

MINUTES

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at: <https://us02web.zoom.us/j/87331395449> (for Councillors who wished to attend) and https://www.youtube.com/results?search_query=tavistock+town+council (for the public who wished to attend) on Tuesday 5th January, 2021 at 5.00pm.

PRESENT

Councillor P Ward – Chairman

Councillor J Ellis – Vice Chairman

Councillor Mrs A Johnson (Mayor – ex officio)

Councillor A Hutton (Deputy Mayor – ex officio)

Councillors Ms L Crawford, A Fey, A Lewis, G Parker, B Smith, P Squire and A Venning*

*arrived late at the Meeting

IN ATTENDANCE

Assistant to the Town Clerk

Councillor Mrs M Ewings joined for part of the Meeting (Ward Member)

190. APOLOGIES FOR ABSENCE

There were no apologies for absence.

191. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Wednesday 16th December, 2020 be confirmed as a correct record and signed by the Chairman (Appendix 1).

192. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Councillor G Parker – Planning Application 3877/20/HHO Overdeer, Down Road, Tavistock PL19 9AG by virtue of currently working with the Architect involved with this Application;
- Councillor A Hutton – Planning Application 3980/20/VAR Land adjacent to Breckland, Down Road, Tavistock PL19 9AG by virtue of owning the adjoining property

193. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

Dartmoor Local Plan Examination – the initial response from the Consultation period and the questions raised by the Inspector [Local Plan Examination | Dartmoor](#) had been provided, for information only (Appendix 2).

No action was required at this time, however Councillor Parker undertook to provide ongoing monitoring of this matter.

194. TOWN PLANNING ISSUES

- a) For information only – To note the South Hams & West Devon Draft Housing Strategy Consultation 2021-2026, which had a revised closing date of end of February 2021, and to which individual Town & Parish Councillors had been invited to respond.

However during the ensuing discussion it was suggested that the Council should respond as a body, rather than Councillors responding on an individual basis.

RESOLVED THAT –

- Councillor J Ellis (Vice Chairman) would bring forward a document to the next Committee Meeting for review and discussion, which he would lead; and
 - all Committee members were encouraged to read through the document, prior to that Meeting
- b) Plymouth Road Development – the Chairman confirmed that a response had been received to the letter he had been asked to send to the Chief Executive, and other Officers, of West Devon Borough Council as the Local Planning Authority, with regard Planning Application 3652/20/FUL (Minute No. 188b refers)

In the letter it had been suggested that an informal meeting should take place between the Officers of West Devon Borough Council, and Members of Tavistock Town Council to discuss this Application. The Chairman confirmed that a meeting date of Thursday 21st January, 2021, and between 6.30pm and 7.30pm, had been suggested.

It was agreed that all Members of Tavistock Town Council would be invited to attend, should they wish to.

It was also reported that the deadline for a response to this Application had been extended beyond the Council's next Meeting on 26th January, 2021, so a formal decision could be made at that Meeting.

Whilst the Application would be discussed later in this Committee Meeting, it would be brought forward again to the next Committee Meeting on Monday 25th January, 2021 for a recommendation to be placed before full Council the following evening.

195. GENERAL CORRESPONDANCE

No items received.

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

No items brought forward.

197. 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.
The views of the Committee were attached at Appendix B.

Councillor A Venning joined the Meeting during consideration of this Planning Application.

- Planning Application 3652/20/FUL – Land to the south of Plymouth Road, Tavistock.

During the ensuing discussion, reference was made to;

- the correspondence which Transition Tavistock had submitted in objection to the Application, which it was felt raised several important points including;
 - sustainable transport i.e. walking and cycling;
 - vehicular access;
 - safety of crossing the A386
- the increasing number of objections which had been received by the Planning Authority, which could be viewed on the website, especially with regard;
 - safe access onto the A386 and the number of junctions which would be created onto that busy road;
 - the possibility of having all access roads feeding into the roundabout instead

concerns were also raised, as previously, with regard;

- that the business use classification on the site was B1, however the business use being brought forward was within the care

facility, but this would be C2. There were also considerably fewer jobs being created than previously agreed. Therefore, the Application was in conflict with TTV17 and SPT4 of the Development Plan, so should be refused on that basis;

