

MINUTES

Minutes of the Meeting of the **Development Management & Licensing Committee** held at **Butchers' Hall, Tavistock** on **Tuesday 26th October, 2021** at **5.30pm**.

PRESENT

Councillor P Ward **Chairman**
Councillor J Ellis **Vice Chairman**

Councillor A Hutton **Mayor – ex officio**
Councillor Mrs U Mann **Deputy Mayor – ex officio**

Councillors Mrs G Parker, B Smith, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk
Councillor A Lewis (Ward Member)

203. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Ms L Crawford and A Fey.

204. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 4th October, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

205. DECLARATIONS OF INTEREST

No Declarations of Interest were made.

206. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

207. TOWN PLANNING ISSUES

a) Premises Licence Application – notification of an application for a variation to the premises licence for Rockmount Townhouse Ltd for Rockmount, Drake Road, Tavistock PL19 0AX had been received and was considered (Appendix 2); **The application was 'noted' with no concerns raised**

Noted That the Assistant to the Town Clerk undertook to establish where on the Local Planning Authority's website documentation relating to Premises Licences could be found. Feedback would be provided, once received.

- b) For information only – correspondence had been received from Devon County Council which confirmed that Tavistock Footpath 3 (New Launceston Road) would have a 6-month temporary Closure Order placed on it (Appendix 3) **Noted**;
- c) For information only – an advice had been received from the Local Planning Authority that the mural painted at Black Sheep Brew, 1 Pepper Street, Tavistock would require Advertisement Consent which was being progressed with the owner of the business. **Noted**

208. GENERAL CORRESPONDANCE

No items received.

209. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) Notes of the NDP Steering Group Meeting held on 29th September, 2021 were received (Appendix 4)

The Chairman of the Steering Group also confirmed that;

- an informal meeting of the members of the Steering Group had taken place on Monday 25th October where arrangements were discussed for a;
- public meeting to be held on Wednesday 10th November, 2021 at 5.30pm at The Red & Black Club, Crowndale Road, Tavistock the purpose of which was to encourage more members of the community to come forward as volunteers to join the Steering Group;
- that from those volunteers it was hoped to identify a Secretary and Finance Officer to provide support;
- it was not anticipated that the meeting would not be for longer than one hour

Members were encouraged to publicise the public meeting, as detailed above, via as many of their contacts as possible.

210. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN

No matters brought forward.

211. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 5).

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 6).

212. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 15th November, 2021 at 5.30pm in Butchers' Hall (please note continuing change of venue and change of day)

The Meeting closed at 6.02pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 26.10.2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr & Mrs B Cleaver 5 Milton Crescent Tavistock PL19 9AL P/A No. 2920/21/HHO	Householder application for proposed side and rear single storey extension	Support	Conditional Approval	21 st September 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs A Hignett Moorpars 3 Bluebell Way Tavistock PL19 9SA P/A No. 3218/21/TPO	T1: Field Maple - Crown reduction on all sides by approx. 1.5m, tree causing excessive shading to gardens and overhanging garage roof and footpath	Neutral View refer to Tree Specialist	Refusal of Consent with Agreed Lesser Works	1 st October 2021
Tiddy Brook Management Co. Opposite 21 Woodpecker Way Whitchurch Tavistock PL19 9FQ P/A No. 3543/21/TEX	Oak – removal of two snapped branches which are hanging due to dangerous nature to residents	Not place before TTC for consideration	Grant of Exemption	1 st October 2021
Mr G De Val Froxfield Down Road Tavistock PL19 9AG P/A No. 3145/21/TPO	T1: Ash - Fell due to ash dieback	Neutral View refer to Tree Specialist	Grant of Conditional Consent	1 st October 2021
Mr C Perkins 12 Alder Road Tavistock PL19 9LW P/A No. 2804/21/TPO	T1: Cherry - Overall crown reduction by 2m due to excessive shading	Neutral View refer to Tree Specialist	Refusal of Consent with Agreed Lesser Works	1 st October 2021
Mr D Manning 19 Ordulf Road Tavistock PL19 8NE P/A No. 3681/21/TEX	T2: Sweet Chestnut – Removal of limb on northern side of tree due to damage from wind	Neutral View refer to Tree Specialist	Grant of Exemption	6 th October 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs D Cole Courtenay Cottage Plymouth Road Tavistock PL19 9DS P/A No. 3709/21/TEX	T1: Oak – coppice to lowest stump due to safety reasons	Neutral View refer to Tree Specialist	Refusal of Consent	6 th October 2021
Miss A Reynolds 8 Fitzford Cottages Tavistock PL19 8DB P/A No. 0403/21/LBC	Listed Building Consent for replacement of two windows	Object on the following basis; • The absence of an adequate Heritage Assessment; • The use of an inappropriate material i.e. UPVC, on a Listed Building in the Conservation Area and in a World Heritage Site	Conditional Approval	28 th September 2021
Warrens Bakery 10 Duke Street Tavistock PL19 0BA P/A No. 1883/21/ADV	Advertisement consent for projecting sign (retrospective)	Object on the following basis; • The sign is harmful to the character of the Conservation Area, World Heritage Site and the Listing of the building; • By not being a hanging sign, it is not consistent with other signs in the area See also P/A No. 1884/21/LBC	Advertisement Consent	28 th September 2021
Warrens Bakery 10 Duke Street Tavistock PL19 0BA	Listed Building consent for hanging advertisement sign (retrospective)	Object on the following basis; • The sign is harmful to the character of the Conservation Area, World	Conditional Approval	28 th September 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
P/A No. 1884/21/LBC		<p>Heritage Site and the Listing of the building;</p> <ul style="list-style-type: none"> • By not being a hanging sign, it is not consistent with other signs in the area <p>See also P/A No. 1883/21/ADV</p>		
Vistry Partnerships South West Land adjacent to Callington Road Tavistock P/A No. 2696/21/NMM	Non-material minor amendment application on 3345/18/ARM for Plots 158 to 170 amendment of apartment block numbers	Not placed before TTC for consideration	Conditional Approval	29 th September 2021
Mr R Teare Tindle News Group Ltd 14 Brook Street Tavistock PL19 0HD P/A No. 3131/21/FUL	Single storey rear extension	Support	Conditional Approval	7 th October 2021
Mr Reeves Land at 22 Glanville Road Tavistock PL19 0EB P/A No. 1622/21/FUL	Erection of detached 4-bedroom two storey house with parking spaces	Support – Committee Members had made an informal visit to the site and were happy the development was not harmful to the environment or the Grade 2 Listed Viaduct	Conditional Approval	5 th October 2021

