

**MINUTES**

of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **30<sup>th</sup> APRIL, 2019** at **6.15pm**

**PRESENT**

Councillor A Hutton (**Chairman**)  
Councillor Mrs M Ewings (**Vice Chairman**)

Councillor P Ward (**Mayor ex officio**)  
Councillor Mrs A Johnson (**Deputy Mayor ex officio**)  
Councillors Ms L Crawford, Mrs U Mann  
and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk

**341. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors A Lewis, P Squire and Mrs J Whitcomb.

**342. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 9<sup>th</sup> April, 2019 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**343. DECLARATIONS OF INTEREST**

The following Declaration of Interest was made;

- Councillor A Hutton - Planning Application 1137/19/VAR Land adjacent to Gajon House, Down Park Drive, Tavistock, Devon PL19 9AH – by virtue of owning the neighbouring property;

**344. DARTMOOR NATIONAL PARK AUTHORITY**

- a) For information only – Notification had been received regarding the re-invigoration of the 'Dartmoor Way Walking Route', progress to date and future plans. This was a partnership initiative between Dartmoor National Park Authority and The Ramblers Association (Appendix 2) - **Noted**

**345. TOWN PLANNING ISSUES**

No items received.

**346. GENERAL CORRESPONDENCE**

No items received.

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

No items brought forward.

**348. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions by West Devon Borough Council**

Attached at Appendix A.

**b) New Planning Applications to West Devon Borough Council**

The views of the Committee are attached at Appendix B.

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

**349. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 21<sup>st</sup> May 2019 at 6.15pm.

The Meeting closed at 6.52pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 30.04.2019

<b><u>Applicant's Name, Site Location, P/App No.</u></b>	<b><u>Development Type</u></b>	<b><u>Town Council's Comments</u></b>	<b><u>Decision by Local Planning Authority</u></b>	<b><u>Date of Decision</u></b>
Mr & Mrs S Northey 26 Priory Close Tavistock Devon PL19 9DJ	Householder Application for single storey extension to rear/side of existing dormer bungalow	<b>Support</b>	Conditional Approval	26 <sup>th</sup> March 2019

P/A No. 0020/19/HHO				
Mr T Faircloth 83 Plymouth Road Tavistock Devon PL19 8BZ  P/A No. 2243/18/FUL	READVERTISEMENT (Revised Plans) Form new dwelling by subdivision of existing dwelling	<b>Tavistock Town Council stands by its original decision to object to this Application.</b>	Refusal	26 <sup>th</sup> March 2019
Mr & Mrs Chart 45 Milton Crescent Tavistock Devon PL19 9AL  P/A No. 0252/19/ FUL	Householder Application for conversion of integral garage into additional living space, rear extension and conservatory	<b>Support</b>	Conditional Approval	2 <sup>nd</sup> April 2019
Mr P Statton 10 Willow Road Tavistock Devon PL19 9JH  P/A No. 0603/19/ TPO	T1 – T7: Leylandii Trees – crown height reduction by approx. 3.5m to bring it down to a reasonably manageable level and lessen the impact on the surrounding properties	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	1 <sup>st</sup> April 2019
Mr E Portman Sunny side 240 Whitchurch Road Tavistock Devon PL19 9EF  P/A No. 3224/18/ TCA	T1: Holly – fell, blocking light to garden and house, proximity to electricity cables	<b>Neutral view – refer to Landscape Officer</b>	No objections raised	12 <sup>th</sup> April 2019
Mrs J Lancaster Stoneridge Down Road Tavistock Devon	T1: Beech – crown reduction by up to 4.5m back to previous pruning points	<b>Neutral view – refer to Landscape Officer</b>	Split Decision  (part refusal/part	12 <sup>th</sup> April 2019

PL19 9AQ P/A No. 0599/19/ TPO	T2: Beech – crown reduction by up to 2m back to previous pruning points		conditional consent)	
West Devon Club 3 Abbey Place Tavistock Devon PL19 0AB  P/A No. 0832/19/ TCA	T0247: Ash – coppice retaining 100mm high pruning cuts off main structure T0248: Sycamore – dismantle to ground level and treat stump with Eco-Plugs	<b>Neutral view – refer to Landscape Officer</b>	No objections raised	12 <sup>th</sup> April 2019
Mr C Taylor 8 Willow Road Tavistock Devon PL19 9JH  P/A No. 0602/19/ TPO	H1: Hazel hedge – crown height reduction by approx. 3.5m to leave final height of approx. 4.5m from ground level to maintain as manageable hedge	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	12 <sup>th</sup> April 2019
Mr & Mrs Lewis 1 Churchill Road Whitchurch Tavistock Devon PL19 9BU  P/A No. 4005/18/ OPA	Outline Application with all matters reserved for erection of a two storey detached house	<b>Object – due to;</b> <ul style="list-style-type: none"> <li>• <b>Very small plot on a steep grassy area;</b></li> <li>• <b>Access is on to Whitchurch Road on a very narrow part of this busy road;</b></li> <li>• <b>Access is very close to the local primary school site;</b></li> <li>• <b>Over-development of the site</b></li> </ul>	Refusal	8 <sup>th</sup> April 2019

