

**MINUTES** of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **6<sup>th</sup> MARCH, 2018** at **6.15pm**

**PRESENT** Councillor P Ward **Chairman (Deputy Mayor – ex officio)**  
Councillor A Venning **(Vice Chairman)**

Councillors A Hutton, A Lewis, P Squire and Mrs J Whitcomb

**IN ATTENDANCE** Assistant to the Town Clerk  
1 member of the public

---

**308. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor Mrs M Ewings

**309. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 12<sup>th</sup> February, 2018 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

**310. DECLARATIONS OF INTEREST**

No Declarations of Interest were made

**311. DARTMOOR NATIONAL PARK**

No items had been received

**312. TOWN PLANNING ISSUES**

No items had been received

**313. GENERAL CORRESPONDENCE**

No items had been received

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

No items were brought forward.

**315. PLANNING DECISIONS and APPLICATIONS**

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

Attached at Appendix A.

It was NOTED THAT Tavistock Town Council had reached a different decision to the local Planning Authority on one separate application listed within this document

**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.

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

The next Meeting of the Development Management & Licensing Committee to be held on Monday 26<sup>th</sup> March, 2018 at 6.15pm.(Please note change of day)

The Meeting closed at 6.53pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF  
PLANNING DECISIONS (Appendix A)  
FOR MEETING 26.03.2018

<b>Applicant's Name, Site Location, P/App No.</b>	<b>Development Type</b>	<b>Town Council's Comments</b>	<b>Decision by Local Planning Authority</b>	<b>Date of Decision</b>
Mrs M Payne The Elms 2 Glanville Road Tavistock Devon	T1: Elm- fell, roots standing proud of pathways, hazardous to pedestrians,	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	19 <sup>th</sup> February 2018

<p>PL19 0EA</p> <p>P/A No. 0206/18/TCA</p>	<p>causes difficulties with pushing child's pushchair, roots approaching front step, caused main drain under pathway to block 31<sup>st</sup> December 2017, SWW stated tree roots causing drainage difficulties</p>	<p><b>However, it was noted that there didn't appear to be any technical support regarding drainage difficulties</b></p>		
<p>Tavistock Town Council The Meadows Plymouth Road Tavistock Devon PL19 8SP</p> <p>P/A No. 0221/18/TCA</p>	<p>T1: Lime – remove trailing branch approx. 2.5m from ground level to suitable growth point T2: Oak – remove trailing branch approx. 3.5m from ground level to suitable growth point T3: Beech – remove trailing branch approx. 3m from ground level to suitable growth point All works to improve access for maintenance and emergency vehicles, branches at risk of being struck by vehicles causing damage to trees and pedestrians</p>	<p><b>Neutral view – no comment</b></p>	<p>Tree Works Allowed</p>	<p>23<sup>rd</sup> February 2018</p>
<p>Mr B Reece 27 Watts Road Tavistock Devon PL19 8LG</p>	<p>T1: Ash – fell, remove, overhanging driveway, close proximity to</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>19<sup>th</sup> February 2018</p>

P/A No. 3679/17/TCA	buildings and highway, lost vigour, extensive falling deadwood, roots contained in low retaining wall now compromised due to root and tree movement			
Mr & Mrs Hillan 35 Trelawny Road Tavistock Devon PL19 0EN  P/A No. 3958/17/HHO	Householder Application for proposed loft conversion to include construction of new flat roofed dormer window and Juliette balcony	<b>Support</b>	Conditional Approval	21 <sup>st</sup> February 2018
Mrs J Dickens Zetland Courtenay Road Tavistock Devon PL19 0EE  P/A No. 0288/18/TCA	H1: Oak, holly, pittosporum – reduce in height by up to 2.5m, inhibiting adjacent Beech tree, also to allow more light to property	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	2 <sup>nd</sup> March 2018
DCH Madge Court King Street Tavistock Devon PL19 0DU  P/A No. 4100/17/TCA	G1: 6x small trees, Willow, Elder, hazel and Sycamore growing in a raised section of land adjacent to the northern elevation of Madge Court between gable end and the viaduct, all growth in this section to be coppiced to 150mm from ground level, with	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	14 <sup>th</sup> February 2018

	arisings left in tidy habitat piles, justification – growth is overhanging courtyard of Madge Court and is in close proximity to gable end			
Mr G Vann 3 Downlea Tavistock Devon PL19 9AW  P/A No. 4324/17/TPO	S249 T16: Cypress Tree – fell, excessive size for location, obstruction of view when exiting drive, obstruction of pavement, no replacement because of obstruction of view when exiting drive	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	9 <sup>th</sup> March 2018
Mr C Barker The Coach House Manor Close Tavistock Devon PL19 0PN  P/A No. 0775/18/TPO	T1: Beech – 9within TPO S97 W4) – removal of wind thrown Beech and remedial works to adjacent damaged Beech only	<b>Not placed before TTC for consideration</b>	Grant of Exemption	9 <sup>th</sup> March 2018
Stonehaven Care Group Chollacott Nursing Home 61 Whitchurch Rd Tavistock Devon PL19 9BD  P/A No.	Remove existing leaking glass roof and replace with a lightweight panel and roof insulation	<b>Support</b>	Conditional Approval	26 <sup>th</sup> February 2018

