

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>