

## **MINUTES**

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 19<sup>th</sup> JULY, 2022** at **5.30pm**.

## **PRESENT**

Councillor Mrs U Mann **Chairman**

Councillor B Smith **Vice Chairman**

Councillor P Ward **Mayor – ex officio**

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

## **IN ATTENDANCE**

Office Administrator

### **121. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor J Ellis (Deputy Mayor).

### **122. CONFIRMATION OF MINUTES**

RESOLVED THAT;

the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 28<sup>th</sup> June, 2022 be confirmed as a correct record and signed by the Chairman (Appendix 1).

### **123. DECLARATIONS OF INTEREST**

The following Declaration of Interest was received;

- Councillor B Smith Planning Application No;2030/22/TCA Sunnyside, 240 Whitchurch Road, Tavistock by virtue of a personal association with the Applicant.

### **124. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

No items received.

### **125. TOWN PLANNING ISSUES**

No items received.

### **126. GENERAL CORRESPONDANCE**

No items received.

## **127. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)**

- a) The Notes of the Steering Group Meeting held on Monday 27<sup>th</sup> June, 2022 were received and noted (Appendix 2).
- b) The Notes of the Steering Group Meeting held on Wednesday 13<sup>th</sup> July, 2022 were received and noted (Appendix 3).  
A discussion ensued with regard to Note - 3 Project Management on the Notes of the 13<sup>th</sup> July Meeting.

RECOMMENDED THAT Tavistock Town Council, at its Meeting on 26<sup>th</sup> July 2022, endorse and action the engagement of Stuart Todd Associates in the sum of £7,072.10 + VAT for the identified services.

- NOTED THAT - the next Public meeting of the Steering Group was scheduled for Wednesday 27<sup>th</sup> July 2022, in the Town Hall. At which various displays showing the work undertaken by the Steering Group, along with stands from various, connected Organisations would be available.
- Appreciation was expressed to the Steering Group for all its hard work.

## **URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

The following items of business were brought forward;

## **128. APPLICATION FOR A TEMPORARY PAVEMENT LICENSE**

The following the publication date for the Agenda, and prior to the Meeting, notification had been received from the Local Licensing Authority of the following item (Appendix 4);

Application for a Temporary Pavement Licence – Boutique Gin Shack 87 West Street, Tavistock – to place 3 tables and 6 chairs on the pavement outside the Property.

In order that the item could be considered within the allocated response time, it was agreed to consider it as a matter of urgency.

RECOMMENDED THAT the views of the Town Council be passed to the Licensing Authority to Support the Application provided that access for pedestrians and those with disabilities, be maintained and adequate. Furthermore, that appropriate consultation with local Police had taken place.

## **129. CORRESPONDENCE FROM A NEIGHBOURING COUNCIL**

Correspondence had been received regarding a planning application to Gulworthy Parish Council for a development within the Tamar Valley, an area of outstanding natural beauty.

- a) Notwithstanding that the application fell outside of the Parish, concern was expressed regards its proximity together with potential adverse implications on the World Heritage site and the loss of trees within a significant protected landscape.**

Arising from the foregoing the Chairman and Mayor undertook to write a letter of objection on behalf of the Committee.

### **130. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 5).

**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 6).

### **131. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 9<sup>th</sup> August, 2022 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 6.30pm.

Signed:

