

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 28th November, 2023** at **6.30pm**.

PRESENT

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

Councillor P Ward **Deputy Mayor ex officio**

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

IN ATTENDANCE

Councillor U Mann (Ward Member and Chairman of the Neighbourhood Development Plan Steering Group)

Councillor Mrs A Johnson (Ward Member)

2 members of the public

Assistant to the Town Clerk

Administrative & Democratic Services Officer

242. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor A Hutton (Mayor).

243. CONFIRMATION OF MINUTES

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

244. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

245. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

- a) Received for information only – confirmation had been received that Planning Application 0225/23 Change window to door on south elevation and erection of disabled ramp, Site Adjacent to Units 14 and 15 Pitts Cleave Industrial Estate, Wilminstone, Tavistock, PL19 0PW received ‘Conditional Consent’ on the 10th November 2023. The Committee’s response had been to ‘Support’ the Application **Noted** (Appendix 2)

246. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) The Committee received and noted the Notes of the Neighbourhood Development Plan Steering Group Meeting, held on 8th November, 2023 (Appendix 3)

Noted That:

- a discussion would take place in due course with the Town Council to identify dates for consultation under Regulation 14;
- it was hoped that the draft Design Code and Policy would be brought to Council early in the New Year, as the consultation period would still be in place there would still be an opportunity for the Council to comment further;
- the grant funding previously received from Locality would need to be spent by the end of March 2024.

- b) Green Spaces Designation (Appendix 4)

A copy of Green Spaces Designations proposed for inclusion within the emerging Neighbourhood Development Plan had previously been circulated for review and comment by Members individually (Appendix 4 refers), and feedback was provided on that basis.

Noted That in response to questions it was reported that:

- the list provided was not exhaustive, however it was unlikely that any other areas would be added as some spaces had previously been dismissed as they had not met the criteria;
- it might be that some areas currently on the list could be removed;
- restrictions were in place on how much land could be designated;
- the Steering Group was commended on the amount of work undertaken to date.

- c) Heritage Asset Designation (Appendix 5)

A copy of draft Heritage Asset Designations proposed for inclusion within the emerging Neighbourhood Development Plan had previously been circulated for review and comment by Members individually (Appendix 5 refers). To assist, an informal session had been held in connection with same prior to the commencement of the Meeting. Feedback had been provided through assessment forms.

Noted That appreciation was extended for early attendance to undertake the assessments.

247. GENERAL CORRESPONDENCE

No items received.

248. TOWN PLANNING ISSUES

- a) Varying Order 2023 for Public Footpath No.3 Tavistock - the Committee considered the Notification which had been in respect of

Planning Application 1472/18/ARM associated with Land at SX 4722 7457 adjacent to New Launceston Road Development.
The decision was to '**Support**' the Application (Appendix 6).

- b) Public Bus Service Petition – the Committee received a petition, previously reported at Council (Minute No. 237 refers) (Appendix 7).

Attention was also drawn to a further item of digital correspondence subsequently received from the lead petitioner (previously circulated).

In the ensuing discussion reference was made to a range of issues including:

- i. Concerns regarding reductions in town bus services, associated adverse impacts on various user groups - including those with limited physical, transport or financial resources. Other adverse consequences might include reductions in visits to the town accentuated by the paucity of alternative public transport services. The differentiation between the funding treatment of the two affected routes was highlighted. Attention was further drawn to the potential that current poor arrangements (e.g. lack of links between routes thereby making it hard to access health services amongst others), were also of concern alongside, in the circumstances, potential detriment to long term public transport usage/route viability.
- ii. The nature and responsibilities of the various tiers of Local Government including:
 - i. Devon County Council (DCC) as Highway and Transport Authority;
 - ii. West Devon Borough Council (WDBC) as funder of applicable town bus services (as delivered via DCC) through S106 monies received. Also, the role of the WDBC statutory overview and scrutiny function, alongside such obligations to co-operate as applicable to principal authorities;
 - iii. The importance attached to the availability of fit for purpose public transport services, including the Town Council's willingness to work alongside the Planning Authority and/or overview and scrutiny led workstream, to better identify how current resources were being deployed, and options available to improve public transport provision.

RECOMMENDED THAT, having regard to the unsuitability of current arrangements, Tavistock Town Council write to West Devon Borough Council as the relevant authority requesting it to undertake an urgent review of the application of S106 monies for bus services in the Town,

with a particular focus on ensuring cost effective and co-ordinated public transport service provision.

249. GENERAL CORRESPONDENCE

No items received

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

No items brought forward

251. PLANNING DECISIONS and APPLICATIONS

a) **Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 8).

