

MINUTES

of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **15th JANUARY, 2019** at **6.15pm**

PRESENT

Councillor A Hutton **(Chairman)**

Councillor P Ward **(Mayor ex officio)**

Councillor Mrs A Johnson **(Deputy Mayor ex officio)**

Councillors Ms L Crawford, A Fey, A Lewis,
Mrs U Mann, A Venning

IN ATTENDANCE

Assistant to the Town Clerk

Councillors J Sheldon and P Williamson

2 members of the public

Member of the press

PRESENTATION - Prior to the start of the Meeting Members were invited to attend a presentation from Councillor Graham Parker and Richard Grant from West Devon Borough Council (Lead Councillor and Lead Officer, respectively, for the Joint Local Plan), who provided an update on the Joint Local Plan (JLP), which is currently at the examination stage.

A plan was provided (Appendix 2) which detailed both the allocated development sites within Tavistock which were included in the JLP, together with sites which were considered to be speculative.

Particular reference was made to;

- the lack of funding being provided for additional secondary school places, due to the presumption that there are sufficient secondary school places already available;
- the lack of provision of additional doctors' and dentists' surgeries as these were considered to be commercial enterprises, and therefore not the responsibility of the local planning authority;
- the additional primary school due to be built at the Callington Road site, however concerns were raised with regard to the point at which the school would actually be built;

- that the Highways Authority rarely objected to planning applications even though the local Town/Parish Council may have raised concerns when considering the application;
- the funding which was available to provide a new railway or other traffic solution, due to capacity issues on the A386, however no plan was in place.

In response to questions raised;

- the levels of affordable housing in various sites was confirmed, together with an offer being made for a tutorial to be delivered to Councillors by an Officer at West Devon Borough Council;
- the provision of eco-friendly houses, and the ability to charge electric cars, was considered;
- the lack of provision of bungalows on various sites, which no longer appear to be included, was also clarified

243. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs M Ewings (Vice Chairman), P Squire and Mrs J Whitcomb.

244. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Wednesday 2nd January, 2019 be confirmed as a correct record and signed by the Chairman (Appendix 2).

245. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

246. DARTMOOR NATIONAL PARK

No items had been received.

247. TOWN PLANNING ISSUES

No items received

248. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

250. 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.

PLANNING APPLICATION - P/A No. 3614/18/

OPA Linden Homes South West, Land at SX 482 725
Plymouth Road, Tavistock, Devon

Outline application with some matters reserved for development of 250 dwellings and 2.0 hectares of B1 commercial use

RECOMMENDED THAT Tavistock Town Council's response be;

Neutral View - however concerns were raised regarding;

- The general lack of additional infrastructure planned, especially with regard highways and schools (we are aware there is a lack of additional capacity at Whitchurch Primary School, which is the proposed Primary School for the development);
- The proximity of the high density housing to the main A386, and the lack of green space in that area. The green space appears to be allocated at the top end of the development where houses are more widely spaced and have bigger gardens;
- The lack of obvious waste/recycling facilities;
- There appears to be no footpath planned to allow residents to walk safely to nearby shops;
- There appears to be no provision for electric charging points for cars, which would encourage future residents to buy such vehicles;
- The probability that a large number of residents will work in Plymouth, which will require a right-turn onto a very busy, fast road. Could the installation of traffic light be considered?

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

251. NEXT DEVELOPMENT MANAGEMENT & LICENSING

COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 5th February 2019 at 6.15pm.