Dated:  
CHAIRMAN

**TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING  
DECISIONS (Appendix A) FOR MEETING 19.07.2022**

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr L Venn	Listed Building consent for building	<b>Support</b>	Conditional Approval	14 <sup>th</sup> June 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Devon County Council 62 Plymouth Road Tavistock PL19 8BU  P/A No. 0503/22/LBC	maintenance including repointing works, reroofing and associated works and internal repairs to hall			
Mr & Mrs P Chaplin 62 Whitchurch Road Tavistock PL19 9BD  P/A No. 1109/22/HHO	Householder application for proposed alterations and amendments to existing roof to improve existing living accommodation and to enlarge garage at front of property	<b>Support</b>	Conditional Approval	14 <sup>th</sup> June 2022
Mrs E Wallis 24 Fitzford Cottages Tavistock PL19 8DB  P/A No. 0668/22/HHO	Householder application for wooden fence to southwest rear boundary with No. 23 to be fixed between existing block wall and cottage wall, wooden gate and wooden trellis on the northeast rear boundary and stock fencing and wooden gate enclosing back garden and retrospective application for opening up Lounge fireplace and installing a Wood Burner (Part Retrospective) (Resubmission of 3628/21/HHO)	<b>Object on the following basis;</b> • <b>Building a fence over the trough and installing an agricultural-type fence will be harmful to the heritage and character of a Grade II Listed Building, the Conservation Area, and World Heritage Site;</b> • <b>The obstruction of the pathway undermines the history of the property which takes the historical access to the rear of the properties as intended when the properties were built which also allowed access for neighbouring residents and to</b>	Conditional Approval	24 <sup>th</sup> June 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		<p><b>also bring in/take out pigs/garden implements etc.</b></p> <ul style="list-style-type: none"> <li>• <b>Loss of amenity as the neighbour will lose access to the rear of her property which she has enjoyed for over 40 years;</b></li> <li>• <b>Loss of light to neighbouring properties</b></li> </ul>		
<p>Mrs E Wallis 24 Fitzford Cottages Tavistock PL19 8DB</p> <p>P/A No. 0669/22/LBC</p>	<p>Listed Building application for wooden fence to southwest rear boundary with No. 23 to be fixed between existing block wall and cottage wall, wooden gate and wooden trellis on the northeast rear boundary and stock fencing and wooden gate enclosing back garden and retrospective application for opening up Lounge fireplace and installing a Wood Burner (Part Retrospective) (Resubmission of 3629/21/LBC)</p>	<p><b>Object on the following basis;</b></p> <ul style="list-style-type: none"> <li>• <b>Building a fence over the trough and installing an agricultural-type fence will be harmful to the heritage and character of a Grade II Listed Building, the Conservation Area, and World Heritage Site;</b></li> <li>• <b>The obstruction of the pathway undermines the history of the property which takes the historical access to the rear of the properties as intended when the properties were built which also allowed access for neighbouring residents and to also bring in/take out pigs/garden implements etc.</b></li> <li>• <b>Loss of amenity as the neighbour will lose access to the rear of her</b></li> </ul>	<p>Conditional Approval</p>	<p>24<sup>th</sup> June 2022</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		<b>property which she has enjoyed for over 40 years; • Loss of light to neighbouring properties</b>		
Mr R Brenchley Avonlea Old Exeter Road Tavistock PL19 0JW  P/A No. 1595/22/ARC	Application for approval of details reserved by Conditions 3, 6 and 7 of Planning Application 2753/21/FUL	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	23 <sup>rd</sup> June 2022
Ms C Stoecker The Gables 4 Roland Bailey Gardens Tavistock PL19 0RB  P/A No. 1382/22/TEX	T1: Ash - fell due to proximity to neighbouring property. Safety risk	<b>Not placed before TTC for consideration</b>	Grant of Exemption	4 <sup>th</sup> July 2022
Mr M Heskeath Dartmoor Dental 26 West Street Tavistock PL19 8AN  P/A No, 0753/22/FUL	Change of use of first floor flat to business use as part of dental practice, internal refurbishment and amendments to the external elevations (East-West)	<b>Support</b>	Conditional Approval	27 <sup>th</sup> June 2022
Mr M Heskeath Dartmoor Dental 26 West Street Tavistock PL19 8AN  P/A No. 0754/22/LBC	Listed Building consent for change of use of first floor flat to business use as part of dental practice, internal refurbishment and amendments to the external elevations (East-West)	<b>Support</b>	Conditional Approval	27 <sup>th</sup> June 2022
Mr & Mrs I Murphy 1 Downlea	Householder application for	<b>Support</b>	Conditional Approval	28 <sup>th</sup> June 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock Devon PL19 9AW  P/A No. 1087/22/HHO	construction of an larger extension for kitchen and living room space on the ground floor and construction of a smaller extension for 2 en-suite bathrooms on the first floor level.			
Mr K Moore 2 Kilworthy Hill Tavistock PL19 0AS  P/A No. 343/21/FUL	Change of use of existing entrance building serving first floor access, change of use of formerly A4/Sui Generis to C3 use (dwelling), closing of single door opening in east gable to separate proposed use classes	<b>Support</b>	Conditional Approval	29 <sup>th</sup> June 2022
Mrs M Newham 7 Deer Leap Tavistock PL19 9RD  P/A No. 0973/22/TPO	G13: Betula pendula (Silver Birch) - Crown lift to 4m from ground level. Due to excessive shading	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	7 <sup>th</sup> July 2022
Mrs A Lake 62 Oak Road Tavistock PL19 9EZ  P/A No. 1037/22/TPO	T1: Oak - lateral crown reduction by 2m on E side. Finishing pruning cut sizes not to exceed 75mm in diameter. To remove shading from garden. T2: Oak - coppice at 0.5m from the top of the Devon hedge, due to excessive shading.	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	11 <sup>th</sup> July 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr P Denzleman Carisbrooke Down Road Tavistock PL19 9AF  P/A No. 1760/22/TPO	T1: Ash - Fell due to Ash die back and replant with a standard tree to be agreed with Local Authorities and T2: Ash - Fell due to Ash die back and replant with a standard tree to be agreed with Local Authorities	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	11 <sup>th</sup> July 2022

