

## AGENDA ITEM NO. 9a

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING  
DECISIONS (Appendix A) FOR MEETING 01.02.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr J Irwin Devon County Council Wallbrook Quarry Tavistock PL19 0JP</p> <p>P/A No. 4064/21/TPO</p>	<p>T1(ref ELM-DTS1-9530-1): Ash - Pollard at 10 metres from ground level due to being dead; G2(ref ELM-DTS1-9530-2): Ash x 6 - Pollard to 5metres from ground level due to Ash dieback</p>	<p><b>Neutral View refer to Tree Specialist</b></p>	<p>Grant of Conditional Consent</p>	<p>5<sup>th</sup> January 2022</p>
<p>Baker Estates Ltd Land At Plymouth Road Tavistock</p> <p>P/A No. 0723/21/FUL</p>	<p>Hybrid application comprising full planning application for the erection of 44 residential dwellings, formation of access, associated public open space, landscaping and infrastructure; and outline planning application for 0.76ha of commercial land (use class E(g) - formerly B1 with all matters reserved, except means of access</p>	<p><b>Tavistock Town Council objects to application 21/0723 on the following grounds:</b></p> <p><b>1. The application does not accord with the terms of allocation TTV17 in the extant and adopted Joint Local Plan (JLP), which includes 18,600 square metres of employment. Tavistock Town Council (TTC) is not convinced by the arguments made to justify deviation from the JLP and is of the opinion that the Local Planning Authority must</b></p>	<p>Refusal</p>	<p>21<sup>st</sup> December 2021</p>

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		<p><b>refuse planning permission.</b></p> <p><b>2. The current application includes 2,500 square metres of employment on a 0.76 ha parcel of land. Taken together with the previous application for the "Linden" site, the two applications together leave a shortfall of 7,000 square metres. The JLP is clear that the allocation of 18,600 square metres of employment is in order not only to meet current needs but also to provide for the town's future needs and resilience. TTC is acutely aware that parishioners are worried about the expansion of housing in the town without accompanying expansion of employment opportunities.</b></p> <p><b>3. Paragraph 5.91 of the JLP specifies that the land to the north of the lane that bisects the allocation, the current application site, is suited principally</b></p>		

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		<p><b>for new employment uses, predominantly Use Class B1 whereas the land to the south is suited for residential purposes. The allocation of land is clearly shown on the Proposals map. TTC has not seen any convincing explanations for why the allocations specified in the JLP are being ignored.</b></p> <p><b>4. TTC rejects the argument that the adjacent Linden site already satisfies the employment allocation. This site cannot deliver 18,600 square metres of employment on the 2.0 ha site allocated. WDBC has agreed that the maximum would be 8,500 square metres. TTC understands that a conflict exists between the planning permission that has been granted and the draft s.106 agreement that raise doubt as to whether any employment</b></p>		

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		<p><b>space can be delivered.</b></p> <p><b>5. TTC rejects the argument that the availability of employment space elsewhere in the JLP area justifies failure to deliver the full allocation in Tavistock. TTC and parishioners do not wish to see Tavistock become a dormitory town for people working elsewhere with the associated commuting and harm to the environment and social structure of the town.</b></p> <p><b>6. TTC deplores the absence of affordable homes within the application site or the payment towards off-site affordable homes. TTC notes the viability argument but remains unconvinced. The JLP expects that 30% of homes within developments should be affordable.</b></p> <p><b>7. TTC has previously criticised the absence of</b></p>		

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		<b>contributions to local public transport and to primary school education and remains of the same opinion.</b>		
S Novak Land adjacent to Brook Farm Brook Lane Tavistock  P/A No. 2896/21/ARC	Application for approval of details reserved by Conditions 3, 4 & 5 of Planning Permission 0946/17/FUL	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	21 <sup>st</sup> December 2021
Ms O Langmead 220 Whitchurch Road Tavistock PL19 9DQ  P/A No. 3893/21/HHO	Householder application to reconfigure existing driveway gate posts, replace entrance gates and widen drive	<b>Support</b>	Conditional Approval	20 <sup>th</sup> December 2021
Mr & Mrs D Boyer 38 West Street Tavistock PL19 8JZ  P/A No. 4022/21/HHO	Householder application for proposed rear external staircase to improve access from dwelling to elevated rear garden	<b>Support</b>	Refusal	21 <sup>st</sup> December 2021
Mrs S Andrews Primrose Cottage 11 Mount Tavy Road Tavistock PL19 9JB  P/A No. 4349/21/TCA	T1: Beech – lateral crown reduction by 2-2.5m on all sides and crown height reduction by 2-2.5m to remove excessive shading from house and garden	<b>Neutral View refer to Tree Specialist</b>	Tree Works No Objections Raised	24 <sup>th</sup> December 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr R Keast 29 Uplands Tavistock PL19 8ET	Householder application for two storey side extension	<b>Support</b>	Conditional Approval	5 <sup>th</sup> January 2022
Mrs C Carr Virginia Cottage Mount Tavy Road Tavistock PL19 9JE  P/A No. 4213/21/TPO	T1: Cotoneaster Frigidus - Crown reduction by 1-1.5m on all sides to contain and prevent encroachment on other trees. T2: Yew - Crown height reduction by 0.5m and lateral reduction by approx. 0.2m on all sides to contain and prevent encroachment on other trees. T3: Ash - Fell due to ash dieback. T4: Oak - Crown reduce Southern lateral branches by approx. 2m, crown lift to 4m from ground level, tree is suppressed and growing low over garden. G5: Lawson Cypress x3 - Fell to near ground level due to shading property	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	10 <sup>th</sup> January 2022
Mr & Mrs Hawkins 8 Deer Park Close Tavistock PL19 9HE  P/A No. 3492/21/HHO	Householder application for erection of detached garage	<b>Support</b>	Conditional Approval	5 <sup>th</sup> January 2022

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<p>Mr &amp; Mrs C McGowan Raheen Down Road Tavistock PL19 9AD</p> <p>P/A No. 4135/21/VAR</p>	<p>Variation of condition 2 (approved plans) of planning consent 4244/17/HHO</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>5<sup>th</sup> January 2022</p>
<p>Mr &amp; Mrs Mein Little Church Park Road From Church Hill to Warrens Cross Whitchurch PL19 9EL</p>	<p>Certificate of Lawfulness for proposed replacement of like for like windows and replacement of the three single existing garage doors with one single and one double garage door</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Certificate of Lawfulness (Proposed) Certified</p>	<p>7<sup>th</sup> January 2022</p>
<p>Mr &amp; Mrs Brenchley Avonlea Old Exeter Road Tavistock PL19 0JW</p> <p>P/A No. 2753/21/FUL</p>	<p>Application for replacement dwelling</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>12<sup>th</sup> January 2022</p>
<p>Mrs D Webster Bredon Battery Lane Tavistock PL19 9BH</p> <p>P/A No. 4144/21/HHO</p>	<p>Householder application for kitchen extension to side elevation and porch to front elevation</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>12<sup>th</sup> January 2022</p>