent to Decommission Barclays Bank	<b>Support</b>	Conditional Approval	16 <sup>th</sup> November 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr T Green 46 Plymouth Road Tavistock PL19 8BU  P/A No. 3498/22/TCA	T1: Cherry - lateral crown reduction by 1.5m on all sides and crown height reduction by 1.5m	<b>Neutral View refer to Tree Specialist</b>	No Objections Raised	23 <sup>rd</sup> November 2022
Mr G Prest 11 Deer Leap Tavistock PL19 9RD  P/A No. 3548/22/TPO	T6: Dual Stemmed Oak - Crown height reduction by 9 metres from ground level, tree has low vigour in upper crown and has low amenity value	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	28 <sup>th</sup> November 2022
Mrs F Harris Rockview 28 Glanville Road Tavistock PL19 0EB  P/A No. 3720/22/TCA	T1: Ash - Remove due to ash dieback & structural failure and G1 - Lawsons Cypress (Blue Cultivar) - remove 4 x trees	<b>Neutral View refer to Tree Specialist</b>	No Objections Raised	28 <sup>th</sup> November 2022
Mr J Summerfield 23 Sycamore Avenue Tavistock PL19 9NL  P/A No. 3390/22/TPO	T1: Oak - Lateral reduction by 2-3 metres on south east side, T2: Oak - Lateral reduction west side by approximately 3 metres and crown thin by 30% on west side and T3: Oak - lateral reduction by 2-3 metres on northwest side - reason for works: to increase light into rear garden, trees are blocking a significant amount of light	<b>Neutral View refer to Tree Specialist</b>	Refusal of Consent with Agreed Lesser Works	28 <sup>th</sup> November 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr T Haigh 31 Campion Rise Tavistock PL19 9PU  P/A No. 1352/22/HHO	Householder application for two storey side extension, conversion of garage, alteration to front, erection of porch	<b>Support – subject to the Planning Officer being satisfied that appropriate drainage is in place given that the property is within a critical drainage area</b>	Refusal	21 <sup>st</sup> November 2022
Mr & Mrs W Inman Merriment House Priory Gardens Whitchurch PL19 9NZ  P/A No. 2400/22/FUL	New dwelling including new access (previous extant permission for three new dwellings, one already built under application reference 8746/2006/TAV)	<b>Support</b>	Conditional Approval	25 <sup>th</sup> November 2022
Ms I Chambers Windfall Higher Wilminstone Farm Wilminstone Tavistock PL19 0JT  P/A No. 3194/22/ARC	Application for approval of details reserved by Condition 3 (materials) of Planning Consent 1956/20/FUL	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	24 <sup>th</sup> November 2022
Mr & Mrs Barnes 10 Deer Park Close Tavistock PL19 9HE  P/A No. 3280/22/HHO	Householder application for erection of double garage	<b>Support</b>	Conditional Approval	24 <sup>th</sup> November 2022

