

MINUTES

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at: <https://us02web.zoom.us/j/83042857991> (for Councillors who wished to attend) and https://www.youtube.com/results?search_query=tavistock+town+council (for the public who wished to attend) on Tuesday 1st September, 2020 at 5.00pm.

PRESENT

Councillor P Ward – Chairman
Councillor J Ellis – Vice Chairman

Councillor Mrs A Johnson (Mayor – ex officio)
Councillor A Hutton (Deputy Mayor – ex officio)
Councillors Ms L Crawford, A Lewis, G Parker, B Smith and P Squire

IN ATTENDANCE

Assistant to the Town Clerk

39. APOLOGIES FOR ABSENCE

There were no apologies for absence. Councillor Fey was unable to join the Meeting due to technical issues.

40. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 11th August, 2020 be confirmed as a correct record and signed by the Chairman (Appendix 1).

41. DECLARATIONS OF INTEREST

The following Declaration of Interest was made;

- Councillor P Ward (Chairman)
Declared an Interest in Planning Application No. 2396/20/LBC – 205 Whitchurch Road, Tavistock by virtue of being the property owner and applicant.

Councillor Ward left the Meeting during the consideration of this application, and the Vice Chairman (Councillor J Ellis) took the Chair during this period.

42. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

43. TOWN PLANNING ISSUES

- a) The update received from Devon County Highways in respect of the adoption of the roundabout at the Callington Road Development Site (Minute No. 463a referred), was considered - (Appendix 2) - Noted

- b) West Devon Borough Council Licensing Policy Consultation (Appendix 3) – The deadline for a response to the Consultation was 16th October 2020, therefore it was agreed to defer the consideration of this matter until the next DM&L Meeting, scheduled for 22nd September 2020. In the meantime, all Members were encouraged to access and review the draft Policy.

44. GENERAL CORRESPONDANCE

No items received.

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

The following item was brought forward;

Appeal Start Notification – Erection of detached three-bedroom dormer bungalow with integral garage, external parking, new vehicular access and external works at Land adjacent to Haseley, Butcher Park Hill, Tavistock, Devon (Appendix 4).

Councillor Ms L Crawford Declared an Interest at this point in the Meeting, by virtue of being an allotment holder.

The Chairman confirmed that;

- the site was immediately adjacent to the Town Council's allotments;
- access to the site was required across a track owned by the Town Council, which also provided access to the allotments and a neighbouring property;
- the Local Planning Authority had objected to the application due to the dangers caused in accessing the highway, which not only had a blind corner but was also a very fast road;
- the Town Council was not only a Statutory Consultee, but also the landowner, so any response must make it clear on what basis the response was being given

Reference was made to Buddle Quarry, which was the only remaining quarry able to provide a supply of Hurdwick Stone, which had been used in the construction of the historic buildings in Tavistock town

centre. This stone would be required for any future repairs, and if not available this would have a detrimental effect on these historic buildings, and the heritage value of them. Should the development go ahead, the Quarry would not be able to be re-opened for this purpose.

During the ensuing discussion, reference was made to;

- the difficulties allotment holders currently found entering, and exiting, the site due to the dangerous road. Any development would inevitably increase the number of car movements onto the road;
- the potential that allotment plots could be lost if the development required the widening of the access road;
- the difficulties any construction vehicles would have accessing the building site, due to the narrowness of and bends in the track;
- the potential damage which could be caused to the Devon hedge on the left hand side of the track when construction vehicles were entering, and exiting, the site;
- concerns were raised that if this development was granted permission, it could encourage others to submit further planning applications for development on adjacent land

Noted That - the Chairman undertook to draft a document, on behalf of Tavistock Town Council, to be submitted to the Planning Inspectorate on the basis that Tavistock Town Council stood by its original decision to 'object' to this Planning Application. The document would be brought to the next DM&L Meeting for the consideration of the Committee.

46. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

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

b) NEW Planning Applications

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. (Appendix 6)

47. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 22nd September, 2020 at 5.00pm.

