

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **13th AUGUST, 2019** at **6.15pm**

PRESENT Councillor P Ward - **Chairman**
Councillor Mrs U Mann – **Vice Chairman**

Councillor Mrs A Johnson (**Mayor ex officio**)
Councillor A Hutton (**Deputy Mayor ex officio**)
Councillors Ms L Crawford, J Ellis, A Fey, G Parker, P Squire and A Venning

IN ATTENDANCE Assistant to the Town Clerk

114. APOLOGIES FOR ABSENCE

There were no apologies for absence as all Members were present.

115. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 23rd July, 2019 be confirmed as a correct record and signed by the Chairman (Appendix 1).

116. DECLARATIONS OF INTEREST

The following Declaration of Interest was made;

- Councillor G Parker declared a personal interest in Planning Application 2138/19/TCA – Tavistock Community Sensory Garden, The Meadows, Tavistock by virtue of being a member of the organisation

117. DARTMOOR NATIONAL PARK AUTHORITY

No items received.

118. TOWN PLANNING ISSUES

- a) For information only – confirmation had been received of the naming of roads at the Bovis Homes development, Callington Road, Tavistock in accordance with Tavistock Town Council's recommendations, Minute No. 19 from 21st May 2019 referred (Appendix 2) **Noted**;
- b) Planning Application 1100/19/VAR – Phase 1, Callington Road, Tavistock was reconsidered following clarification received from Bovis Homes with regard the variations which had been proposed, see Appendix B from Development Management &

119. GENERAL CORRESPONDENCE

No items received.

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

Concern was expressed at the lack of consideration given to Tavistock Town Council's responses to Planning Applications by the Local Planning Authority. This matter was highlighted by Planning Application 1556/19/FUL.

The Assistant to the Town Clerk undertook to organise a meeting between representatives of both Councils.

121. 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.

122. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Monday 2nd September, 2019 at 6.15pm.
(Please note the change of day).

The Meeting closed at 7.00pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF
PLANNING DECISIONS (Appendix A)
FOR MEETING 13.08.2019

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr K McCarter 4 Deacons Green Tavistock Devon PL19 8BN	T1: Oak – removal of wind-damaged, snapped branch on west side at approx. 8m from ground level, hanging over back garden and shed	Not placed before TTC for consideration	Grant of Exemption	12 th July 2019
Mr A James Karenza Violet Lane Tavistock PL19 9JD P/A No. 0430/19/HHO	Householder application for erection of single storey extension to bungalow	Support	Conditional Approval	12 th July 2019
Mrs F Redfarn 5 West Street Tavistock Devon PL19 8AD P/A No. 1519/19/FUL	Change of use from first and second floor offices to first and second floor maisonette with no external alterations	Support	Conditional Approval	12 th July 2019
Mr & Mrs Hall 17 Goldfinch Gardens Whitchurch Tavistock PL19 9FR	Householder application for single storey rear extension and new window to side (North-East)	Support	Conditional Approval	10 th July 2019

P/A No. 1558/19/HHO	elevation			
Mrs E Rozdobutko The Laurels Down Road Tavistock Devon PL19 9AD P/A No. 1250/19/TPO	T1: English Elm - Lateral reduction by 3m on the East side to growing points, T2: Beech - Lateral reduction by 3m on the East side to growing points, T3: Red Oak - Lateral reduction by 4m on the East side to growing points, T4: Beech - Lateral reduction by 3m on the East side to growing points. Trees causing excessive shading and causing blocked gutters	Neutral view – refer to the Landscape Officer	Split Decision Works to T1, T2 and T3 – Grant of Conditional Consent Works to T4 – Refusal of Consent	19 th July 2019
Mrs F Redfarn 5 West Street Tavistock Devon PL19 8AD P/A No. 1516/19/LBC	Listed Building Consent for change of use from first and second floor offices to first and second floor maisonette with no external alterations	Support	Conditional Approval	18 th July 2019
Mrs P Lake 33 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ P/A No. 1654/19/LBC	Listed building consent for roof repairs; re-tile roof on piggery side and minor repairs to garden side	Support – subject to a proper wildlife assessment, in particular for bats	Conditional Approval	16 th July 2019
Dr I Ogilvie Dalkeith Callington Road Tavistock PL19 8EH	Householder application for additional access, hard standing driveway and	Object – for the following reasons; • Concerns around safety aspects	Refusal	24 th July 2019

