

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 19th November, 2024** at **6.30pm**.

PRESENT

Councillor B Smith **Chairman**
Councillor G Parker **Vice Chairman**

Councillor P Ward **Mayor ex officio**
Councillors A Lewis, R Poppe and A Venning

IN ATTENDANCE

Administrative & Democratic Services Officer

219. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor S Hipsey (Deputy Mayor).

220. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 28th October, 2024 be confirmed as a correct record and signed by the Chairman (Appendix 1).

221. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

222. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

223. TOWN PLANNING ISSUES

No items received.

224. GENERAL CORRESPONDENCE

No items received.

225. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

No items received.

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

No items brought forward

227. PLANNING APPLICATIONS

a) **Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 2).

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 3).

228. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 10th December, 2024 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.50pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 19.11.2024

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|--|--|-------------------------|--------------------------------------|-------------------------------|
| Mr C Ball 1 Grenville Meadow Tavistock PL19 8FE P/A No. 2658/24/HHO | Householder application for extension to dwelling | Support | Conditional Approval | 15 th October 2024 |
| Le Page Architects Limited Mount Kelly Courtenay House Parkwood Road Tavistock PL19 0HX P/A No. 1996/24/LBC | Listed building consent for localised replacement roof slates & replacement flat roof covering | Support | Conditional Approval | 18 th October 2024 |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|---|--|---|---|---|
| <p>Mrs J Potter Amano Technologies Ltd The Retreat Russell Street Tavistock PL19 8BD</p> <p>P/A No. 2537/24/FUL</p> | <p>Replacement of man-made roof with natural slate roof</p> | <p>Support</p> | <p>Conditional Approval</p> | <p>22nd October 2024</p> |
| <p>Mrs J Potter Amano Technologies Ltd The Retreat Russell Street Tavistock PL19 8BD</p> <p>P/A No. 2538/24/LBC</p> | <p>Listed Building Consent for replacement of man-made roof with natural slate roof</p> | <p>Support</p> | <p>Conditional Approval</p> | <p>22nd October 2024</p> |
| <p>Mr & Mrs Gibson 1 Deer Park Road Tavistock PL19 9HF</p> <p>P/A No. 2052/24/HHO</p> | <p>Householder application for alterations & extensions to existing private dwelling</p> | <p>Support</p> | <p>Conditional Approval</p> | <p>24th October 2024</p> |
| <p>Mr P Savage Milemead Down Road Tavistock PL19 9AQ</p> <p>P/A No 2861/24/TPO</p> | <p>T1: Ash Tree - Remove tree in hedge beside the grass verge with signs of dieback, down to hedge height - concern of branches dropping onto area used by by dog walkers & golfers parking their cars</p> | <p>Not placed before TTC for consideration</p> | <p>Grant of Conditional Consent</p> | <p>1st November 2024</p> |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|---|---|---|---|---|
| <p>Mrs K Chilton Home Down House 231 Whitchurch Road Tavistock PL19 9DQ</p> <p>P/A No 2773/24/TCA</p> | <p>T1: Blue Gum Eucalyptus - all work to be done on the lowest southerly primary limb approximately 3 metres from ground. Cut back two lowest secondary limbs on above mentioned primary limb to approximately 4metres due to overhanging neighbouring property.</p> | <p>Neutral View Refer to Tree Specialist</p> | <p>Tree Works No Objection Raised</p> | <p>1st November 2024</p> |
| <p>Mr M Beveridge Churchwood House Whitchurch PL19 9EL</p> <p>P/A No 2924/24/TCA</p> | <p>T1: Scots Pine - Fell tree - has low vigour & amenity value, T3: Ash - stem removal on eastern side at .25mtrs diameter, excessive lean over churchyard, T4: Western Red Cedar - Lateral crown reduction on western side by 2m, maximum finishing pruning cut size 35mm in diameter due to branches being close proximity to dwelling, branch removal on eastern side at 1.5m from ground level due to low branches overhanging shrubbery T5: Holly - Fell dead tree</p> | <p>Neutral View - Refer to Tree Specialist</p> | <p>Tree Works No Objection Raised</p> | <p>4th November 2024</p> |
| <p>Mr R Gude Treveglos Whitchurch PL19 9EL</p> <p>P/A No 3071/24/TCA</p> | <p>T1 Beech. 2m lateral reduction on western canopy aspect T2 Beech. 2m lateral reduction on western canopy aspect combined with a 3m clearance to branches</p> | <p>Refer to Tree Specialist – However the Committee found the plan almost incomprehen- sible</p> | <p>Tree Works No Objection Raised</p> | <p>6th November 2024</p> |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|--|--|-------------------------|--------------------------------------|------------------|
| | growing towards the Maidenhair tree. T3 Oak. Lateral reduction by 2-3 metres on eastern | | | |