The Meeting closed at 6.25pm

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A)
FOR MEETING 01.09.2020

<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 A Stead 8 Grenville Drive Tavistock PL19 8DP P/A No. 1460/20/HHO	Householder application for proposed side extension and new entrance porch to dwelling	Support	Refusal	7 th August 2020
Mr P Jones Kingdon House Pym Street Tavistock PL19 0AW P/A No. 1463/20/LBC	Listed Building Consent for internal alterations to refurbish toilets at lower ground floor level	Support	Conditional Approval	4 th August 2020
Mr Thornton Ebford Courtenay Road Tavistock PL19 0EE	Variation of condition 2 of planning consent 1926/19/HHO	Support	Conditional Approval	3 rd August 2020

P/A No. 1554/20/VAR				
Mr A Holifield 22 Dipper Drive Whitchurch Tavistock PL19 9FS P/A No. 1605/20/HHO	Retrospective householder application for erection of single storey outbuilding	Support	Conditional Approval	6 th August 2020
Mr G Morrell 8 Sunway Close Tavistock PL19 8LU P/A No. 1735/20/HHO	Householder application for proposed single storey rear/side extension to replace rear porch	Support	Conditional Approval	7 th August 2020
Mr & Mrs Hughes 22 Newtake Road Whitchurch Tavistock PL19 9BX P/A No. 1990/20/TPO	T3: English Oak - Reduction of leaning stem on East side by 2-3m so crown extends to edge of verge. Deadwood removal (exempt)	Neutral View refer to Landscape Officer	Tree Works Allowed	14 th August 2020
Dr M Symes The Hollies 8 Newtake Road Whitchurch Tavistock PL19 9BX P/A No. 1818/20/TPO	T1: Oak - overall crown reduction by 2- 3m due to concerns of falling branches and excessive shading to properties	Neutral View refer to Landscape Officer	Refusal of Consent	19 th August 2020
Mrs J Aveyard Rowan House 2a Roland Bailey Gardens Tavistock PL19 0RB P/A No. 1776/20/TPO	T1: Ash - Section fell to ground as tree is showing symptoms of ash dieback; T2: Ash - Section fell to approximately 10ft to keep screen intact as tree is showing symptoms of ash dieback	Neutral View refer to Landscape Officer	Grant of Conditional Consent	30 th July 2020

<p>Ms A Pitt 34 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ</p> <p>P/A No. 1063/20/LBC</p>	<p>Listed building consent for replacement windows of the upper and lower floors of the house facing the garden to wood frames and double glazing</p>	<p>Split decision;</p> <p>Support the principle of the renovation works being in wood, not plastic, however question the replacement with a single pane frame.</p> <p>Would prefer to see a design in keeping with a Grade 2* Listed property.</p>	<p>Conditional Approval</p>	<p>11th August 2020</p>
<p>Mr & Mrs A Kinsman Cranmere Chollacott Lane Tavistock PL19 9DD</p> <p>P/A No. 1816/20/HHO</p>	<p>Householder application for proposed extension to form enclosed porch/sitting area</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>10th August 2020</p>

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR MEETING 01.09.2020

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
<p>Mrs E L Rawlins Overdeer Down Road Tavistock PL19 9AG</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202406</p>	<p>T1: Oak - Crown height reduction by 3-4m/ lateral reduction by 3-4m on all sides. Reduction of limb at 3m from ground level on South side by 5m due to cavity forming above union.</p>	<p>Neutral View refer to Landscape Officer</p>
<p>Mr & Mrs Mallin 54 Westmoor Park Tavistock PL19 9AB</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202478</p>	<p>Householder application to convert existing garage, single storey infill extension to rear and other alterations</p>	<p>Support</p>