<p>P/A No. 0935/19/HHO</p>	<p>removal of Phone Box</p>	<p>and the negative impact on road safety in the area, especially in view of the location of this proposal which is very near two busy roundabouts;</p> <ul style="list-style-type: none"> • Concerns with regard the safety of pedestrians resulting from the proposed extended dropped curb. This pavement is used very heavily by children walking/being walked to the two nearby schools; • Impact of the loss of the extended wall on the Conservation Area; • There has previously been a proposal received to relocate a restricted parking area very near this location, which would impact on drivers' visibility in the area 		
<p>Mr & Mrs M Wood Hurdwick Golf Club Hurdwick Tavistock PL19 0LL</p>	<p>Change of use of redundant clubhouse to dwelling</p>	<p>Object –</p> <ul style="list-style-type: none"> • Unjustified loss of a recreational facility, contrary to 	<p>Conditional Approval</p>	<p>22nd July 2019</p>

<p>P/A No. 1556/19/FUL</p>		<p>Policy DEV 3 (JLP);</p> <ul style="list-style-type: none"> • Unjustified development in the countryside, contrary to Policy TTV 26 (JLP); • Badly located with regard public services, this will require the inevitable use of a private car, contrary to Policy SPT2 (JLP) 		
<p>Mr & Mrs N Hammacott Byways Crease Lane Tavistock PL19 8EL</p> <p>P/A No. 1693/19/HHO</p>	<p>Householder application for single storey rear extension</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>24th July 2019</p>
<p>Miss Thomson – EEG Land adjacent to Little Buctor Crease Lane Tavistock Devon PL19 8EL</p> <p>P/A No. 1731/19/TPO</p>	<p>T1: English Oak; T2, T3, T4, T6 & T8: Oak; T5: Holly; T7: Twin Stemmed Sycamore; T9: Hawthorne; G1: Sycamore hedgerow - Prune all on Southern aspect to achieve a 1 metre clearance from overhead BT cable and poles</p>	<p>Neutral view – refer to the Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>24th July 2019</p>
<p>Mr and Mrs P Hicks 25 Cox Tor Road Tavistock Devon PL19 9JG</p>	<p>Householder application for proposed single storey extension to extend living area</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>24th July 2019</p>

P/A No. 1781/19/HHO				
Mrs J Beswetherick Green Acres Down Road Tavistock Devon PL19 9AG P/A No. 1842/19/TPO	T22: Blue Atlas Cedar - Remove 2 lower limbs and overhanging lower limbs to achieve a 6m crown lift, 2m overall crown reduction. Tree overhanging house and driveway	Neutral view – refer to the Landscape Officer	Refusal of Consent – Lesser Tree works allowed	24 th July 2019
Mr & Mrs Brocklesby 34a Glanville Road Tavistock Devon PL19 0ED P/A No. 0183/19/HHO	Householder application for lower ground and ground floor side and front extension	Support – subject to the Planning Officer confirming there will be no overlooking of neighbouring properties as a result of the location of the roof terrace	Withdrawn	22 nd July 2019
Livewell South West Tavistock Hospital Spring Hill Tavistock Devon PL19 8LD P/A No. 1928/19/TCA	T1: Horse Chestnut - Reduce low lateral limb overhanging hospital footpath by approx. 3 metres to reduce weight on limb	Neutral view – refer to the Landscape Officer	No Objections Raised	24 th July 2019
Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ P/A No. 1994/19/TCA	T1: Beech - Fell; T2: Beech – Fell	Neutral view – refer to the Landscape Officer	No Objections Raised	24 th July 2019

