

MINUTES

of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **11th JUNE, 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

46. APOLOGIES FOR ABSENCE

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

47. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 21st May, 2019 be confirmed as a correct record and signed by the Chairman (Appendix 1).

48. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Councillor A Venning – a personal non-pecuniary Interest in both Planning Application 1654/19 for 33 Westbridge Cottages, Tavistock by virtue of a friendship with the applicant and also by owning a property nearby, and Planning Application 0930/19 for 33 Westbridge Cottages, Tavistock by virtue of owning a property nearby;
- Councillor Ms L Crawford – a personal non-pecuniary Interest in both Planning Application 0828/19 for 21 Bannawell Street, Tavistock by virtue of owning a property nearby, and Planning Application 0183/19 for 34a Glanville Road, Tavistock by virtue of a friendship with the applicant;
- Councillor P Squire – a personal non-pecuniary Interest in both Planning Application 0828/19 for 21 Bannawell Street, Tavistock and Planning Application 1398/19 for Dornafeld, Down Road, Tavistock both by virtue of friendships with the applicants;

- Councillor Mrs U Mann – a personal non-pecuniary Interest in Planning Application 1273/19 for 4 Duke Street, Tavistock by virtue of being a member of the same organisation as the applicant

49. DARTMOOR NATIONAL PARK AUTHORITY

No items received

50. TOWN PLANNING ISSUES

a) Members were advised that they would receive a presentation on the proposed Open Spaces, Sport & Recreation Plan (OSSR) prior to the next Development Management & Licensing Committee Meeting, scheduled for 2nd July, 2019.

51. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

53. 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.

54. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 2nd July, 2019 at 6.15pm.

The Meeting closed at 7.37pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF
 PLANNING DECISIONS (Appendix A)
 FOR MEETING 11.06.2019

<u>Applicant's Name, Site Location, P/App No.</u>	<u>Development Type</u>	<u>Town Council's Comments</u>	<u>Decision by Local Planning Authority</u>	<u>Date of Decision</u>
Mr R Lezemore 11a Mount Tavy Road Tavistock Devon PL19 9JB P/A No. 0809/19/TCA	T1: Elder – removal T2, T3 & T4 – Ash x 3 – removal due to close proximity to building and river bank	Neutral view – refer to Landscape Officer	Tree Works No objections Raised	22 nd May 2019
Ms K Sparshott 3 Fitzford Cottages Tavistock Devon PL19 8DB P/A No. 0823/19/ LBC & P/A No. 0822/19/ HHO	Listed Building Consent for single storey rear extension Householder Application for single storey rear extension	Support Support	Conditional Approval Conditional Approval	21 st May 2019 21 st May 2019
Mrs F Harris Rockview 28 Glanville Road Tavistock Devon PL19 0EB P/A No. 0845/18/ TCA	T1: Lime – re- pollard to approx. 4.5m from ground level T2: Cedar – removal of limbs at approx. 3-5m from ground level on south side lower crown	Neutral view – refer to Landscape Officer	Tree Works No objection raised	20 th May 2019

<p>Mrs C Raeburn Land to rear of Cranmere 69 Redmoor Close Tavistock Devon PL19 0ER</p>	<p>T1 & T2: Crown height reduction by 3-4m and lateral reduction by 2-3m on limbs overhanging garden</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Refusal – Lesser Tree Works allowed</p>	<p>20th May 2019</p>
<p>Ms Whitworth 2 Fitzford Cottages Tavistock Devon PL19 8DB</p> <p>P/A No. 1007/19/ LBC &</p> <p>P/A No. 1006/19/ FUL</p>	<p>Listed Building Consent for alterations to single storey parts at rear of existing building</p> <p>Alterations to single storey parts at rear of existing building</p>	<p>Support</p> <p>Support</p>	<p>Conditional Approval</p> <p>Conditional Approval</p>	<p>21st May 2019</p> <p>21st May 2019</p>
<p>Mr Brown Kilworthy Rise Kilworthy Road Tavistock PL19 0JL</p>	<p>Application for removal of condition 3 of planning consent 2817/15/VAR</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>24th May 2019</p>
<p>Mr T Faircloth Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT</p> <p>P/A No. 2556/18/VAR</p>	<p>Variation of Condition 6 (parking time restriction) following grant of Planning Permission 4149/17/FUL (Change of use from agricultural barn to storage unit)</p>	<p>Not placed before TTC for consideration</p>	<p>Conditional Approval</p>	<p>24th May 2019</p>

<p>Mr T Faircloth Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT</p> <p>P/A No. 2557/18/VAR</p>	<p>Application for variation of Condition 6 (parking time restriction) following grant of Planning Permission 4173/17/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Conditional Approval</p>	<p>24th May 2019</p>
<p>SEB Properties 38 Brook Street Tavistock Devon PL19 0HE</p> <p>P/A No. 0621/19/ FUL</p>	<p>Change of Use from part shop to residential flat</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>17th May 2019</p>
<p>Mr J McLaughlin 20 Canons Way Tavistock Devon PL19 8BJ</p> <p>P/A No. 1032/19/ARC</p>	<p>Application for approval of details reserved by Condition 3 of Planning Consent 3138/18/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>13th May 2019</p>
<p>Churchill Retirement Living Harewood House Plymouth Road Tavistock Devon PL19 8BU</p> <p>P/A No. 2516/18/ARC</p>	<p>Application for approval of details reserved by Conditions 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, and 25 of Planning Consent 2232/17/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>17th May 2019</p>

