

## AGENDA ITEM 2

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Monday 27<sup>th</sup> March, 2023** at **5.30pm**.

### PRESENT

Councillor Mrs U Mann **Chairman**  
Councillor B Smith **Vice Chairman**

Councillor P Ward **Mayor**  
Councillors Ms L Crawford, P Squire and A Venning

### IN ATTENDANCE

Assistant to the Town Clerk

#### 417. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor A Fey, and from Councillor P Ward (Mayor) for late arrival.

#### 418. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 6<sup>th</sup> March, 2023 be confirmed as a correct record and signed by the Chairman (Appendix 1).

#### 419. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

#### 420. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

#### 421. TOWN PLANNING ISSUES

No items received.

#### 422. GENERAL CORRESPONDENCE

No items received.

#### 423. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) The Committee received, for information only, the Report of the Town Clerk in respect of the Neighbourhood Development Plan Progress Report and request for funding (Appendix 2), due to be considered at the Budget & Policy Committee Meeting scheduled for Tuesday 28<sup>th</sup> March, 2023;
- b) The Minutes from the NDP Steering Group Meeting, held on 13<sup>th</sup> March 2023 were distributed at the Meeting (Appendix 3).  
Noted That – it was reported that a new volunteer Finance Co-ordinator had been appointed to the Steering Group.

**424. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items brought forward.

**425. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 4).

**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 5).

Noted That – Councillor P Ward (Mayor) arrived during consideration of the new Planning Applications.

**426. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 18<sup>th</sup> April, 2023 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 6.15pm.

Signed:

Dated:  
CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 27.03.2023

| Applicant's Name, Site Location, P/App No.                              | Development Type  | Town Council's Comments | Decision by Local Planning Authority | Date of Decision               |
|---|---|-------------------------|--------------------------------------|--------------------------------|
| Mrs A Wood<br>The Old Vicarage<br>Church Hill<br>Whitchurch<br>PL19 9ED | Householder application for refurbishment to include new pitched roof section to northern roof slope, | <b>Support</b>          | Refusal                              | 22 <sup>nd</sup> February 2023 |

| Applicant's Name,<br>Site Location,<br>P/App No.  | Development Type  | Town Council's<br>Comments                   | Decision by<br>Local Planning<br>Authority | Date of<br>Decision            |
|---|---|--|--|--------------------------------|
| P/A No.<br>3936/22/HHO  | reinstatement of original style veranda, new garden room extension, boot room lean to & detached garage with covered potting area   |  |  |                                |
| Mr & Mrs G Moule<br>Mount Tavy Holiday Cottages<br>Mount Tavy Road<br>Tavistock<br>PL19 9JL<br><br>P/A No.<br>4069/22/FUL | Change of use from ancillary building to provide new letting suite.   | <b>Support</b>                               | Conditional Approval                       | 22 <sup>nd</sup> February 2023 |
| Mr G Prest<br>11 Deer Leap<br>Tavistock<br>PL19 9RD<br><br>P/A No.<br>4287/22/TPO   | T1: Holly - crown height reduction by 6m to rejuvenate the crown, T2: Holly - crown height reduction by 6m to rejuvenate the crown  | <b>Neutral View refer to Tree Specialist</b> | Grant of Conditional Consent               | 27 <sup>th</sup> February 2023 |
| Mrs J Lancaster<br>Stoneridge<br>Down Road<br>Tavistock<br>PL19 9AQ<br><br>P/A No.<br>4450/22/TPO                         | T2: Oak - Crown height reduction by 4 metres & side reduction on all sides by 1 metre, T6: Beech - Crown height reduction by 2 metres & side reduction on all sides by 2 metres to maintain the shape of the tree and T8 & T9: Silver Birches - Crown Height reduction by 2 metres & side reduction on western side 2 | <b>Neutral View refer to Tree Specialist</b> | Grant of Conditional Consent               | 27 <sup>th</sup> February 2023 |