The Meeting closed at 7.38pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF
PLANNING DECISIONS (Appendix A)
FOR MEETING 15.01.2019

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr D Newland Abbey Surgery 28 Plymouth Road Tavistock Devon PL19 8BU P/A No. 3651/18/TCA	G1: Birch x 3 – crown raise to 2m from ground level, lateral reduction by 2m on NNW side touching surgery building and crown thin by 10% T2: Lime – crown raise by 2m from ground level T3: Maple – crown raise by 2m from ground level T4: Cotoneaster –	Neutral View – refer to Landscape Officer	No Objections raised	18 th December 2018

	<p>crown raise by 2m from ground level</p> <p>T5: Cherry – crown raise by 2m from ground level and lateral reduction by up to 4m on ENE side where touching streetlight</p>			
<p>Mrs J Lancaster Stoneridge Down Road Tavistock Devon PL19 9AQ</p> <p>P/A No. 3697/18/TPO</p>	<p>T1: Oak – crown reduction by 4m (height and width)</p> <p>G39: 2 x Oak – deadwood, removal and 1 x Sycamore – deadwood removal</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Refusal of Consent</p>	<p>18th December 2018</p>
<p>Cavanna Homes (SW) Ltd Land at New Launceston Road Tavistock Devon</p> <p>P/A No. 1474/18/ARC</p>	<p>Application for approval of details reserved by Conditions 4, 8, 9, 10, 11, 14 and 16 of Planning Consent 2022/16/OPA</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>14th December 2018</p>
<p>Mr G Newby 24 Boughthayes Tavistock Devon PL19 8EF</p> <p>P/A No. 1664/18/FUL</p>	<p>Construction of two detached dwellings</p>	<p>Object;</p> <ul style="list-style-type: none"> • Over development of site <p>Insufficient parking provision being planned</p>	<p>Conditional Approval</p>	<p>10th December 2018</p>
<p>Mrs C Henning Land adjacent to Breckland Down Road Tavistock Devon</p>	<p>READVERTISEMENT (Revised Plans received)</p> <p>Erection of two dwellings</p>	<p>Inquorate decision</p> <p>However an informal discussion took place with regard</p>	<p>Conditional Approval</p>	<p>12th December 2018</p>

<p>PL19 9AG</p> <p>P/A No. 2138/18/FUL</p>		<p>to;</p> <ul style="list-style-type: none"> • the management of surface water and the potential for increased flooding in areas such as Pixon Lane; • over development of the area; • access via a narrow shared road onto the highway; • the overlooking of neighbouring properties 		
<p>Mr J McLaughlin 20 Canons Way Monksmead Tavistock Devon PL19 8BJ</p> <p>P/A No. 3138/18/FUL</p>	<p>Two storey side extension and subdivision of existing dwelling to form 1 x 3-bed house and 1 x 2-bed house</p>	<p>Neutral view</p>	<p>Conditional Approval</p>	<p>10th December 2018</p>
<p>AC Worth Builders Land adjacent to St Claire Glanville Road Tavistock Devon</p> <p>P/A No. 3764/18/NMM</p>	<p>Non material amendment for alterations to car parking area and landscape works to amend Planning Consent 02675/2012 (Appeal Reference APP/Q1153/W/15/3 134745)</p>	<p>Not placed before TTC for consideration</p>	<p>Conditional Approval</p>	<p>13th December 2018</p>

Mr S Foster 1 Crowndale Cottages Crowndale Road Tavistock Devon PL19 8JP P/A No. 1390/18/HHO	Householder Application for two storey extension to dwelling including replacement garage	Support	Conditional Approval	24 th December 2018
Stonehaven (Healthcare) Ltd Chollacott Nursing Home 61 Whitchurch Rd Tavistock Devon PL19 9BD P/A No. 3411/18/ARC	Application for approval of details reserved by Condition Nos. 2, 4, 6, 8 and 9 of Planning Inspectorate appeal decision ref. APP/Q1153/W/15/3 051167 (01276/2014)	Not placed before TTC for consideration	Conditions Discharged	20 th December 2018
Mr & Mrs Draper 1 Birchwood Close Tavistock Devon PL19 8DR P/A No. 3510/18/HHO	Householder Application for proposed side extension with south facing patio, new window in south elevation, new stone cladding to west elevation	Support	Conditional Approval	17 th December 2018