- the bulk, height and mass of the proposed extra care facility which was being modelled on a facility delivered in Totnes. It was felt that such a structure on the edge of a small settlement which was also a World Heritage Site, would have a negative visual impact. This would be contrary to DEV10 and TTV17 of the Joint Local Plan;
- that only 24 parking spaces were being planned at the care facility which would need to accommodate the needs of residents, staff, visitors, volunteers and members of the public who might be using the facilities being offered, was felt to be wholly insufficient. The Totnes facility benefited from having two car parks nearby, which would not be the case in Tavistock. There were also concerns that overflow parking would take place in nearby residential areas;
- that the developer would no longer be liable for delivering the employment requirements linked to the proposal if it sold the care facility portion of the site to West Devon Borough Council;
- no affordable housing was being brought forward with this development, apart from that which may form part of the extra care facility, if it is delivered, because as yet no mechanism is in place to ensure this. This was contrary to Policy DEV8 of the Joint Local Plan. In a development of this size, there should be a provision for at least 13 affordable units;
- that Devon County Council had not requested any contribution towards additional primary education places for this development, despite requiring a contribution from developers of a nearby site to accommodate children from that site. This is contrary to Joint Local Plan Policy TTV17;
- the lack of a funding request as a contribution towards the provision of local bus transport (the 89 bus), again contrary to TTV17.

Members were encouraged to review the Planning Application in detail, prior to the Meetings planned for the 21st January and 25th January, 2021.

It was suggested that Members of Tavistock Town Council might benefit from a presentation from Alex Rehaag of West Devon Borough Council, with regard Affordable Housing to help understand allocations etc.

Noted That the Assistant to the Town Clerk undertook to contact the Affordable Housing Officer and make the necessary arrangements.

RESOLVED THAT a decision on this Planning Application would be deferred until the next Committee Meeting, scheduled for Monday 25th January, 2021 which would follow the informal meeting with WDBC Officers on 21st January, 2021.

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

198. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 25th January, 2021 at 5.00pm (Please note change of day).

The Meeting closed at 6.55pm

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 05.01.2021

28.

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr & Mrs I Murphy 1 Downlea Tavistock PL19 9AW P/A No. 2937/20/HHO	Householder application for construction of two storey extension	Support	Conditional Approval	3 rd December 2020
Mr & Mrs Williams Hollydown	Householder application for	Neutral View	Conditional Approval	

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Butcher Park Hill Tavistock PL19 0EH P/A No. 2981/20/HHO	extension to front and side of property, improvements to drive entrance and parking			30 th November 2020
Ms Miller & Ms Sweetser 23 Chaucer Road Tavistock PL19 9AJ P/A No. 3026/20/FUL	Demolition of existing bungalow and replacement with new	Support However, to be a 'passive house' it was felt that grey water recycling should be considered.	Conditional Approval	30 th November 2020
Mr K Fielder 56 Plymouth Road Tavistock PL19 8BU P/A No. 3048/20/LBC	Retrospective Listed Building Consent for replacement of three windows at rear due to infestation with dry rot	Support	Conditional Approval	3 rd December 2020
Mr D Challis 10 Parkwood Road Tavistock PL19 0HH P/A No. 3222/20/CLP	Certificate of Lawfulness for proposed demolition of rubble wall at rear of dwelling and glazed roof structure; construction of single storey lean-to building within footprint of original house	Not placed before TTC for consideration	Certificate of Lawfulness (Proposed) Certified	1 st December 2020
The Recycling Centre Crowndale Road Tavistock PL19 8JP P/A No. 3677/20/COM	Notice of intention to install fixed line broadband electronic communications apparatus including 3 x 8m wooden poles (6.2m above ground)	Not placed before TTC for consideration	Permitted Development	1 st December 2020

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mount Kelly College Parkwood Road Tavistock PL19 0HZ P/A No. 3971/20/TEX	T1-5: Ash – fell, subject to DCC Highways Order ELM-H14-7160-202	Not placed before TTC for consideration	Grant of Exemption	10 th December 2020
Mr B Eales St Andrews Church Church Hill Whitchurch Tavistock PL19 9ED P/A No. 3409/20/TCA	T1: Conifer - Fell and remove. Tree is dying back and overhanging neighbouring property. T2: Beech - Reduction of 3x small branches at 2.5m from ground level on South West side by 2.5m to provide clearance from neighbouring property. T3: Lime - Crown lift on South West side by 2m and lateral reduction by 2.5m on South West side to provide clearance from neighbouring property.	Neutral View -refer to Tree Specialist	No Objections Raised	10 th December 2020
Mr M Stephens 20 Priory Close Tavistock PL19 9DH P/A No. 2955/20/TPO	G1: Thuja x 15 - Removal of dead tree stumps and replant to resurrect hedgerow.	Support	Planning Consent not required	14 th December 2020
Mr G Newby 24 Boughthayes Tavistock PL19 8EF P/A No. 3081/20/VAR	Application for variation of condition 1 of planning permission 1664/18/FUL	Neutral View. This Council remains opposed to the construction of dwellings on this site, however it accepts that this is a slight improvement	Conditional Approval	9 th December 2020

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		on the original application.		