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 26.10.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs Lyall 13 Mohuns Park Tavistock PL19 9BL	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213520	Householder application for proposed side extension, amendments to roof design of rear extension and loft conversion	Support – However, concern was raised that there didn't appear to be a document describing the foul water drainage strategy
Mr A Meckiff Heathlea 7 Drake Villas Tavistock PL19 8DA	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213412	Householder application for replacement of two roofs with single roof and reconfiguration of window and door positions on single storey rear extension	Support
Mr & Mrs J Layden 2 Deer Park Lane Tavistock PL19 9HD	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212458	Householder application for an extension to dwelling including construction of outbuildings and carport	Support – However, concern was raised that there didn't appear to be a document describing the foul water drainage strategy
Mr & Mrs Hawkins 8 Deer Park Close Tavistock PL19 9HE	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213492	Householder application for erection of detached garage	Support
Mr & Mrs Barnes 10 Deer Park Close Tavistock PL19 9HE	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213359	Householder application for single storey rear extension	Support
Mr & Mrs P Beilby Home Down House	http://apps.westdevon.gov.uk/PlanningSearch	READVERTISEMENT (Revised plans and description) Householder	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
231 Whitchurch Road Tavistock PL19 9DQ	MVC/Home/Details/211461	application for proposed single storey side extension to dwelling	
Mr R Spackman Village Hall Church Hill Whitchurch PL19 9ED	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213659	T1: Ash - Fell, T2: Ash - Fell due to Ash Dieback and leaning towards community hall	Neutral View - refer to Tree Specialist
Mrs H Moon Langmead Down Park Drive Tavistock PL19 9AH	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213079	T1: Oak - Removal of limb at approximately 4m from ground level on North East side to reshape tree, removal of limb at approximately 17m from ground level on North East side as limb has died	Neutral View - refer to Tree Specialist
Ms & Ms Miller & Sweetser 23 Chaucer Road Tavistock PL19 9AJ	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213710	Demolition of existing 3-bedroom bungalow and garage, and erection of new 2 bedroom bungalow with detached store. New access and crossover created to Shelley Avenue	Support
Mr C Taylor 8 Willow Road Tavistock PL19 9JH	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213594	G1: Hazel hedge - Crown height reduction by approximately 1.5m to leave a final height of approximately 4.5m from ground level and to be maintained as such thereafter	Neutral View - refer to Tree Specialist
Mr P Hodges 80 Parkwood Road Tavistock PL19 0HH	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212736	T1: Willow - Crown thin by 20% and lateral reduction by 2m on North and West sides. Tree encroaching on neighbouring properties and blocking light	Neutral View - refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr R Eberlie 6 Vigo Mews Tavistock PL19 0RG	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213514	T1, T2 and T3: Elms - Fell to 3m from ground level due to being dead; T4: Elm - Fell completely due to being dead	Neutral View - refer to Tree Specialist