

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Monday 27th March, 2023** at **5.30pm**.

PRESENT

Councillor Mrs U Mann **Chairman**
Councillor B Smith **Vice Chairman**

Councillor P Ward **Mayor**
Councillors Ms L Crawford, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

417. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor A Fey, and from Councillor P Ward (Mayor) for late arrival.

418. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 6th March, 2023 be confirmed as a correct record and signed by the Chairman (Appendix 1).

419. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

420. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

421. TOWN PLANNING ISSUES

No items received.

422. GENERAL CORRESPONDENCE

No items received.

423. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) The Committee received, for information only, the Report of the Town Clerk in respect of the Neighbourhood Development Plan Progress Report and request for funding (Appendix 2), due to be considered at the Budget & Policy Committee Meeting scheduled for Tuesday 28th March, 2023;
- b) The Minutes from the NDP Steering Group Meeting, held on 13th March 2023 were distributed at the Meeting (Appendix 3).
Noted That – it was reported that a new volunteer Finance Co-ordinator had been appointed to the Steering Group.

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

No items brought forward.

425. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 4).

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 5).

Noted That – Councillor P Ward (Mayor) arrived during consideration of the new Planning Applications.

426. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 18th April, 2023 at 5.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 6.15pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 27.03.2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs A Wood The Old Vicarage Church Hill Whitchurch PL19 9ED	Householder application for refurbishment to include new pitched roof section to northern roof slope,	Support	Refusal	22 nd February 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
P/A No. 3936/22/HHO	reinstatement of original style veranda, new garden room extension, boot room lean to & detached garage with covered potting area			
Mr & Mrs G Moule Mount Tavy Holiday Cottages Mount Tavy Road Tavistock PL19 9JL P/A No. 4069/22/FUL	Change of use from ancillary building to provide new letting suite.	Support	Conditional Approval	22 nd February 2023
Mr G Prest 11 Deer Leap Tavistock PL19 9RD P/A No. 4287/22/TPO	T1: Holly - crown height reduction by 6m to rejuvenate the crown, T2: Holly - crown height reduction by 6m to rejuvenate the crown	Neutral View refer to Tree Specialist	Grant of Conditional Consent	27 th February 2023
Mrs J Lancaster Stoneridge Down Road Tavistock PL19 9AQ P/A No. 4450/22/TPO	T2: Oak - Crown height reduction by 4 metres & side reduction on all sides by 1 metre, T6: Beech - Crown height reduction by 2 metres & side reduction on all sides by 2 metres to maintain the shape of the tree and T8 & T9: Silver Birches - Crown Height reduction by 2 metres & side reduction on western side 2	Neutral View refer to Tree Specialist	Grant of Conditional Consent	27 th February 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	metres to keep the trees in balance			
Mr D Johnson Knoll Park Mount Tavy Road Tavistock PL19 9JL P/A No. 4365/22/FUL	Change of use of agricultural land to residential garden (resubmission of 4536/21/FUL)	Support	Conditional Approval	27 th February 2023
Mr R Benzie Merula Down Road Tavistock PL19 9AG P/A No. 3451/22/TPO	S1: Sycamore – removal of two dead branches and crown height reduction by 3m to reduce strain	Neutral View refer to Tree Specialist	Refusal of Consent	13 th March 2023
Mr O Keenan 14 Deer Park Road Tavistock PL19 9HG P/A No. 0145/23/HHO	Householder application for demolition of existing flat roofed garage & addition of new extensions (Resubmission of 3291/22/HHO)	Support	Conditional Approval	9 th March 2023
Airband Community Internet Ltd Courtenay Cottage Plymouth Road Tavistock PL19 9DS	Prior notification of the installation of a 10.5m wooden pole (9m above ground)	Noted (the notification was provided for 'information only')	Permitted Development	8 th March 2023
Mr W Southall Tavistock Town Council Tavistock Heritage Trust Court Gate Bedford Square Tavistock PL19 0AE	Listed building consent for structural repair & replacement of timber beams, lintels & rot affected window & associated works	Support	Conditional Approval	9 th March 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
P/A No. 4282/22/LBC				