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 05.01.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Baker Estates Limited Land to the South of Plymouth Road Tavistock</p> <p>(N.B. Decision deferred from DM&L Committee Meeting on 16th November 2020 - Minute No. 188b refers)</p>	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/203652	<p>Hybrid application comprising full planning application for erection of 45 residential dwellings, formation of accesses, associated public open space, landscaping and infrastructure; and outline planning application for extra care facility for up to 60 units with all matters reserved, except means of access</p>	<p>N.B. The deadline for a response has been extended until after the Council Meeting scheduled for 26th January 2021.</p> <p>Decision deferred until DM&L Meeting scheduled for 25th January 2021.</p>
<p>Ms A Dawe Land adjoining The Grove Mount Tavy Road Tavistock PL19 9JE</p>	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/203710	<p>T1: Laurel - Lateral reduction by 7m on North side and crown lift by 8m on North side. T2: Ash - Remove to ground level due to ash dieback. T3: Ash - Remove to ground level due to ash dieback. T4: Sycamore - Lateral reduction by 7m on North side and crown lift by 8m on North side. T5: Sycamore - Lateral reduction by 7m on North side and crown lift by 8m on North side.</p>	<p>Neutral View refer to Tree Specialist</p>
<p>Mr and Mrs A Rawlings Overdeer Down Road Tavistock PL19 9AG</p>	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/203877	<p>Householder application for single storey extension to side and rear</p>	<p>Support</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr P Welsh Unit 1 Crelake Industrial Estate Tavistock PL19 9AZ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203850	Consent to establish the hours of operation of the illuminated signage already installed	Support
Ms N Merriott 40 Drake Gardens Tavistock PL19 9AT	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202557	READVERTISEMENT (Revised plans and description) Householder application for rear single storey extension	Support
Mr Gray Land adjacent to Breckland Down Road Tavistock PL19 9AG	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203980	Application for variation of conditions 1 (plans) and 3 (vegetation border) of planning permission 2138/18/FUL (Erection of 2 dwellings) (resubmission of 1919/19/VAR)	Support – subject to the following conditions; 1.Since the amount of roof space of the bungalow is much greater than that of the original house, that the drainage scheme be revisited; 2.a reminder that if permission is granted, it should be subject to all of the conditions placed on the original Planning Consent (1919/19/VAR); 3.a condition restricting permitted development rights to increase the height of the properties
Mr P Rowe & Miss K Northam Redundant Barn Anderton Farm Whitchurch Tavistock PL19 9DU	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204021	Application to determine if prior approval is required for proposed change of use of agricultural building to dwelling house (Class C3) and for associated operational development (Class Q(a + b))	Noted (submitted for information only)

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs B Bassett 15 Chaucer Road Tavistock PL19 9AJ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203891	Householder application for erection of single storey extension and new porch	Support
Mr I Higham 11 Watts Road Tavistock PL19 8LF	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203530	Change of use of basement to allow rental / holiday let, associated works change current window to access door, change bedroom to kitchen	<p>Object - on the basis that the Application is contrary to the following Policies within the Joint Local Plan;</p> <ul style="list-style-type: none"> • DEV 20; • Dev 2(3); • DEV 22 (7) plus <p>• Spatial Action 4 of the Tavistock Conservation Area Plan 2014</p> <p>It was also noted that no Heritage Assessment had been provided with this Application.</p>
Mr Palmer 18 Deer Park Crescent Tavistock PL19 9HH	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204109	Application to determine if prior approval is required for proposed larger home extension, extending 5.30m beyond rear wall, maximum height of 3.95m and 2.70m height at eaves	Neutral View
Ms R Spurgeon 2 Brook Street Tavistock PL19 0BN	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204032	Change of use to class E with associated building works	Support