3220/17/FUL				
Mr R Score 44 Bannawell Street Tavistock Devon PL19 0DW  P/A No. 0194/18/HHO	Householder Application for erection of single storey kitchen extension to rear of property (resubmission of 3493/16/HHO	<b>Support</b>	Conditional Approval	9 <sup>th</sup> March 2018
Tavistock Town Council Pannier Market Tavistock Devon PL19 0AL  P/A No. 4172/17/ARC	Application for discharge of conditions 3 (details of roofing), 4 (stonework sample), 6 (details of PV panels) and 10 (historic building recording statement) of Planning Consent 0753/17/LBC (re- roofing and other repairs and alterations)	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	6 <sup>th</sup> March 2018
Mr C Barker The Coach House Manor Close Tavistock Devon PL19 0PN  P/A No. 0775/18/TPO	T1: Beech (within TPO S97 W4) – removal of wind thrown Beech and remedial works to adjacent damaged Beech only	<b>Not placed before TTC for consideration</b>	Exempt Works	9 <sup>th</sup> March 2018
Mr G Vann 3 Downlea Tavistock Devon PL19 9AW	S249 T16: Cypress Tree – fell, excessive size for location, obstruction of view when exiting drive,	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	9 <sup>th</sup> March 2018

<p>P/A No. 4324/17/TPO</p>	<p>obstruction of pavement, no replacement because of obstruction of view when exiting drive</p>			
<p>Mr C Miller Courtenay Brook Farm Brook Lane Tavistock Devon PL19 9DP</p> <p>P/A No. 0195/18/TPO</p>	<p>T2: Oak – remove smaller stem at 1m from top of hedge bank to allow tree to develop into a better form T3: Oak – remove crossing stem back to union at 1.2m from top of hedge bank to rectify weak union and allow more light into garden T4: Oak – coppice at 1m above hedge bank to manage regrowth as low hedge to allow T7 to develop T5: Beech – coppice at 1m above hedge bank to allow T7 to develop T6: Beech - coppice at 1m above hedge bank to allow T7 to develop T7: Oak – remove 180mm dia. Limb at 3m above hedge bank on west side overhanging garden to allow more light into the garden</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>19<sup>th</sup> March 2018</p>

	<p>T8: Hawthorn – manage as 1m low hedge to allow better tree T7 to develop</p> <p>T9: Oak – coppice at 1m to allow T7 to flourish</p> <p>T10: Oak – coppice at 1m to allow T7 to flourish</p> <p>T11: Oak – reduce x2 limbs growing towards south via drop crotch technique by up to 5m</p>			
--	--	--	--	--

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B)  
FOR MEETING 06.03.2018

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Mr and Mrs Mill 23 Crelake Park Tavistock Devon PL19 9AY	P/A No. 0173/18/ HHO	Householder Application	Householder application for proposed front porch and rear 2 storey extension to replace conservatory	<b>Support</b>
Mr and Mrs Kitcher 9 Chaucer Road Tavistock Devon PL19 9AJ	P/A No. 0361/18/ HHO	Householder Application	Householder Application for single storey rear extension to bungalow	<b>Support</b>
Mr and Mrs Farrant Rosebank Butcher Park Hill Tavistock Devon	P/A No. 0021/18/ HHO	Householder Application	Householder Application for revised entrance splay, widen private drive and	<b>Support</b>



PL19 0EH			backfill steps	
Mount Kelly Foundation Former Hazeldon Preparatory School Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ	P/A No. 2236/17/ OPA	Outline Planning Application	RE-ADVERTISEMENT Outline Application (all matters reserved apart from means of access) for the demolition of existing structures (no works proposed to Hazeldon House) and site redevelopment to provide up to 81 dwellings, associated access, parking, circulation, open space, landscaping and supporting infrastructure (including retaining structures)	<b>Support</b>
Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ	P/A No. 0533/18/ LBC	Listed Building Consent	Listed Building Consent for sub-division of part first floor retail premises to form new A4 use of western side in conjunction with approved ground floor scheme, change of use of extra second floor to domestic apartment	<b>Neutral view – refer to Conservation Officer</b>

<p>Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ</p>	<p>P/A No. 0532/18/ FUL</p>	<p>Full</p>	<p>Application for sub-division of part first floor retail premises to form new A4 use of western side in conjunction with approved ground floor scheme, change of use of extra second floor to domestic apartment</p>	<p><b>Support</b></p>
<p>Mr and Mrs J McGowan Raheen Down Road Tavistock Devon PL19 9AD</p>	<p>P/A No. 0673/18/ FUL</p>	<p>Full</p>	<p>Construction of a single detached 3-bed dwelling with integral double garage (resubmission of 3937/17/FUL)</p>	<p><b>Support</b></p>
<p>Mr K Coulston West View Warran Lane Tavistock Devon PL19 9DB</p>	<p>P/A No. 0179/18/ HHO</p>	<p>Householder Application</p>	<p>Householder Application for proposed entrance porch</p>	<p><b>Support</b></p>