| Applicant's Name,<br>Site Location,<br>P/App No.  | Development Type  | Town Council's<br>Comments  | Decision by<br>Local Planning<br>Authority | Date of<br>Decision                  |
|---|---|---|--|--------------------------------------|
|   | metres to keep the<br>trees in balance  |   |  |                                      |
| Mr D Johnson<br>Knoll Park<br>Mount Tavy Road<br>Tavistock<br>PL19 9JL<br><br>P/A No.<br>4365/22/FUL                            | Change of use of<br>agricultural land to<br>residential garden<br>(resubmission of<br>4536/21/FUL)  | <b>Support</b>  | Conditional<br>Approval                    | 27 <sup>th</sup><br>February<br>2023 |
| Mr R Benzie<br>Merula<br>Down Road<br>Tavistock<br>PL19 9AG<br><br>P/A No.<br>3451/22/TPO                                       | S1: Sycamore –<br>removal of two dead<br>branches and crown<br>height reduction by<br>3m to reduce strain   | <b>Neutral View refer to<br/>Tree Specialist</b>                                | Refusal of<br>Consent                      | 13 <sup>th</sup> March<br>2023       |
| Mr O Keenan<br>14 Deer Park Road<br>Tavistock<br>PL19 9HG<br><br>P/A No.<br>0145/23/HHO   | Householder<br>application for<br>demolition of<br>existing flat roofed<br>garage & addition of<br>new extensions<br>(Resubmission of<br>3291/22/HHO) | <b>Support</b>  | Conditional<br>Approval                    | 9 <sup>th</sup> March<br>2023        |
| Airband Community<br>Internet Ltd<br>Courtenay Cottage<br>Plymouth Road<br>Tavistock<br>PL19 9DS                                | Prior notification of<br>the installation of a<br>10.5m wooden pole<br>(9m above ground)  | <b>Noted<br/>(the notification was<br/>provided for<br/>'information only')</b> | Permitted<br>Development                   | 8 <sup>th</sup> March<br>2023        |
| Mr W Southall<br>Tavistock Town<br>Council<br>Tavistock Heritage<br>Trust Court Gate<br>Bedford Square<br>Tavistock<br>PL19 0AE | Listed building<br>consent for<br>structural repair &<br>replacement of<br>timber beams,<br>lintels & rot affected<br>window & associated<br>works    | <b>Support</b>  | Conditional<br>Approval                    | 9 <sup>th</sup> March<br>2023        |

| Applicant's Name,<br>Site Location,<br>P/App No. | Development Type | Town Council's<br>Comments | Decision by<br>Local Planning<br>Authority | Date of<br>Decision |
|--|------------------|----------------------------|--|---------------------|
| P/A No.<br>4282/22/LBC                           |                  |                            |  |                     |

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B) FOR MEETING 27.03.2023

| Applicant's Name &<br>Location                                  | P/App Link  | Proposal  | Deadline to respond   |
|---|---|---|---|
| Mr P Benny<br>11 Cole Moore Meadow<br>Tavistock<br>PL19 0ES     | <a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230400">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230400</a> | T2: Ash – Removal of lower branches by 5 metres overhanging Wyatt's Lane including overhang to property, T3, T4 & T5<br>Sycamore - Crown thin by 20%, remove dead crossing branches (deadwood exempt) & lower selected minor branches overhanging garden and Wyatt's Lane, T3, T4 & T5<br>required work to increase light levels, reduce wind resistance & reduce major over-hang to Public road Wyatt's Lane and property garden | <b>Neutral View refer to Tree Specialist</b>  |
| Mr Richards<br>Dawn Lodge<br>Down Road<br>Tavistock<br>PL19 9AG | <a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230434">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230434</a> | T1: Dead or Cedar - Lateral reduction by 1-2 metres on south side to suitable growth points, where this is not possible removing the branch in it's entirety to reduce overhang of property   | <b>Neutral View refer to Tree Specialist</b>  |
| Mr A Pye<br>Land Adjacent to<br>Callington Road<br>Tavistock    | <a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230474">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230474</a> | Application for variation of condition 2 (approved plans) of planning consent 3345/18/ARM   | <b>Object on the following basis:</b><br>• <b>Policy DEV1 – the split-level design proposed would make the properties inaccessible for those with disabilities or those with limited or</b> |

