

AGENDA ITEM 7i

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 10th January, 2023** at **5.30pm**.

PRESENT

Councillor Mrs U Mann **Chairman**

Councillor P Ward **Mayor – ex officio**

Councillors Ms L Crawford, T Fey, A Lewis, P Squire and A Venning

IN ATTENDANCE

Office Administrator

328. APOLOGIES FOR ABSENCE

There were no apologies for absence received.

329. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Wednesday 14th December, 2022 be confirmed as a correct record and signed by the Chairman (Appendix 1).

330. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Councillor Mrs U Mann in respect of Planning Application No. 4069/22/FUL Mount Tavy Holiday Cottages, Mount Tavy Road, Tavistock PL19 9JL by virtue of a personal association with the Applicant and discussions with regard to the property. Councillor Mann left the Meeting during the consideration of this Application;
- Councillor B Smith in respect of Planning Application No. 3981/22/HHO by virtue of his association with the Lions Club, and took no part in the consideration of this Application.

The Applicant (Planning Application number 4259/22/FUL applies), was in attendance and, with the consent of the Meeting, spoke briefly in support of the Application.

331. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

332. TOWN PLANNING ISSUES

- a) Received for information only – from Airband Community Internet Ltd prior notification of proposed installation of one 10.5m wooden pole at 95 Plymouth Road, Tavistock PL19 8BY.

Discussions ensued with regard to the proposed installation.

RESOLVED THAT the Chairman write a letter with the Committees concerns with regard to the failure to comply with the 28-day notice period and the inaccurate location information supplied (Appendix 2).

333. GENERAL CORRESPONDENCE

No items received.

334. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) The Committee received a verbal update from the Chairman of the NDP Steering Group;

The Chairman thanked all those who attended the informal meeting last week.

Scheduled meetings related to the NDP:

- The next Steering group meeting was scheduled for Wednesday January 11th, 2023 6.30pm;
- Comments on the Housing Needs Analysis Draft Report was delivered to AECOM (Consultant group) by January 23rd, 2023 followed by a virtual meeting to discuss the comments on January 26th, 2023;
- The February Steering group meeting was scheduled for Wednesday February 8th, 2023 6:30pm;
- NDP Secretary Stuart Honey presented the Steering Groups Vision and Aims to the Tavistock District Chamber of Commerce Breakfast on February 16th, 2023;

NOTED THAT - the next Public meeting of the Steering Group was scheduled for Wednesday 22nd February at 6.30pm in the Town Hall as a community conversation event including roundtable discussion about the vision, aims and objectives;

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

- a) Received for information only – from Cornerstone prior notification of proposed base station installation upgrade at Neathern Brock, Kilworthy Road, Tavistock PL19 0BZ.

336. 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.

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

337. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 23rd January, 2023 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 6.22pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 10.01.2023

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|--|--|----------------------------|--|--------------------------------------|
| Mr & Mrs J Wright Whitebriar 4 Grove Park Tavistock PL19 9HJ P/A No. 1758/22/HHO | READVERTISEMENT (Amended plans received) Householder application for proposed side extension | Support | Conditional Approval | 29 th November 2022 |
| Mr J Sloman Taunton Land Ltd | Application for variation of condition 2 | Neutral View | Conditional Approval | 1 st December 2022 |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|---|--|--|--|--------------------------------------|
| 51-52 Brook Street Tavistock PL19 0BJ P/A No. 2644/22/VAR | (approved plans) of planning consent 4545/21/VAR | | | |
| Mr M Jackson Aspris Childrens Services Ltd Kilworthy House Kilworthy Road Tavistock PL19 0JN P/A No. 3202/22/LBC | Listed Building Consent for proposed replacement of existing external timber stairs | Support | Conditional Approval | 30 th November 2022 |
| Mr M Jackson Aspris Children's Services Ltd Kilworthy House Kilworthy Road Tavistock PL19 0JN P/A No. 2953/22/FUL | Proposed replacement of existing external timber stairs & installation of play equipment | Support | Conditional Approval | 30 th November 2022 |
| Mrs C Clement 10 Willow Road Tavistock PL19 9JH P/A No. 3620/22/TPO | T1 & T2: Leylandii Trees - Crown height reduction of up to 1.5 meters to remove obstruction of sight line for property on Alder Road & prevent entwinement with Oak tree situated on green space at the end of Alder Road, Lateral crown reduction west side of up to 1 meter as it has become entwined with tree in neighbours property, Crown lift | Neutral View refer to Tree Specialist | Grant of Conditional Consent | 9 th December 2022 |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|---|---|--|--|--------------------------------|
| | up to 1 metre for easier access to boundary wall and flower bed for maintenance and Removal of dead branch situated on left side (dead wood exempt) | | | |
| Mrs E Pickering 6 Woodpecker Way Whitchurch Tavistock PL19 9FQ P/A No. 3100/22/TPO | T1: Oak – lateral crown reduction on east side by 1.5-2m due to excessive shading | Neutral View refer to Tree Specialist | Grant of Conditional Consent | 9 th December 2022 |
| Mr E Portman Sunnyside 240 Whitchurch Road Tavistock PL19 9EF P/A No. 2233/22/FUL | Application to remove a breeze block wall along the edge of a small garden to create a parking space & remove one apple tree | Support | Refusal | 9 th December 2022 |
| Ms A Dawe Rose Cottage Middlemoor Tavistock PL19 9DY P/A No. 3450/22/HHO | Householder application for an infill front extension, reinstate front entrance door & replace rear single storey extension | Support | Conditional Approval | 9 th December 2022 |
| Mr D Hoar CNC Machinery Wilminstone Industrial Estate Tavistock PL19 0FD P/A No. 3044/22/FUL | Extension to existing building | Support | Conditional Approval | 16 th December 2022 |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|--|--|--|--|--------------------------------------|
| Mr & Mrs M Stoate Oakleigh House Down Road Tavistock PL19 9AG P/A No. 2360/22/HHO | Householder application for proposed rear extension and extended private parking area for existing dwelling | Support | Conditional Approval | 23 rd December 2022 |
| Mrs Faircloth 124a Old Exeter Road Tavistock PL19 0JB P/A No. 2569/22/ARM | Application for approval of reserved matters following outline approval 3484/19/OPA relating access, appearance, landscaping, layout and scale | Neutral View | Conditional Approval | 23 rd December 2022 |
| Mr Johnson 11 Yellowmead Tor Close Tavistock PL19 8GB P/A No. 3098/22/TCA | T1 & T3: Beech - lateral crown reduction on S side by 3m due to excessive shading and T2: Poplar - lateral crown reduction on S side by 3m due to excessive shading | Neutral View refer to Tree Specialist | Tree Works No Objections Raised | 19 th December 2022 |
| Ms J Marchant 2 Crowndale Villas Crowndale Road Tavistock PL19 8JR P/A No. 3915/22/PHH | Application to determine if prior approval is required for a proposed single-storey rear extension measuring 4.36m x 3.75m maximum height | Neutral View | Prior Approval not required | 20 th December 2022 |