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B)
FOR MEETING 15.01.2019

Applicant's Name & Location	P/App No.	Application Type	Proposal	
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<p>Linden Homes South West Land at SX 482 725 Plymouth Road Tavistock Devon</p>	<p>P/A No. 3614/18/ OPA</p>	<p>Outline Planning Application</p>	<p>Outline application with some matters reserved for development of 250 dwellings and 2.0 hectares of B1 commercial use</p>	<p>Recommendation to Full Council (22nd January 2019);</p> <p>Neutral View - however concerns were raised regarding;</p> <ul style="list-style-type: none"> • The general lack of additional infrastructure planned, especially with regard highways and schools (we are aware there is a lack of additional capacity at Whitchurch Primary School, which is the proposed Primary School for the development); • The proximity of the high density housing to the main A386, and the lack of green space in that area. The green space appears to be allocated at the top end of the development where houses are more widely spaced and have bigger gardens; • The lack of obvious waste/recycling facilities; • There appears to be no footpath planned to allow residents to walk safely to nearby shops;
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				<ul style="list-style-type: none"> • There appears to be no provision for electric charging points for cars, which would encourage future residents to buy such vehicles; • The probability that a large number of residents will work in Plymouth, which will require a right-turn onto a very busy, fast road. Could the installation of traffic light be considered?
Ms M Laskowska 8 Watts Road Tavistock Devon PL19 8LF	P/A No. 4190/18/ TCA	Works to Trees in a Conservation Area	T1: Oak – remove 6 of the lower branches to reduce overhang, and (if required) tip higher trees back to the wall, removing 1m while maintaining shape T2: Leylandii – fell T3: Bay – reduce height to between 3.5-5m from ground level and reduce the overhang width on the applicant’s side	Neutral View – refer to Landscape Officer
Mrs S Haggett 46 Plymouth Road Tavistock Devon PL19 8BU	P/A No. 4132/18/ HHO	Householder Application	Householder Application for erection of garden room attached to gym	Support

Mrs G Horsley Penwain House 8 Deer Park Road Tavistock Devon PL19 9HF	P/A No. 4198/18/ HHO	Householder Application	Householder Application for proposed first floor extension	Support
Mrs I Goodman 6 Crease Lane Tavistock Devon PL19 8EW	P/A No. 3946/18/ HHO	Householder Application	Householder Application for creation of annex and domestic extension	Neutral View
Land adjacent to Callington Road Tavistock	P/A No. 2780/18/ ARM	Reserved Matters	READVERTISEMEN T (Additional documents received) Application for approval of reserved matters for details of appearance, landscaping, layout and scale for residential development comprising 157 dwellings with associated landscaping and drainage infrastructure following Outline Approval 00554/2013	Neutral View – would wish to see a properly drafted map, and details of the proposed changes, in order that a view can be reached. It was felt a poor standard of paperwork had been submitted for consideration.
Mr T Faircloth Higher Wilminstone Farm Wilminstone Tavistock Devon	P/A No. 4122/18/ FUL	Full	Change of Use of an agricultural field to the storage of cars and caravans (re- submission of 2205/18/FUL)	Object – <ul style="list-style-type: none"> • Would not wish to see an agricultural field tarmac-ed over; • Concerns that this is a commercial

PL19 0JT				enterprise on a greenfield site
Mr A Heard Land to the North of Wyatts Lane Tavistock Devon PL19 0EU	P/A No. 0039/19/ TPO	Work to Tree Preservation Order Trees	T1: Sycamore – remove and replace with single stem Sycamore. Tree is unstable and overhanging public highway	Neutral View – refer to Landscape Officer However, would like to see the replacement being a semi-mature tree not single stem
Mr T Faircloth 83 Plymouth Road Tavistock Devon PL19 8BZ	P/A No. 2243/18/ FUL	Full	READVERTISEMEN T (Revised Plans) Form new dwelling by subdivision of existing dwelling	Tavistock Town Council stands by its original decision to object to this Application.
Mr Richards Dawn Lodge Down Road Tavistock Devon PL19 9AG	P/A No. 0064/19/ TPO	Work to Tree Preservation Order Trees	T1: Beech – lateral reduction over garden and garage by 2m, crown lift over drive by 4m T2: Beech – lateral reduction over drive by 2m, crown lift over drive to 4m	Neutral View – refer to Landscape Officer