<p>Tavistock Town Council The Meadows Tavistock Devon</p> <p>P/A No. 2269/19/TEX</p>	<p>TO683/TO687: Horse Chestnuts – fell, remove, bark necrosis, failed limbs, bleeding canker, risk of complete failure TO688: Horse Chestnut – reduce primary limbs by up to 3m, remove secondary branch T683: Red Oak – major and minor deadwood removal</p>	<p>Not placed before TTC for consideration</p>	<p>Grant of Exemption</p>	<p>22nd July 2019</p>
<p>Mrs L Brockington 1 Strathcar Down Road Tavistock PL19 9AG</p> <p>P/A No. 1698/19/TPO</p>	<p>T1: English Oak - deadwood removal (exempt), crown raise to 4m from ground level and crown height/lateral reduction by 2m on all sides to ensure safety and access for high vehicles; T2: Beech - deadwood removal (exempt), crown height/lateral reduction by 2m on all sides and crown raise to 4m from ground level to maintain balance and shape, allow more light into garden, support plant growth and maintain safe pedestrian access to public pathway</p>	<p>Neutral view – refer to the Landscape Officer</p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>2nd August 2019</p>
<p>Mrs P Lake 33 Westbridge Cottages Plymouth Road Tavistock Devon</p>	<p>T1: Spruce - Fell</p>	<p>Neutral view – refer to the Landscape Officer</p>	<p>No Objections Raised</p>	<p>2nd August 2019</p>

PL19 8DQ P/A No. 1813/19/TCA				
Mr R Howman 72 Plym Crescent Tavistock Devon PL19 9HX P/A No. 2129/19/NMM	Application for non-material amendment following Grant of Planning Permission 1564/17/FUL	Not placed before TTC for consideration	Conditional Approval	24 th July 2019

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B)

FOR MEETING 13.08.2019

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
Mr & Mrs S Reeves 22 Glanville Road Tavistock Devon PL19 0EB	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/192278	Outline application with some matters reserved for erection of new dwelling in the garden	Support
Mr & Mrs S Morris 57 Westmoor Park Tavistock Devon PL19 9AB	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/192256	Householder application for proposed extension to existing kitchen	Support
Mr D Mudd The Retreat Down Park Drive Tavistock Devon PL19 9AH	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/192110	Tree Exemption Application T1: Nothofagus – fell, remove, dead.	Neutral view – refer to Landscape Officer
Ms J Orange Tavistock Town Council Tavistock Community	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/192138	Works to Trees in a Conservation Area: T1: Conifer - Remove - not in keeping with the	Neutral view – refer to Landscape officer

Sensory Garden The Meadows Tavistock Devon		area. T2: Holly - Remove - not in keeping with the area, growing into the boundary fence with tennis court. T3: Photinia - Crown lift to 2.5 to 3m from ground level to allow more light to roses. T4: Conifers x2 - Remove - to create a meandering woodland walk. T5: Willow - Crown lift to 4m from ground level to allow area to be used for seating	
Ms J Taylor Yelverton Wessex Ltd The Quay Plymouth Road Tavistock Devon	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/192149	Full Planning Application: Repairs and alterations to roof and construction of entrance lobby	Support
Miss K James Daisy-Lily Aesthetic and Beauty Clinic 5 West Street Tavistock Devon PL19 8AD	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/192373	Full Planning Application: Change of use from office (B1) to aesthetic, beauty, laser and therapy clinic	Support
Mr & Mrs Pridham 1 Arimoor Gardens Tavistock Devon PL19 9HN	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/192369	Householder application for demolition of conservatory and erection of two storey extension	Support
Mr H Williams 8 Westmoor Park Tavistock Devon PL19 9AA	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/192365	T1: Spruce - Removal due to heavy ivy growth, too large for garden and danger of snapping branches and plant replacement	Neutral view – refer to Landscape Officer