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 10.01.2023

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|---|---|---|--|
| Mr M Ward Fairway Furniture 125 Plymouth Road Tavistock PL19 9DT | https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/223107 | Demolition of single storey office together with over clad of existing walls, increase insulation standards, install new windows & doors where necessary | Support |
| Mr R Phillips 5 Brook Street Tavistock Devon PL19 0HD | https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/224259 | Change of use of ground floor from retail unit to an Aesthetics and Beauty Clinic | Support |
| Mrs A Hughes 22 Newtake Road Whitchurch Tavistock PL19 9BX | https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/224294 | T1: Oak - Crown height reduction by 2 metres & crown spread reduction by 2 metres, pruning back to suitable pruning points to reduce the end weight on the limbs hanging over the road, reshape the crown to a more symmetrical shape, remove the overhang over the property and allow the tree to be managed as a smaller specimen | Neutral View refer to Tree Specialist |
| Mr & Mrs N Hughes 5 Crease Lane Tavistock PL19 8EW | https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/223955 | Householder application for proposed extension & alterations to existing dwelling | Support |
| Mr & Mrs G Moule Mount Tavy Holiday Cottages Mount Tavy Road Tavistock PL19 9JL | https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/224069 | Change of use from ancillary building to provide new letting suite. | Support |
| Mr and Mrs Jones 8 Peryn Road Tavistock PL19 8LP | https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/223981 | Householder application for single storey rear extension with balcony | Support |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|--|---|--|--|
| Miss F McCarter 61 Parkwood Road Tavistock PL19 0HH | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224087 | Householder application for alterations to existing building including rear/side extension & roof conversion | Support |
| Mr D Johnson Knoll Park Mount Tavy Road Tavistock PL19 9JL | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224365 | Change of use of agricultural land to residential garden (resubmission of 4536/21/FUL) | Support |
| Mr & Mrs Pickles 34 Chaucer Road Tavistock PL19 9AJ | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224242 | Householder application for proposed new/replacement single storey side & rear extension (resubmission of 3839/21/HHO) | Support |
| Ms J Williams 22 Glanville Road Tavistock PL19 0EB | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224288 | Erection of dwelling (amendment to approved scheme - 1622/21/FUL) | <p>Object on the following basis;</p> <ul style="list-style-type: none"> • The amended building appears to be closer to the edge of the application site and requires the removal of large mature trees that screen the site from the adjacent Grade 2 listed viaduct, thus potentially increasing the harmful visual impact on this heritage asset. • The new design does not fit in to the local street scene and makes no reference to locally distinctive architectural features, proportions, detailing or shape. It does not relate |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|--|--|--|---|
| | | | <p>well to the local character and identity of the area.</p> <ul style="list-style-type: none"> • Consequently, the scheme would not comply with Policy DEV 20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (adopted March 2019) (JLP) that requires development proposals deliver locally distinctive design nor Policy DEV 28 that requires that development resulting in the loss of aged or veteran trees will not be permitted unless the benefit of the development outweigh the loss. • The Committee previously voted in support of the previous Application as it was more in keeping with the Local Heritage and its surroundings. |
| <p>Mr C Steevenson Godshill Down Road Tavistock PL19 9AD</p> | <p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/223883</p> | <p>Householder application for single storey infill extension between existing garage & main house</p> | <p>Support</p> |