<p>Mr D Windermer 1 St Johns Deer Park Lane Tavistock PL19 9RF</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202410</p> <p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202411</p> <p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202412</p>	<p>G1: Conifer hedge - remove.</p> <p>G2: Conifer hedge - remove.</p> <p>T1: Lime & G7: Lime x1 - Removal of epicormic growth around base. Crown raise to approx. 3m from ground level. Trees are dropping branches.</p>	<p>Neutral View refer to Landscape Officer</p> <p>Neutral View refer to Landscape Officer</p> <p>Neutral View refer to Landscape Officer</p>
<p>Mr M Phillips Guardian Industrial UK Limited 2 Arimoor Gardens Tavistock PL19 9HN</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201968</p>	<p>Householder application for extension and re-modelling</p>	<p>Support</p>
<p>Tavistock Town Council Magistrates Court Bedford Square Tavistock PL19 0AE</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202531</p>	<p>Application for approval of details reserved by conditions 3 and 4 of planning consent 3121/19/LBC</p>	<p>Support</p>
<p>Mr D Manning 19 Ordulf Road Tavistock PL19 8NE</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202400</p>	<p>T1: Oak - Crown reduction by 2m on all sides. Reason: to reduce excess growth and reduce falling debris. T2: Chestnut - Removal of 4x limbs on South side at 4m from ground level, encroaching on public footpath. T3: Chestnut - Overall crown reduction by 2m, removal of 4x limbs at 4m from ground level on South side. Reason: Excessive shading and debris falling from crown. T4: Oak - Overall crown reduction by 2m, North/West upper limbs growing over garage and causing excessive shading.</p>	<p>Neutral View refer to Landscape Officer</p>
<p>Mr & Mrs P Ward 205 Whitchurch Road Tavistock PL19 9DQ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202396</p>	<p>Listed building consent to replace vertical slate hanging to front elevation and rainwater goods, repairs to drainage, veranda and</p>	<p>Support</p> <p>Pleased to see;</p> <ul style="list-style-type: none"> • the use of timber windows and

		windows and installation of secondary glazing	<p>cast iron down pipes;</p> <ul style="list-style-type: none"> • the careful use of original slates or identical replacements; • the inclusion of a Heritage Statement <p>The quality of the proposed works was also noted</p>
Mr D Gregory Travis Perkins Unit 1-7 Tavistock Retail Park Plymouth Road Industrial Estate Tavistock PL19 9QN	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202390	Regularizing Stock Storage heights and increasing the overall amount of car parking provided on the site	Support
Mr S Church 219 Whitchurch Road Tavistock PL19 9DQ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202303	Householder application for proposed two storey side extension to existing dwelling (Resubmission of 0834/20/HHO)	<p>Object on the following basis;</p> <ul style="list-style-type: none"> • the scale of the extension in terms of bulk/height and massing; • the extensive use of UPVC, rather than natural materials, in a Conservation Area; • the design of the projecting entrance porch appears incongruous given the history of this, and neighbouring properties <p>All of the above are considered harmful to the character and appearance of the Conservation Area, and brings the application into</p>

			conflict with the JLP and NPPF
J Tillyer & R West 46 Carpenter Way Tavistock PL19 0FL	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202218	Householder application for proposed garage	Support – subject to a condition that adequate sustainable drainage is implemented, capable of dealing with increased storm water run off
Ms L Fowler, Mr D Symons, Mrs G Norman & Mr J Giles 13, 15, 17 & 21 Beech Close Tavistock PL19 9DW	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202568	G1: Alder x 3 - Lateral reduction on West side by 2.5-3m to reduce shading and overhang to property. G2: Multi stemmed hazel/willow - Lateral reduction on West side by 2.5-3m to reduce shading and overhang to property. Height reduction of all stems by 2.5m to reduce shading. G3: Multi stemmed hazel/willow/hawthorn - Lateral reduction on West side by 2.5-3m to reduce shading and overhang to property. Height reduction of all stems by 2.5m to reduce shading. T1: Hawthorn - Lateral reduction on all sides by 1-1.5m and crown height reduction by 2.5m to reduce shading and overhang to garden.	Neutral View refer to Landscape Officer
Mr S Mallett 14 Willow Road Tavistock PL19 9JH	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202408	G1: Hazel x3, Holly x3 & Sycamore x3 - Lateral reduction by 1.5m on North and South sides, crown thin by 15%, crown lift to 3m from ground level. T2: Sycamore - Removal of 2x branches at 4m and 5m from ground level on South side. T3: Sycamore - Removal of 3x branches at 5m from ground level on South side. T4: Oak - Crown lift to 5m from ground level. T5: Oak and T6: Laurel - Remove - dead trees. Reasons: dead from poor previous pruning, possible fungal attack	Neutral View refer to Landscape Officer

<p>Ms N Merriott 40 Drake Gardens Tavistock PL19 9AT</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202557</p>	<p>Householder application for rear extension to include en-suite bedroom on first floor, extended kitchen, utility room and wc on ground floor</p>	<p>Object on the basis of loss of light to neighbouring properties</p>
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