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|--|--|---|--|
|  |  |   | <p><b>impaired movement;</b></p> <ul style="list-style-type: none"> <li>• <b>Policy DEV 9 – this doesn't meet the local housing need for properties appropriate for an ageing population ;</b></li> <li>• <b>the green space amenity of these homes will be less accessible, as in point 1;</b></li> <li>• <b>the existing design was preferred as it allowed better access and was more adaptable for those with access/disability needs</b></li> </ul> |
| <p>Mr W Hancock - Environment Agency Gauging Station adjacent to Market Road Tavistock</p> | <p><a href="https://apps.westdevon.gov.uk//PlanningSearchMVC/Home/Details/230343">https://apps.westdevon.gov.uk//PlanningSearchMVC/Home/Details/230343</a></p> | <p>Replacement of existing Environment Agency gauging station</p>                             | <p><b>Support</b></p>  |
| <p>Mr &amp; Mrs Wilson<br/>8 Plymouth Road<br/>Tavistock<br/>PL19 8AY</p>                  | <p><a href="https://apps.westdevon.gov.uk//PlanningSearchMVC/Home/Details/230223">https://apps.westdevon.gov.uk//PlanningSearchMVC/Home/Details/230223</a></p> | <p>Householder application for proposed reinstatement of front garden railings &amp; gate</p> | <p><b>Support – as it will involve the reinstatement of original features, which will have a positive impact on the Conservation Area and World Heritage Site</b></p>  |
| <p>Mr &amp; Mrs Wilson<br/>8 Plymouth Road<br/>Tavistock<br/>PL19 8AY</p>                  | <p><a href="https://apps.westdevon.gov.uk//PlanningSearchMVC/Home/Details/230224">https://apps.westdevon.gov.uk//PlanningSearchMVC/Home/Details/230224</a></p> | <p>Listed Building Consent for proposed reinstatement of front garden railings &amp; gate</p> | <p><b>Support – as it will involve the reinstatement of original features, which will have a positive impact on the Conservation Area and World Heritage Site</b></p>  |

| Applicant's Name & Location  | P/App Link  | Proposal   | Deadline to respond   |
|--|---|--|---|
| Mr H Myott<br>31 Parkwood Road<br>Tavistock<br>PL19 0HH                                | <a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224479">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224479</a> | Householder application for extension of existing rear extension with the addition of a single storey flat roof & minor internal alterations (resubmission of 0112/22/HHO) | <b>Neutral View – however reference was made to the proposed roof lights which appeared to be prominent. Roof lights with a lower profile would be preferred to minimise the impact on the local streetscape.</b> |
| Mr & Mrs G Jeeves<br>Orchard Hill<br>Madge Lane<br>Tavistock<br>PL19 0DY               | <a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230198">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230198</a> | Householder application for loft conversion with single dormer to rear of property. Side flat roof garden room to replace flat roof conservatory                           | <b>Support</b>  |
| Mr S Buckley<br>80 Priory Close<br>Tavistock<br>PL19 9DG                               | <a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/223406">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/223406</a> | Householder application for replacement porch (part retrospective)   | <b>Support</b>  |
| Mr & Mrs J Canning<br>Ormonde<br>Highbank Close<br>Tavistock<br>PL19 8EQ               | <a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230625">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230625</a> | Householder application for proposed detached garage, greenhouse & retrospective application for erected fence   | <b>Support</b>  |
| Mr Pearson<br>5 Manor Close<br>Tavistock<br>Devon<br>PL19 0PN                          | <a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230765">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230765</a> | T23: Holly - crown height reduction by 2.5m to rejuvenate canopy and be more aesthetic   | <b>Neutral View refer to Tree Specialist</b>  |
| Mr A Simpson<br>Sitec Infrastructures<br>36 Fitzford Cottages<br>Tavistock<br>PL19 8DB | <a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230512">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230512</a> | Listed Building Consent for repairs to roof & associated works   | <b>Support – it was appreciated that the works planned to protect the patina and use of heritage slates</b>   |
| Miss E Wannell<br>Flat 3<br>27 West Street<br>Tavistock<br>PL19 8JY                    | <a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230722">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230722</a> | Listed building consent for installation of replacement bathroom window  | <b>Support – on the basis that this would improve a property within the Conservation Area, as well as</b>   |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond                |
|-----------------------------|------------|----------|------------------------------------|
|                             |            |          | <b>using appropriate materials</b> |