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B) FOR MEETING 19.07.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr Brown 235 Whitchurch Road Tavistock PL19 9DQ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222126">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222126</a>	T1: Copper Beech – Lateral reduction by 2.5-3 metres on SE side to reduce risk of branches failing, Lateral reduction by 3-3.5 metres on S over client cottage to avoid future damage to client property, Reduction of branch on SW over grassy area to reduce shade, T2: Copper Beech - Lateral reduction by 2-2.5 metres to reduce shading and avoid damage to cars, T3: Copper Beech – Lateral reduction by 3-3.5 metres on S, SW and SE side to reduce shading and avoid any potential dangers to client and neighbour's Property, Reduction of 2 x ascending stems on N side at 30 + 40 ft by 4 metres, T4: Holly – Fell and Remove due to poor form and vigour, replant with native broad leaf	<b>Neutral View refer to Tree Specialist</b>
Ms S Clough 2 Grenville Drive Tavistock PL19 8DP	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214261">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214261</a>	Householder application for rear single storey extension and two storey side extension	<b>Support</b>



Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Dr S Mullin 15a Watts Road Tavistock PL19 8LF	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210344">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210344</a>	Householder application for erection of garden shed	<b>Support</b>
Mr M Stoate Breckland Down Road Tavistock Devon PL19 9AG	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222190">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222190</a>	G20: Beech - Crown height raise to give ground clearance of 4.5 metres to increase clearance over lane servicing Rising Hill, Breckland and Oakleigh House	<b>Neutral View refer to Tree Specialist</b>
Mr M Stoate Oakleigh House Down Road Tavistock PL19 9AG	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222188">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222188</a>	T1: Oak - Removal of epicormic growth back to main trunk on Southern stem (dual-stemmed)	<b>Neutral View refer to Tree Specialist</b>
Mr J Dodd. 23 Old Exeter Road Tavistock PL19 0JE	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222239">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222239</a>	T1, T2, T3: Western Balsam Poplars - Removal due to no amenity value, excessive shading and weak unions	<b>Neutral View refer to Tree Specialist</b>
Mr T Haigh 31 Champion Rise Tavistock PL19 9PU	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/221352">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/221352</a>	Householder application for two storey side extension, conversion of garage, alteration to front, erection of porch	<b>Support – subject to the Planning Officer being satisfied that appropriate drainage is in place given that the property is within a critical drainage area</b>
Ms A Stewart 15 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222198">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222198</a>	Listed Building consent for proposed replacement timber framed, corrugated clad shed, including raising roof & lining entire shed with insulation	<b>Support</b>
Ms A Stewart 15 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222197">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222197</a>	Householder application for proposed replacement timber framed, corrugated clad shed, including raising roof & lining entire shed with insulation	<b>Support</b>
Mr E Portman Sunnyside	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222030">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/222030</a>	T1: Apple Tree - fell to make parking space and T2: Apple Tree - lateral crown reduction	<b>Neutral View refer to Tree Specialist</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
240 Whitchurch Road Tavistock PL19 9EF		by 5m on South East side Overhanging highway	
Mr & Mrs J Wright Whitebriar 4 Grove Park Tavistock PL19 9HJ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221758">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221758</a>	Householder application for proposed side extension to existing dwelling for improved residential accommodation for family use	<b>Neutral View</b>  <b>Member's felt unable to make a decision due to the lack of;</b> <ul style="list-style-type: none"> <li>• Drainage Reports</li> <li>• No design Statement</li> <li>• Possible damage to established tree roots, given it is within a Tree Protection Area and no solution given</li> </ul>
Mr & Mrs P Costa Torleigh 3 Heather Close Tavistock PL19 9QS	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222101">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222101</a>	Householder application for proposed extension & alterations to provide additional first floor living accommodation with rear single storey extension for improved kitchen & family room (Resubmission of 1033/22/HHO)	<b>Support</b>
