

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Monday 24<sup>th</sup> July, 2023** at **6.30pm**.

**PRESENT**

Councillor B Smith           **Chairman**  
Councillor T Munro       **Vice Chairman**

Councillor A Hutton       **Mayor – ex officio**  
Councillor P Ward       **Deputy Mayor – ex officio**

Councillors S Hipsey, A Lewis, P Squire and A Venning\*

\*Arrived late at the Meeting

**IN ATTENDANCE**

Assistant to the Town Clerk

**107. APOLOGIES FOR ABSENCE**

There were no apologies for absence as all Members were present.

**108. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 4<sup>th</sup> July, 2023 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**109. DECLARATIONS OF INTEREST**

The following Declarations of Interest were made with regard Planning Application 1122/23/FUL – 2 Roland Bailey Gardens, Tavistock; Councillor P Ward by virtue of a professional relationship with the Applicant; and Councillor S Hipsey by virtue of having previously objected to an historic Planning Application submitted by the previous land owner, whilst a Member of West Devon Borough Council.

**110. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

No items received.

## 111. TOWN PLANNING ISSUES

- a) Street Name and Numbering (Application No 3652/20/FUL Baker Estates referred) – the Committee considered the consultation (Appendix 2) regarding street name/numbering on the development at Plymouth Road.

The developer had submitted the following street names for consideration;

- Orchard Rise
- Peartree Way
- Mulberry Close
- Quince Avenue
- Bramley Row
- Blossom Rise
- Damson Road
- Cherry Tree Close

RECOMMENDED THAT Tavistock Town Council;

- i. **Reject** the names of Orchard Rise and Mulberry Close to avoid duplication, due to similar named roads already being in Tavistock (i.e. Orchard Close and Mulberry Grove); and
- ii. **Accept** all the other proposed names;
- iii. In addition, the Town Council would request that planting in the area would reflect the names chosen.

\*Councillor A Venning arrived during the consideration of the matter above.

## 112. LICENSING MATTERS

- a) Variation of Premises Licence – The Committee considered the consultation from the Licensing Authority in connection with Rockmount Townhouse Ltd, Drake Road, Tavistock PL19 0AX, together with the subsequently provided Premises Map (Appendix 3)

The Committee;

- i. **Supported** the proposed amendments to the opening and sale of alcohol hours;
- ii. **Neutral View** on the additional area for consumption and two new points of supply, as it was unclear from the plan;
  - where the additional area of consumption was actually sited, and whether it was inside the property or outside of it;
  - what the 'two new points of supply' actually were;
- iii. considered that the Premises Map provided was unclear, and of a very poor quality.

## 113. GENERAL CORRESPONDENCE

No items received.

**114. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)**

- a) The Committee received and noted the Notes of the Neighbourhood Development Plan Steering Group Meeting, held on 17<sup>th</sup> July, 2023 (Appendix 4);
- b) Local Cycling and Walking Infrastructure Plan – it was reported that;
  - the next virtual meeting with regard this initiative was scheduled for 1<sup>st</sup> August 2023 (log-in details for the meeting had previously been provided);
  - the initiative was aimed at encouraging people to walk and cycle more within the area;
  - the proposed meeting would also discuss how funding could be obtained to put the plans in place.

**115. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items brought forward

**116. 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).

**117. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 15<sup>th</sup> August, 2023 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.34pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 24.07.2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr &amp; Mrs Faircloth Higher Wilminstone Farm Wilminstone Tavistock PL19 0JT</p> <p>P/A No. 0033/23/FUL</p>	<p>Change of use of agricultural barn to form storage unit</p>	<p><b>Object for the following reasons;</b></p> <ul style="list-style-type: none"> <li>• <b>the original consent was granted on the basis of the building being for agricultural use only;</b></li> <li>• <b>we would also refer to Policies TTV26 and DEV15, as per the Council's original response in February 2020, on the original Planning Application of 2565/19/FUL</b></li> </ul>	<p>Refusal</p>	<p>21<sup>st</sup> June 2023</p>
<p>Mr B Chilcott 23 Watts Road Tavistock PL19 8LG</p> <p>P/A No. 1076/23/HHO</p>	<p>Householder application for proposed conversion of existing basement to provide additional living &amp; sleeping accommodation &amp; associated landscaping to include widening of vehicular access</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>30<sup>th</sup> June 2023</p>
<p>Mr &amp; Mrs Staniland 56 Westmoor Park Tavistock PL19 9AB</p> <p>P/A No. 1398/23/TPO</p>	<p>T1: Sycamore - crown raise to 4m from g/l, light reduction of branch framework in lower 1/3 to 1/2 of canopy by 0.5-2m, only secondary/tertiary branches to be removed, maximum diameter of</p>	<p><b>Neutral View refer to Tree Specialist</b></p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>7<sup>th</sup> July 2023</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	branches to be removed 75mm, works will allow more light to garden areas and improve views			
Ms Jane Flatman The Leaze 7 Kilworthy Hill Tavistock PL19 0EP  P/A No. 0758/23/HHO	Householder application for new windows, new roof, door & internal works	<b>Support</b>	Conditional Approval	7 <sup>th</sup> July 2023
Mrs Anna Clarkson 11 Plymouth Road Tavistock PL19 8AU  P/A No. 1973/23/TEX	T1: Robina - Blown down on left hand side of drive (see photo)	<b>Not placed before TTC for consideration</b>	Tree Works No Objection Raised	4 <sup>th</sup> July 2023
Baker Estates Ltd Land to the South of Plymouth Road Tavistock  P/A No. 3652/20/FUL	READVERTISEMENT (Revised plans received and amended development description) Hybrid application comprising full planning application for erection of 44 residential dwellings, formation of accesses, associated public open space, landscaping and infrastructure; and outline planning application for extra care facility for up to 60 units with all matters reserved, except means of access	<b>Object – the basis of which is detailed at Minute No. 218(b) Tavistock Town Council (TTC) considered the re-advertised application 20/3652 for the erection of 44 residential properties and an extra care facility on land south of Plymouth Road, Tavistock and saw no reason to withdraw the objection and reasons previously submitted in January 2021. The Local Planning Authority is asked to consider</b>	Conditional Approval	6 <sup>th</sup> July 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		<b>TTC's objection and comments together with the objection and comments relating to Application 21/0723 for the construction of 44 residential properties and 0.76 ha of commercial land.</b>		