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 9).

252. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Wednesday 20th December, 2023 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 7.10pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 28.11.2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr N Puri Trevorgan Courtenay Road Tavistock PL19 0EE</p> <p>P/A No. 0458/22/TCA</p>	<p>T1: Conifer - Fell and remove due to proximity to power line</p>	<p>Neutral View refer to Tree Specialist</p>	<p>No Objections Raised</p>	<p>24th October 2023</p>
<p>Mr A Riley Natwest Bedford Square Tavistock PL19 0AQ</p> <p>P/A No. 2399/23/FUL</p>	<p>Works to remove all signs of former bank occupation</p>	<p>The application was supported in principle however, concerns were raised with regard to the building not being returned to its original condition, i.e. it was requested that the repairs be sympathetic to the building and Conversation Area, with complete refurbishment/ replacement being undertaken, where necessary</p>	<p>Conditional Approval</p>	<p>24th October 2023</p>
<p>Mr and Mrs G and J Jeeves Orchard Hill Madge Lane Tavistock PL19 0DY</p> <p>P/A No. 0198/23/HHO</p> <p>Mr Bottomley MAG Developments SW Ltd Mount Kelly Parkwood Road Tavistock PL19 0HZ</p>	<p>Householder application for loft conversion with single dormer to rear of property. Side flat roof garden room to replace flat roof conservatory</p> <p>Application for approval of details reserved by condition 3 (materials) of planning consent 4121/17/FUL</p>	<p>Support</p> <p>Not place before TTC for consideration</p>	<p>Refusal</p> <p>Discharge of Condition Approved</p>	<p>31st October 2023</p> <p>31st October 2023</p>

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. 0525/23/ARC				
Mr J Burbage Land Adjacent to Communication Station Wilminstone Industrial Estate Tavistock P/A No. 2683/23/FUL	Demolition of two existing buildings & erection of four small industrial units	Support	Conditional Approval	3 rd November 2023
Ms L Sayer Trustees of the Crowndale Estate Crowndale Farm Crowndale Road Tavistock PL19 8JR P/A No. 2716/23/LBC	Listed building consent for repairs and replacement of external fabric to farmhouse, addressing defective rainwater goods, timber repairs and re-decoration	Support	Conditional Approval	2 nd November 2023
27 West Street (Tavistock) Limited 27 West Street Tavistock P/A No. 3286/23/ARC	Application for approval of details reserved by condition 3 (Joinery Details) of planning consent 1175/23/LBC	Support	Discharge of Condition Approved	3 rd November 2023
Mr M Brunson Land North Of Little Church Park Whitchurch P/A No. 3152/23/TPO	T5: Hawthorn - removal of immature tree growing in field, T7: Oak - Crown lift to 3m above g/l to remove low immature branches	Neutral View refer to Tree Specialist	Grant of Conditional Consent	16 th November 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	of trees inside hedge boundary providing light to silted pond & T8: Beech - Crown lift to 3m above g/l to remove low immature branches of trees inside hedge boundary providing light to silted pond, T11 T12 T16: Beech - Crown lift to 3m from g/l to remove overhanging low immature branches of trees & overgrown coppice, T13 Oak - crown lift to 3m from g/l to remove overhanging low immature branches of trees and overgrown coppice & T14, T15, T17, T18: Hazel - crown lift to 3m from g/l to remove overhanging low immature branches of trees & overgrown coppice			

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 28.11.2023

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr J Grindey Lamorran Battery Lane Tavistock PL19 9BH	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/233288	Householder application for loft conversion, single storey utility room/store extension & front canopy roof	Object on the following basis; • the design would be a significant change of aspect to the other houses in the terrace, as it is not in harmony with them;

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<ul style="list-style-type: none"> • it will therefore have a negative impact on the street scene
Miss A Reid Knoll Park Mount Tavy Road Tavistock PL19 9JL	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233394	Householder application for first floor extension, porch extension & new windows throughout	Support
Mr R Boghurst 8 Roland Bailey Gardens Tavistock PL19 0RB	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233367	T1: Oak - full crown reduction of 2-3m to reduce sail affect and RoH	Neutral View refer to Tree Specialist
Mr J Hall 239 Whitchurch Road Tavistock PL19 9EG	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233776	Householder application for demolition of wall to create an access (resubmission of 0026/23/HHO)	<p>Neutral View - however concerns were still raised with regard to highway safety, despite the changes proposed from the original application.</p> <p>Therefore, it was requested that the Highways Authority be invited to review the proposals to ensure the safety measures proposed were sufficient.</p>