Mr P Stanton The Vicarage 5A Plymouth Road Tavistock Devon PL19 8AU	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222094">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222094</a>	T8: Copper Beach - Fell as causing significant shading to property and potential size too large for location close to Grade 2 listed Vicarage, T10: Holm Oak - Pollard to 4-5 metres from ground level due to Ganoderma fungus, G12: Sycamore & Yew - Crown lift to 2.5 metres above ground level to allow access, T13: Magnolia - Crown lift up to 2.5 metres to allow pedestrian access to Parish Centre and lateral reduction to east to give 1 metre clearance from Grade 2 listed boundary wall and T14: Pear Tree - Lateral reduction on east and south sides to give up to 1 metre clearance from top of Grade 2 listed boundary wall and Parish Centre	<b>Neutral View refer to Tree Specialist</b>  <b>However, we would like to see a Semi Mature tree to replace the Copper Beach</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mrs D Bevan            Chez-Nous            Mohuns Close            Tavistock            PL19 9BJ</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221407">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221407</a></p>	<p>Householder application for erection of rear single-story extension, conversion of attic to single bedroom &amp; shower room, new access to garden onto Crelake Park &amp; widen current opening to Mohuns Close by 2m</p>	<p><b>Split Decision</b></p> <p><b>Support – the works to Chez-Nous and the widening of the current access onto Mohuns Close</b></p> <p><b>Object to – proposed new access onto Crelake Park on the following basis;</b></p> <p><b>Proposal contrary to JLP Policies</b></p> <ul style="list-style-type: none"> <li>• <b>DEV 10</b> Removal of the existing hedge would have an adverse effect on the surroundings</li> <li>• <b>DEV 26</b> As above removal would have a detrimental effect on the Bio-Diversity</li> <li>• <b>DEV 28</b> It wasn't felt that the benefits outweighed the loss as an existing driveway exists, which is proposed to extend the opening on Mohuns Close by 2m, offering ample parking spaces</li> </ul>
<p>Ms C Reeves            2 Deacons Green            Tavistock            PL19 8BN</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222322">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222322</a></p>	<p>T001: Oak - Crown lift to 4m from ground level due to low hanging limbs over driveway, road and neighbouring property. T002: Oak – crown</p>	<p><b>Neutral View refer to Tree Specialist</b></p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		height reduction by 3m, lateral crown reduction by 2.5m on all sides, removal of deadwood and crown lift to 4m from ground level due to limbs in neighbouring property, road and driveway. T003: Oak - crown lift to 4m from ground level, lateral crown reduction by 2m on SW side, crown lift to 1m clearance above garage due to limbs over driveway and obstruction. T004, T005, T006, T008 & G009: Ash - remove due to dieback. T007: Oak - lateral crown reduction by 2m on E side due to weight bias, and deadwood removal.	
Mrs J Fisher Smith Kingsley House 61 West Street Tavistock PL19 8JZ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221257">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221257</a>	Householder application for installation of new cast iron hopper and downpipe to front elevation, reconfiguring of existing lead parapet gutter including formation of new lead catch pit with associated lead outlet pipe to front parapet wall, replacement flat roof covering to existing rear extension	<b>Support</b>
Mrs J Fisher Smith Kingsley House 61 West Street Tavistock PL19 8JZ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221258">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/221258</a>	Listed Building consent for installation of new cast iron hopper and downpipe to front elevation, reconfiguring of existing lead parapet gutter including formation of new lead catch pit with associated lead outlet pipe to front parapet wall, replacement flat roof covering to existing rear extension	<b>Support</b>
Mr N Carpenter 30 Glanville Road Tavistock PL19 0ED	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222366">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222366</a>	T1: Lime - (Multi stemmed) Pollard to 10 meters creating a stable frame as part of a long term management plan	<b>Neutral View refer to Tree Specialist</b>
Mr C Rose 29 Saxon Road Tavistock PL19 8JS	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222236">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/222236</a>	Householder application for replacement of French doors and window to rear of	<b>Support</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		property with bi-fold doors leading into garden	