## TAVISTOCK TOWN COUNCIL

## DEVELOPMENT MANAGEMENT &amp; LICENSING COMMITTEE - NEW PLANNING APPLICATIONS

(Appendix B) FOR MEETING 14.12.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs E Pickering Remus Management Ltd 6 Woodpecker Way Whitchurch Tavistock PL19 9FQ	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223100">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223100</a>	T1: Oak - lateral crown reduction on E side by 1.5-2m due to excessive shading	<b>Application determined prior to this Meeting taking place</b>
Ms J. Marchant 2 Crowndale Villas Crowndale Road Tavistock PL19 8JR	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223915">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223915</a>	Application to determine if prior approval is required for a proposed single-storey rear extension measuring 4.36m x 3.75m maximum height	<b>Neutral View</b>
Mr G Bottomley MAG Developments SW Ltd South of Plot 12 Mount Kelly Parkwood Road Tavistock PL19 0FF	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223784">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223784</a>	Application for variation of condition 2 (approved plans) of planning consent 4121/17/FUL (Resubmission of 2810/22/VAR)	<b>Neutral View</b>
Mr Tett Cricketers Cottage Chollacott Lane Tavistock PL19 9DD	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223896">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223896</a>	T1: Oak - Fell, tree is part of the boundary hedgerow the tree is a nuisance and is causing concern to the owner and occupants	<b>Object – on the basis that the tree is healthy and there is therefore no justification for felling it</b>
Mrs R Winstone 14 Greensway Road Tavistock PL19 8HB	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223530">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223530</a>	Householder application for proposed single storey rear extension	<b>Support</b>
Mr N Roots 69 Oak Road Tavistock PL19 9LJ	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223852">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223852</a>	Householder application for proposed single storey side extension	<b>Support</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs P Ward 205 Whitchurch Road Tavistock PL19 9DQ	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223931">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223931</a>	Application for variation of condition 3 (feature coloured glazing) of planning consent 1547/22/LBC	<b>Support</b>
Mr Webb 48 Chaucer Road Tavistock PL19 9AJ	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224102">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224102</a>	T1: Willow - remove limb over house and crown raise tertiary branches to 3.5m over highway due to overhanging	<b>Neutral View refer to Tree Specialist</b>
Mr D Pilkington 15 Newtake Road Whitchurch Tavistock PL19 9BX	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223881">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223881</a>	T1: Beech - lateral crown reduction on SE side by 3-4m, lateral crown reduction on W side by 1-2m, crown biased towards property, T2: Beech - reduce lowest primary limb on SW side by 2m, excessive shading, T3: Beech - reduce upper protruding limb on S side by 2-3m, excessive shading, T4: Alder - remove low hanging limb on S side, overhanging garden, T5: Sycamore - coppice to 1m from g/l, poor form, causes excessive shading.	<b>Neutral View refer to Tree Specialist</b>
Mr Johnson 11 Yellowmead Tor Close Tavistock PL19 8GB	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223098">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223098</a>	T1 & T3: Beech - lateral crown reduction on S side by 3m due to excessive shading and T2: Poplar - lateral crown reduction on S side by 3m due to excessive shading	<b>Neutral View refer to Tree Specialist</b>
Mr L Peek 28 West Street Tavistock PL19 8JY	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223999">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223999</a>	Change of use of shop floor to be incorporated into existing dwelling, block shop door & reconfigure window & reconfigure internal layout	<b>Support</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr L Peek 28 West Street Tavistock PL19 8JY	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224000">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224000</a>	Listed Building consent for change of use of shop floor to be incorporated into existing dwelling, block shop door & reconfigure window & reconfigure internal layout	<b>Support</b>
Mr M Williams Tavistock AFC Langsford Park Crowndale Road Tavistock PL19 8JR	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223885">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223885</a>	Replace the existing wooden shed with a metal turnstile building	<b>Support</b>
Mrs A Wood The Old Vicarage Church Hill Whitchurch PL19 9ED	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223936">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223936</a>	Householder application for refurbishment to include new pitched roof section to northern roof slope, reinstatement of original style veranda, new garden room extension, boot room lean to & detached garage with covered potting area	<b>Support</b>
Mr Ford Chaldron House Down Road Tavistock PL19 9AE	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224109">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224109</a>	G3: Lime/Ash/Birch x3 trees - Crown reduction by 1-1.5 metres and shape as single unit, these trees can't mature in this location and light crown management at this time is considered entirely appropriate& T6: Copper Beech - Lateral reduction by 2 metres on south & west to clear structures and allow more pleasing form (works to lower half of crown only) and T7: Oak - Crown reduction by 1-1.5 metres and shape, tree can't mature in this location and light crown management at this time is considered entirely appropriate	<b>Neutral View refer to Tree Specialist</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mr Thomson Gatesgarth Down Road Tavistock PL19 9AF</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224108">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224108</a></p>	<p>T1: Beech - Fell due to poor primary branch attachments, weak compression forks &amp; tree overhanging garage &amp; neighbouring property. Previously lost large branch. Tree can't mature in this condition or in this position. Felling will allow adjacent Beech (T2) more room so that it can be more visually pleasing in the long run, T2: Beech - Crown reduce by 1.5-2 metres to allow more pleasing shape/form and TG3: 2x Birch - Crown reduce by 1-1.5 metres to allow more pleasing shape/form. trees to be shaped as single unit</p>	<p><b>Neutral View refer to Tree Specialist</b></p>
<p>Mr R Gude Treveglos Church Road Whitchurch PL19 9EL</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224215">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224215</a></p>	<p>T1: Beech - removal due to fungus rot in lower stem and tree has old wound that has not compartmentalised</p>	<p><b>Support</b></p>
<p>Mr M Edwards Land Adjacent To Brook Farm Brook Lane Tavistock</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224216">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224216</a></p>	<p>For full application schedule of works please refer to 'document 05311' (Tree works)</p>	<p><b>Neutral View refer to Tree Specialist</b></p>
<p>Miss S Boocock Greenbelt Group Ltd Land at SX 474 747 Saxon Road Tavistock Devon</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224155">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/224155</a></p>	<p>T4: Lime - remove epicormic growth and cut ivy at base to allow better future inspection, T8: Ash - cut ivy at base to allow better future inspection, T9: Lime - remove epicormic growth to allow better future inspection, T10: Sycamore - fell due to extensive basal decay with fungal growth, W4a: Beech - reduce to habitat pole at</p>	<p><b>Neutral View refer to Tree Specialist</b></p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		bracket fungus point, W4b: Ash - fell due to dieback, W1a: Ash X2 - fell due to dieback, W1b: Horse chestnut - reduce to habitat pole due to decay on NE side	
Mrs J Paine Mount Kelly Preparatory School Mount Tavy Road Tavistock PL19 9JL	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213666">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213666</a>	Listed Building Consent for the replacement of defective slate roof finishes to the main school building	<b>Support</b>
Mr G Talbot HSBC Bedford Square Tavistock PL19 0AH	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223945">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223945</a>	Listed Building consent to remove concrete blocks to close up hole left by removal of Automatic Teller Machine & replacement with Hurdwick stone to match the rest of the building, new stone to be laid in appropriate courses to match the surrounding stonework as per previous applications 1727/16/FUL & 1728/16/LBC	<b>Support</b>