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 19.11.2024

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|---|---|---|--|
| MGW (Manor) Properties Limited Antex Park Westbridge Industrial Estate Tavistock | https://westdevon.planning-register.co.uk/Planning/Display/3202/24/FUL | Erection of single storey extension to existing business units to provide new commercial unit | Support- the Committee suggested the usage is granted to reflect the JLP which extends the usage conditions, TTV18 refers |
| Mrs Owen 10 Hurdwick Road Tavistock PL19 8LW | https://westdevon.planning-register.co.uk/Planning/Display/3383/24/TPO | T1: Sycamore - section fell to close to ground level, tops have dieback (see pictures) likely due to squirrel damage, leaning towards garden studio | Neutral View - Refer to Tree Specialist |
| Mr P McAuley 242 Whitchurch Road Tavistock PL19 9EF | https://westdevon.planning-register.co.uk/Planning/Display/3385/24/HHO | Householder application for proposed alterations to store buildings including new roof, replacement of porch, installation of rooflights | Support |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|--|---|---|--|
| Mrs S Denne Westward 15 Plymouth Road Tavistock PL19 8AU | https://westdevon.planning-register.co.uk/Planning/Display/3420/24/LBC | Listed building consent for installation of through floor lift with lift shaft | Support |
| Mrs P Bennett Boundary Cottage Brook Lane Tavistock PL19 9DP | https://westdevon.planning-register.co.uk/Planning/Display/3471/24/TPO | T1 & T2: Oaks - Reduce branches on W side growing out towards property by 0.5 metres to reduce overhang over house and driveway. T3 & T4: Oaks - Reduce branches on W side growing out over driveway by 1.5 - 2 metres to reduce overhang over drive and garden. T5 & T6: Oaks - Reduce branches on W side growing over drive and neighbours' property by 1.25 - 1.75 metres to reduce overhang over drive and neighbour. | Neutral View - Refer to Tree Specialist |
| Mr K Bryant 14A Market Street Tavistock PL19 0DB | https://westdevon.planning-register.co.uk/Planning/Display/3016/24/VAR | Application for variation of condition 2 (approved drawings) & 6 (doors to south west elevation) of planning consent 00980/2015 to amend floor plans & details of garage door | Support |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|---|--|---|---|
| <p>Mr Peter Stanton Exeter Diocesan Board of Finance Ltd Vicarage 5A Plymouth Road Tavistock PL19 8AU</p> | <p>https://westdevon.planning-register.co.uk/Planning/Display/3524/24/TCA</p> | <p>G12: Yew Tree in G12 – remove, declining vitality with tip dieback, cavities in stem, basal decay.</p> | <p>Neutral View - Refer to Tree Specialist</p> |
| <p>Miss E Forrester 4 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ</p> | <p>https://westdevon.planning-register.co.uk/Planning/Display/2732/24/LBC</p> | <p>Listed building consent for modernisation & alterations to the layout</p> | <p>Split Decision</p> <p>Support – the relocation of the bathroom</p> <p>Object –</p> <ul style="list-style-type: none"> • the application for external works lacks details of the type and materials for the windows and doors. The Committee recommended that any replacement windows should reflect the original fenestration. • In addition, the existing curtilage buildings do not demonstrate that there is no harm to a Heritage asset |
| <p>Mr D Hassett 32 Trelawny Road Tavistock PL19 0EN</p> | <p>https://westdevon.planning-register.co.uk/Planning/Display/3357/24/HHO</p> | <p>Householder application for proposed two-storey rear extension to provide additional</p> | <p>Support – in principle, however the Committee remained concerned that the bulk of the proposals would</p> |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|--|---|----------------------------------|--|
| | | kitchen & bathroom accommodation | cause harm to the Conservation Area |
| Mr M Edwards Baker Estates Ltd Land at SX 481 728 Tavistock | https://westdevon.planning-register.co.uk/Planning/Display/3582/24/TPO | T20 and T21 - see tree report. | Neutral View - Refer to Tree Specialist |