**FOR MEETING 30.04.2019**

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App Link</u></b>	<b><u>Proposal</u></b>	
<p>Fusion Lifestyle Meadowlands Leisure Pool The Wharf Tavistock Devon PL19 8SP</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190924">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190924</a></p>	<p>Advertisement consent for "Meadowlands Leisure Centre" centre name signs x 2 - front and back of building. Directional sign to main entrance from rear of site flags x 3 on lamp posts</p>	<p><b>Building signs – ‘support’ however would have preferred smaller signs</b></p> <p><b>Lamp post signs – ‘object’;</b></p> <ul style="list-style-type: none"> <li>• <b>Inappropriate in a Conservation Area;</b></li> <li>• <b>Purely advertising, no useful information;</b></li> <li>• <b>Too far from the actual building;</b></li> <li>• <b>Gives the appearance that the car park is for Meadowlands users only;</b></li> <li>• <b>Too dominant and too large</b></li> </ul>
<p>Mrs C Raeburn Land to rear of Cranmere 69 Redmoor Close Tavistock Devon PL19 0ER</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190937">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190937</a></p>	<p>T1 &amp; T2: Crown height reduction by 3-4m and lateral reduction by 2-3m on limbs overhanging garden</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>
<p>Mr D Manning 19 Ordulf Road Tavistock Devon PL19 8NE</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191010">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191010</a></p>	<p>T3: Chestnut - removal of deadwood to prevent falling into garden and footpath, and all round crown reduction up to 2.5m using drop crotch technique to prevent interference with street lighting and maintain highway clearance; T4: Oak - removal of deadwood to prevent falling into garden and footpath, and all round crown reduction up to 2.5m using drop crotch technique to prevent interference with house/garage, maintain highway clearance and</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>

		balance tree	
Mr Brown Kilworthy Rise Kilworthy Road Tavistock PL19 0JL	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191016">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191016</a>	Application for removal of condition 3 of planning consent 2817/15/VAR	<b>Support</b>
Mr T Faircloth 83 Plymouth Road Tavistock PL19 8BZ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191074">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191074</a>	Form new dwelling by subdivision of existing dwelling (resubmission)	<b>Object – do not believe this is materially better than the previous applications, which were objected to, and there is now even less parking available than previously and no vehicle turning area</b>
Mr J Poole 25 Boughthayes Tavistock PL19 8EF	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190544">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190544</a>	Variation of condition 2 (approved plans) of planning consent 2225/18/FUL (Erection of end of terrace dwelling house) to include erection of single storey rear extensions to both proposed and existing dwellings, new access steps for existing dwelling and new parking space for proposed dwelling	<b>Object – concerns were raised regarding the structural stability of the hillside resulting from extensive excavations which could result in damage to the row of houses</b>
Mr D Richardson 3 Old Launceston Road Tavistock PL19 8NA	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190905">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190905</a>	Householder application for demolition and rebuild of garage, single storey rear extension and porch to front of bungalow	<b>Support</b>
Mr R Lezmore 11a Mount Tavy Road Tavistock PL19 9JB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190990">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190990</a>	Householder application for changes to external appearance with new location of front door and infilling of garage door opening, enlargement of the patio area towards the river with gabion basket substructure and glass handrail	<b>Support</b>
Mr & Mrs J Greening Land adjacent to Gajon House	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/</a>	Application for variation of a condition 2 of planning permission 0704/16/FUL	<b>Support</b>

<p>Down Park Drive Tavistock PL19 9AH</p>	<p><a href="#"><u>191137</u></a></p>		
<p>Mr D Morris 11 The Heights Tavistock Devon PL19 8HQ</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190595"><u>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190595</u></a></p>	<p>T1: Sycamore - Lateral reduction of approx. 5 branches by 3 metres on West side; T2: Ash - Reduction of approx. 5 branches by 3 metres on West side in a horizontal and lateral direction, works to provide clearance to boundary and buildings</p>	<p><b>Neutral view – refer to the Landscape Officer</b></p>