<p>Ms A Pitt 34 Westbridge Cottages Plymouth Road Tavistock Devon PL19 8DQ</p> <p>P/A No. 0819/19/ LBC</p>	<p>Listed Building Consent for roof repairs</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>9th May 2019</p>
<p>Mr A Cookson Land adjacent to Lynares Maudlins Lane Tavistock Devon PL19 8ED</p> <p>P/A No. 1156/19/NMM</p>	<p>Non material minor amendment to Planning Consent 1939/17/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Conditional Approval</p>	<p>10th May 2019</p>

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

FOR MEETING 11.06.2019

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
Bovis Homes Ltd Land adjacent to Callington Road Tavistock Devon	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191100	Application for variation of condition 2 (approved plans) following grant of planning permission 2780/18/ARM	Object – on the basis that the information provided is insufficient and not sufficiently clear to make a judgement on what is being proposed
Mr & Mrs M Wood Hurdwick Golf Club House Hurdwick Tavistock PL19 0LL	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191556	Change of use of redundant clubhouse to dwelling	Object – <ul style="list-style-type: none"> • Unjustified loss of a recreational facility, contrary to Policy DEV 3 (JLP); • 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)
Mr W Sigmund 5 Fitzford Cottages Tavistock Devon PL19 8DB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190774	Application for a Certificate of Lawfulness of Proposed Works to a Listed Building - to remove cement render from front elevation, connect gutter to downpipe, insert lead flashing on porch roof, repoint stonework with lime-based mortar, paint wall with 4 coats of white lime wash, cut out rotten wood from window	No evidence to submit

		frame and splice in new timber and repaint to match existing paint	
Mr D Inman Merriment Cottage 147 Whitchurch Road Tavistock Devon PL19 9DF	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/183857	T1: Beech - crown raise to approximately 4m from ground level with a maximum finished pruning cut 170mm in diameter and carry out work on a primary limb at 6m on the north eastern side by removing 2x lowest trailing secondary branches with a maximum finished pruning of 100m in diameter - to allow increased levels of natural light	Neutral view – refer to the Landscape Officer
Mrs E Rozdobutko The Laurels Down Road Tavistock Devon PL19 9AD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191250	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
Mr A James Karenza Violet Lane Tavistock PL19 9JD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190430	Householder application for erection of single storey extension to bungalow	Support
Ms T Eperon 4 Duke Street Tavistock Devon PL19 0BA	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191273	Notification for prior approval for proposed change of use of A2 bank/building society to A3 cafe/restaurant	Object – pending clarification of the property referred to in this Application. The plan suggests both 4 and 4c Duke Street are included (both outlined in red on the plan), but this is not clear from the Application which only refers to 4 Duke Street

<p>Dr I Ogilvie Dalkeith Callington Road Tavistock PL19 8EH</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/190935</p>	<p>Householder application for additional access, hard standing driveway and removal of Phone Box</p>	<p>Object – for the following reasons;</p> <ul style="list-style-type: none"> • Concerns around safety aspects 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; • 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>Mrs P Lake 33 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191654</p>	<p>Listed building consent for roof repairs; re-tile roof on piggery side and minor repairs to garden side</p>	<p>Support – subject to a proper wildlife assessment, in particular for bats</p>

Mr T McMahon 21 Bannawell Street Tavistock PL19 0DJ	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/190828	T1: Sycamore, T2: Hazel, T3: Holly, T4: Hazel, T5-T7: Willow – coppice to ground level	Neutral view – refer to the Landscape Officer
Mr & Mrs Hall 17 Goldfinch Gardens Whitchurch Tavistock PL19 9FR	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191558	Householder application for single storey rear extension and new window to side (North-East) elevation	Support
Mr & Mrs Brocklesby 34A Glanville Road Tavistock PL19 0ED	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/190183	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
Mrs F Redfarn 5 West Street Tavistock Devon PL19 8AD	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191519	Change of use from first and second floor offices to first and second floor maisonette with no external alterations	Support
	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191516	Listed Building Consent for change of use from first and second floor offices to first and second floor maisonette with no external alterations	Support
Mr N McCarter 33 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/190930	Listed Building Consent to replace 4no. windows and 1no. door	Support
Mr & Mrs Hoskins 5 Deacons Green Tavistock PL19 8BN	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191102	Householder application for proposed extension to dwelling	Support
Mr A L Johns The Garage Maudlins Park Tavistock PL19 8ED	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/191397	Householder application for proposed insertion of door to rear of property to gain access to garden	Support

<p>Mr & Mrs S Lloyd Dornafield Down Road Tavistock PL19 9AG</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191398</p>	<p>Householder application for remodelling of existing detached single storey dwelling house, including replacement integrated garage, single storey extension, cladding over external insulation and associated landscaping</p>	<p>Support in principle but satisfactory drainage to be considered</p>
<p>Mrs J Albon 8 Westmoor Park Tavistock Devon PL19 9AA</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191316</p>	<p>T1-T2: Cherry trees - crown reduction by 2 metres due to light issues and removal of deadwood</p>	<p>Neutral view – refer to the Landscape Officer</p>
<p>Mrs D Smart Court Lodge Down Road Tavistock Devon PL19 9AQ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191530</p>	<p>T1: Oak - Fell, risk of tree limbs falling and causing further damage, risk to life, Eiffel Tower bracket disease and early stage hazard beam fungus present</p>	<p>Exempt Works</p>
<p>Mr T Hunnibell The Beeches Callington Road Tavistock PL19 8EJ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191540</p>	<p>G2(2), G2(3): Cherry - fell, dead, risk to neighbouring property</p>	<p>Exempt Works</p>