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B) FOR MEETING 24.07.2023

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs Mein Little Church Park Whitchurch Tavistock PL19 9EL	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231956">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231956</a>	Householder application for the former garage which was turned into a games room to be turned back to garage use by removing wall & window previously introduced to block up the garage, original sized opening for vehicle access to be restored & sectional garage door fitted into opening, external rendering around the opening made good & sloped vehicle access introduced	<b>Support</b>
Mr P Williamson 56 Parkwood Road Tavistock PL19 0HH	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230303">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230303</a>	Listed Building Consent for replacement of original timber casement window with conservation grade hardwood timber single glazed window	<b>Support</b> <b>The preservation of a Listed Building to a good standard was welcomed</b>
Mr P Williamson 56 Parkwood Road Tavistock PL19 0HH	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230302">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230302</a>	Replacement of original timber casement window with conservation grade hardwood timber single glazed window	<b>Support</b> <b>The preservation of a Listed Building to a good standard was welcomed</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Co-op HQ Service Department CO-OP Food 20 Brook Street Tavistock PL19 0BJ	<a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232191">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232191</a>	T1, T2: Hornbeam - fell and replant	<b>Neutral View refer to Tree Specialist</b>
Mr D Pearce Le Page Architects Ltd Mount Kelly Preparatory School Mount Tavy Road Tavistock PL19 9J	<a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232149">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232149</a>	Application for approval of details reserved by condition 3 (Slate) of planning consent 3666/21/LBC	<b>Neutral View refer to Heritage Officer</b>
Mr And Mrs Janjanin Orchard Lea Chollacott Lane Tavistock PL19 9DD	<a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232100">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232100</a>	Householder application for two storey rear & single storey side extension & associated works	<b>Support</b>
Mr D Hassett 32 Trelawny Road Tavistock PL19 0EN	<a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232025">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232025</a>	Householder application for 2 storey rear extension	<b>Neutral View as uncertain if the planned finishes to the extension will be in keeping with other properties in the vicinity</b>
Mr J Tuppen Little Field Court Management Co Ltd Land at SX 490 055 Little Field Court Green Lane Tavistock PL19 9FA	<a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232234">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232234</a>	TA: Field Maple - fell due to proximity to bungalow, TB: Field Maple -crown raise, remove branches encroaching on street lamp, TC: Field Maple - crown raise, remove branches encroaching on overhead wires	<b>Neutral View refer to Tree Specialist</b>
Mr & Mrs Crosher Vigers Hall Wallabrook Tavistock PL19 0JR	<a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231874">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231874</a>	Householder application for proposed garden room & detached garage	<b>Support</b> <b>The planned tree protection measures were welcomed</b>
Ms I Chambers The Milking Parlour Higher Wilminstone Farm Wilminstone Tavistock	<a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231665">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231665</a>	Erection of a replacement dwelling	<b>Object – concerns were raised with regard the overdevelopment of this particular</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
PL19 0JT			<p><b>area in the countryside.</b></p> <p><b>We would recommend that a site visit is undertaken, and that the Application is called into Committee at West Devon Borough Council</b></p>
<p>Mr Mark Jackson Aspris Children's Services Tor View School Kilworthy Road Tavistock PL19 0JN</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232083">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232083</a></p>	<p>Listed Building Consent for proposed removal of internal partitions at first floor</p>	<p><b>Support</b></p>
<p>Mr &amp; Mrs S Cox 2 Roland Bailey Gardens Tavistock PL19 0RB</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231122">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231122</a></p>	<p>Proposed engineering works to improve surface water storage capacity</p>	<p><b>Support however would like the need for a Wildlife, Geology or Invasive Species Report to be revisited (Part A, Section 6)</b></p>
<p>Mrs C Raeburn Cranmere 69 Redmoor Close Tavistock PL19 0ER</p>	<p><a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232285">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232285</a></p>	<p>G1: Maple - Whole crown reduction by 2-3 metres to suitable growth point as trees are extremely high, removal of deadwood (deadwood exempt) &amp; T2: Sycamore - Reduce entire crown by 3 metres to suitable growth points due to extensive decay</p>	<p><b>Neutral View refer to Tree Specialist</b></p>
<p>Mr P Peers 17 Buzzard Road Whitchurch Tavistock PL19 9FZ</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231456">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231456</a></p>	<p>Householder application for replacement of conservatory with brick wall &amp; slate roof extension</p>	<p><b>Support</b></p>