

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 4th 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

IN ATTENDANCE

Assistant to the Town Clerk
A member of the public

81. APOLOGIES FOR ABSENCE

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

82. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 13th June, 2023 be confirmed as a correct record and signed by the Chairman (Appendix 1).

83. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this point in the Meeting, however a Declaration of Interest was made later in the Meeting (Minute No. 89(b) below refers).

84. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

85. TOWN PLANNING ISSUES

a) The application received from TLU (on behalf of Airband), for the closure of Bannawell Street, Tavistock for the period 27th – 29th September 2023 to undertake civil engineering works was considered (Appendix 2). The request was 'noted', with no concerns being raised.

86. GENERAL CORRESPONDENCE

a) Provided for information only – Active Travel Project update (Appendix 3).

The correspondence was 'noted' with Members being encouraged to complete the survey, on a personal basis.

It was reported that;

- Tavistock Town Council had been represented at the virtual meeting held on 3rd July, 2023; and
 - the Assistant to the Town Clerk undertook to provide details of the follow-up meeting, planned for the end of the Summer 2023, when available.
- b) Provided for information only – Cycling and walking behaviour change project (Appendix 4) – 'noted'.

87. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) The Committee received and noted the Notes of the Neighbourhood Development Plan Steering Group Meeting, held on 7th June, 2023 (Appendix 5).

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

The following items were brought forward by the Chairman;

- a) Baker Estates Ltd, Land at Plymouth Road, Tavistock PL19 9DS – it was confirmed that the Planning Appeal for Planning Application 0723/21/FUL had been upheld by the Planning Inspectorate.

During the ensuing discussion, reference was made to the ongoing S106 negotiations.

- b) Reference was made to the letter previously sent to the developer (Taunton Land Ltd) and West Devon Borough Council (as the Local Planning Authority), by Tavistock Town Council, in respect of the ongoing development in Brook Street, Tavistock.

It was confirmed that a response had been received from the Local Planning Authority, but not from the developer.

Noted That the Chairman undertook to contact the developer to ascertain the current situation with regard the progress of the development.

89. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 6).

b) NEW Planning Applications

New Planning Applications to West Devon Borough Council.

Noted That;

- Councillor A Lewis left the Meeting during consideration of the above item; and
- Councillor S Hipsey Declared an Interest in respect of Planning Application No. 4490/22/HHO 58 Whitchurch Road, Tavistock PL19 9BD by virtue of knowing the applicant.

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 7).

90. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 24th July, 2023 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 7.20pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 04.07.2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Ms L Pitts GB Property Management and Lettings London House 7 West Street Tavistock P/A No. 0598/23/LBC	Listed building consent for replacement of existing lead roof covering on barrel vaulted roof with lead grey coloured single ply membrane. Associated lead lined valleys and balconies also replaced with lead coloured single ply membrane	Support in principle the work to preserve a heritage building, however do not feel competent to remark on the suitability of the materials proposed to be used	Conditional Approval	2 nd June 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Ms L Pitts GB Property Management and Lettings London House 7 West Street Tavistock</p> <p>P/A No. 0597/23/HHO</p>	<p>Householder application for replacement of existing lead roof covering on barrel vaulted roof with lead grey coloured single ply membrane. Associated lead lined valleys and balconies also replaced with lead coloured single ply membrane</p>	<p>Support in principle the work to preserve a heritage building, however do not feel competent to remark on the suitability of the materials proposed to be used</p>	<p>Conditional Approval</p>	<p>2nd June 2023</p>
<p>Mr & Mrs G Moule Mount Tavy Cottage Mount Tavy Road Tavistock PL19 9JL</p> <p>P/A No. 1533/23/ARC</p>	<p>Application for approval of details reserved by Condition 3 (foul drainage) and 4 (surface water drainage) of Planning Consent 4069/22/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Conditions - Split Decision</p>	<p>30th May 2023</p>
<p>Mr H Myott 31 Parkwood Road Tavistock PL19 0HH</p> <p>P/A No. 4479/22/HHO</p>	<p>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)</p>	<p>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</p>	<p>Refusal</p>	<p>2nd June 2023</p>
<p>Mrs L Brockington Tanglewood Brook Lane Tavistock PL19 9DP</p> <p>P/A No. 1364/23/TPO</p>	<p>T1: Beech - Crown lift to 5.3 metres to reduce impact on to structure below (garage), Crown reduction by approx. 2 metres on western aspect of tree & removal of</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>12th June 2023</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	deadwood (deadwood exempt) & T2: Maple - Lateral reduction by 2.5 metres on southern & western sides			
Mr Ford Chaldron House Down Road Tavistock PL19 9AE P/A No. 1322/23/TPO	G3: Lime/Ash/Birch - Crown reduction by maximum 1-1.5 metres due to all 3 trees are tightly spaced and can't mature in this location without intervention & T7: Oak - Crown reduction by 1-1.5 metres to re-shape	Neutral View refer to Tree Specialist	Refusal of Consent	9 th June 2023
Mr T Welch 9 Dolvin Road Tavistock PL19 9EA P/A No. 1407/23/TCA	T1: Ash - remove due to dieback	Neutral View refer to Tree Specialist	No Objections Raised	5 th June 2023
Mr M Coombs 38 Plymouth Road Tavistock PL19 8BU P/A No. 4511/22/TCA	G1: Fir Trees - fell	Neutral View refer to Tree Specialist	No Objections Raised	7 th June 2023
Mr I Dennis 2 Greensway Road Tavistock PL19 8HB P/A No. 1098/23/HHO	Householder application for single storey extension to side & rear	Support	Conditional Approval	14 th June 2023