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 27.03.2023

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr P Benny 11 Cole Moore Meadow Tavistock PL19 0ES	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230400	T2: Ash – Removal of lower branches by 5 metres overhanging Wyatt's Lane including overhang to property, T3, T4 & T5 Sycamore - Crown thin by 20%, remove dead crossing branches (deadwood exempt) & lower selected minor branches overhanging garden and Wyatt's Lane, T3, T4 & T5 required work to increase light levels, reduce wind resistance & reduce major over-hang to Public road Wyatt's Lane and property garden	Neutral View refer to Tree Specialist
Mr Richards Dawn Lodge Down Road Tavistock PL19 9AG	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230434	T1: Dead or Cedar - Lateral reduction by 1-2 metres on south side to suitable growth points, where this is not possible removing the branch in it's entirety to reduce overhang of property	Neutral View refer to Tree Specialist
Mr A Pye Land Adjacent to Callington Road Tavistock	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230474	Application for variation of condition 2 (approved plans) of planning consent 3345/18/ARM	Object on the following basis: • Policy DEV1 – the split-level design proposed would make the properties inaccessible for those with disabilities or those with limited or

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>impaired movement;</p> <ul style="list-style-type: none"> • Policy DEV 9 – this doesn't meet the local housing need for properties appropriate for an ageing population ; • the green space amenity of these homes will be less accessible, as in point 1; • the existing design was preferred as it allowed better access and was more adaptable for those with access/disability needs
<p>Mr W Hancock - Environment Agency Gauging Station adjacent to Market Road Tavistock</p>	<p>https://apps.westdevon.gov.uk//PlanningSearchMVC/Home/Details/230343</p>	<p>Replacement of existing Environment Agency gauging station</p>	<p>Support</p>
<p>Mr & Mrs Wilson 8 Plymouth Road Tavistock PL19 8AY</p>	<p>https://apps.westdevon.gov.uk//PlanningSearchMVC/Home/Details/230223</p>	<p>Householder application for proposed reinstatement of front garden railings & gate</p>	<p>Support – as it will involve the reinstatement of original features, which will have a positive impact on the Conservation Area and World Heritage Site</p>
<p>Mr & Mrs Wilson 8 Plymouth Road Tavistock PL19 8AY</p>	<p>https://apps.westdevon.gov.uk//PlanningSearchMVC/Home/Details/230224</p>	<p>Listed Building Consent for proposed reinstatement of front garden railings & gate</p>	<p>Support – as it will involve the reinstatement of original features, which will have a positive impact on the Conservation Area and World Heritage Site</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr H Myott 31 Parkwood Road Tavistock PL19 0HH	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224479	Householder application for extension of existing rear extension with the addition of a single storey flat roof & minor internal alterations (resubmission of 0112/22/HHO)	Neutral View – however reference was made to the proposed roof lights which appeared to be prominent. Roof lights with a lower profile would be preferred to minimise the impact on the local streetscape.
Mr & Mrs G Jeeves Orchard Hill Madge Lane Tavistock PL19 0DY	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230198	Householder application for loft conversion with single dormer to rear of property. Side flat roof garden room to replace flat roof conservatory	Support
Mr S Buckley 80 Priory Close Tavistock PL19 9DG	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/223406	Householder application for replacement porch (part retrospective)	Support
Mr & Mrs J Canning Ormonde Highbank Close Tavistock PL19 8EQ	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230625	Householder application for proposed detached garage, greenhouse & retrospective application for erected fence	Support
Mr Pearson 5 Manor Close Tavistock Devon PL19 0PN	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230765	T23: Holly - crown height reduction by 2.5m to rejuvenate canopy and be more aesthetic	Neutral View refer to Tree Specialist
Mr A Simpson Sitec Infrastructures 36 Fitzford Cottages Tavistock PL19 8DB	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230512	Listed Building Consent for repairs to roof & associated works	Support – it was appreciated that the works planned to protect the patina and use of heritage slates
Miss E Wannell Flat 3 27 West Street Tavistock PL19 8JY	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230722	Listed building consent for installation of replacement bathroom window	Support – on the basis that this would improve a property within the Conservation Area, as well as

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			using appropriate materials