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 04.07.2023

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr G Bond Middle Field Chollacott Lane Tavistock PL19 9DD	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224285	Householder application for proposed side extension (retrospective)	Support
Mrs E Jarmin Sue Ryder 8 West Street Tavistock PL19 8AD	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231457	Installation of wrought iron hand rail at front of shop	<p>Support the application to have hand rails fitted;</p> <p>However - We would like to see materials and design more sympathetic to the age of the property and street scene.</p> <p>The suggested product appears to be a modern kit-form type of rail, rather than a heritage design in wrought iron.</p>
Mr S Jago 2 Drake Gardens Tavistock PL19 9AT	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231826	Householder application for detached garage & parking space	<p>The addition of a garage would be supported, in addition to the parking space, but we cannot see how the drainage of surface water will be managed, which raised concerns.</p> <p>The Committee also do not like to see garden areas changed to impermeable parking spaces.</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs J Canning Ormonde Highbank Close Tavistock PL19 8EQ	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231799	Householder application for proposed detached garage and greenhouse. Amendment to previously approved porch, and retrospective application for previously erected fence (resubmission of 0625/23/HHO)	Support However – concerns were raised with regard the previously erected fence which appears to be extremely high, as it has been installed on top of a wall
Mrs J Ames 32 Whitham Park Tavistock PL19 9BP	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231399	Householder application for ground floor extension to side & front of property to form new kitchen, porch, & WC, non-habitable basement underneath due to ground levels	Neutral View However, concerns were raised with regard; - the overlooking of an adjacent property; - the external cladding which does not fit with the appearance of neighbouring properties, so is out of keeping with the area It was suggested that a site visit would be beneficial
Mr I Macqueen Norstead Down Road Tavistock Devon PL19 9AG	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232001	T1: Birch - reduce height by approx. 15ft due to dying limbs and reshape, T2: Rowan Ash - remove to ground level due to tree split at base, tree has failed	Neutral View refer to Tree Specialist
27 West Street (Tavistock) Limited 27 West Street Tavistock	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231175	Listed building consent for the repair & replacement of the portico	Support The well thought through application was welcomed

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Ms J Roberts 62 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230007	Listed Building Consent for new slate roof	Support
Mr & Mrs Kendall 45 Uplands Tavistock PL19 8EU	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231975	Householder application to remodel parking area & porch; includes formation of a new pedestrian access to pavement, formation/extension of gravel parking area, new front door with steel framed canopy & remodelled porch with replacement roof	Support
Mr & Mrs Perryman - Listed Heritage Ltd. Bedford Chambers Bedford Square Tavistock PL19 0AD	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231941	Proposed change of use from Class E (commercial, business & service uses) to class F1 (learning & non-residential institutions). Including associated works (raise gradient of entrance path, replace infill rear WC/kitchen extension, localised repairs & improvement/decoration)	Support
Mr & Mrs Perryman - Listed Heritage Ltd. Bedford Chambers Bedford Square Tavistock PL19 0AD	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231942	Listed building consent for proposed change of use from Class E (commercial, business & service uses) to class F1 (learning & non-residential institutions). Including associated works (raise gradient of entrance path, replace infill rear WC/kitchen extension, localised repairs & improvement/decoration)	Support
Mr P Denning Flat 2, Bella Vista Kilworthy Hill Tavistock PL19 0EP	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231967	Erection of timber garden building	Support
Mr P Tugwell Emlin Estates Pixon Villas Pixon Lane Tavistock	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231997	Change of use of ground floor flat to offices	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr J Taylor 58 Whitchurch Road Tavistock PL19 9BD	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/224490	Householder application for proposed demolition of single storey garden room & erection of two storey extension, over cladding of existing external envelope with insulation, slating & render systems & replacement windows & doors with thermally broken PPC aluminium & new porch to north east elevation	Support The measures being undertaken to improve the energy efficiency of the property were welcomed
Mr & Mrs T Robins Mulberry Cottage Middlemoor PL19 9DY	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231890	Householder application for single storey rear extension	Support
Dr R Wilson Garth Down Road Tavistock PL19 9AE	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/230454	T1: Beech - Crown height reduction by 2-2.5m to allow more light into garden on SE side, removal of secondary limb over the house's 240v power line and T2: Beech – SE of tree shortening by 3m of 3 secondary branches growing towards the house, N of tree at 10m high, secondary branch cut back to 100mm diameter branch, E of tree one secondary branch reduced by 1.5m, SW of tree remove secondary branch at 10 metres from ground level & a trailing branch at 10 metres from ground level & SW of tree reduce tertiary branch at 10m high by 2m	Neutral View from Tree Specialist