

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Monday 6th November, 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 A Lewis, P Squire and S Hipsey

IN ATTENDANCE

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

Assistant to the Town Clerk

Administrative & Democratic Services Officer

217. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor A Venning

218. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 17th October, 2023 be confirmed as a correct record and signed by the Chairman (Appendix 1).

219. DECLARATIONS OF INTEREST

The following Declaration of Interest was made;

Councillor S Hipsey in respect of the Licencing Application from Sovereign Wines Ltd, 23 Market Street, Tavistock, PL19 0DD by virtue of being a previous employee.

220. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

221. TOWN PLANNING ISSUES

- a) Road Closure Notification – the Committee considered the Notification which had been received in respect of the road closure at 122 Whitchurch Road, Tavistock, PL19 9DE whilst Airband works were undertaken. (Appendix 2) –

NOTED THAT;

- concerns were raised with regards the lack of details around the dates and times of the proposed closure, and the potential traffic congestion which could be caused;
 - The Committee agreed that Councillor S Hipsey was to communicate with Councillor Mrs A Johnson of West Devon Borough Council with regard to the Committee's concerns around the lack of engagement and communications received by Tavistock Town Council, on highways matters.
- b) Variation to Alcohol Premises Licence Application (Appendix 3)- the Committee considered the Licence Application which had been received, as follows - Sovereign Wines Ltd, 23 Market Street, Tavistock, PL19 0DD;
- include the Sale of Alcohol for consumption on the premises
 - to amend the hours for the Sale of Alcohol to:
Monday to Wednesday from 11:00 to 17:00;
Thursday to Saturday from 10:00 to 22:00;
Sunday from 11:00 to 16:00.
- The decision was to '**Support**' the Application.

222. GENERAL CORRESPONDENCE

No items received.

223. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) The Chairman of the Neighbourhood Development Plan Steering Group reported that;
- Drone photographs were no longer planned, there would only be on-ground photography;
 - there would be a NDP Group Meeting on 8th November, 2023. Stuart Todd (Planning Consultant) would be in attendance to discuss the emerging NDP Policies. Members of the Development Management & Licence Committee were encouraged to attend should they have any queries, or wanted to listen to the discussions;
 - letters had been sent to approx. 50 landowners with regards potential Green Space designations. Responses were starting to be received, any queries should be forwarded to the Chairman;
 - landowners' agreement must be obtained for an area to be designated as a 'Green Space'.

Councillor T Munro reported that the Project Survey results were currently being analysed, these had included comments around The Meadows and Meadowlands. Responses had been categorised under various headings, with the results having been provided to the Chairman of the Steering Group.

- b) The Committee received and noted the Notes of the Neighbourhood Development Plan Steering Group Meeting, held on 4th October, 2023 (Appendix 4).

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

No items brought forward

225. 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).

226. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 28th November, 2023 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.09pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 06.11.2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr M Edwards Baker Estates Ltd Land at Plymouth Road Tavistock	Application for approval of details reserved by conditions 3 (Contamination), 5	Not placed before TTC for consideration	Discharge of Condition Approved	3 rd October 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. 2311/23/ARC	(CEMP), 6 (Drainage Strategy), 7 (CMP), 10 (LEMP), 12 (Refuse/Recycling) and 14 (Lighting Strategy) of planning consent 0723/21/FUL (APP/Q1153/W/22/3 292611 Part A for the FULL ELEMENT)			
Mr M Edwards Baker Estates Ltd Land to the South of Plymouth Road Tavistock P/A No. 2350/23/ARC	Application for approval of details reserved by conditions 26 (Employment and Skills Plan), 30 (CMP), 32 (Waste Audit Statement), 33(Remediation Strategy), 36 (EVCPs), 37 (Broadband), 38 (Surface Water Drainage), 39 (CEMP), 40 (LEMP) and 41 (Lighting Strategy) of planning consent 3652/20/FUL	Not placed before TTC for consideration	Discharge of Condition Approved	3 rd October 2023
Ms M Christopher-Sinclair Dalby Land at SX 486 073 Communication Station Down Road Tavistock PL19 9AF P/A No. 3138/23/COM	Notice of intention to install Electronic Communication Apparatus comprising of removal of existing 15.5m monopole, x1 cabinet and associated ancillary equipment, install one 17.5. monopole, x6 antennas, x1 cabinet, equipment and associated ancillary works	Not placed before TTC for consideration	Permitted Development	10 th October 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 A Pye Land Adjacent to Callington Road Callington Road Tavistock</p> <p>P/A No. 0474/23/VAR</p>	<p>Application for variation of condition 2 (approved plans) of planning consent 3345/18/ARM</p>	<p>Object on the following basis:</p> <ul style="list-style-type: none"> ● Policy DEV1 – the split-level design proposed would make the properties inaccessible for those with disabilities or those with limited or impaired movement; ● 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>Conditional Approval</p>	<p>13th October 2023</p>
<p>Mrs P Hext First and Second Floors 1 West Street Tavistock</p> <p>PL19 8AD</p> <p>P/A No. 0535/23/FUL</p>	<p>Proposed conversion of first & second floor back to residential use & new garden wall at rear</p>	<p>Support - on the following basis;</p> <ul style="list-style-type: none"> ● the improvement of a heritage building in the Conservation Area; ● an increase in the number of residential units in the town centre; ● preventing further dilapidation of the property 	<p>Conditional Approval</p>	<p>9th 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>Mr R Brenchley Avonlea Old Exeter Road Tavistock PL19 0JW</p> <p>P/A No. 1484/23/NMM</p>	<p>Non-material minor amendment to planning consent 2753/21/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Refusal</p>	<p>10th October 2023</p>
<p>Mr & Mrs Perryman Listed Heritage Ltd. Bedford Chambers Bedford Square Tavistock PL19 0AD</p> <p>P/A No. 1941/23/FUL</p>	<p>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/decora tion).</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>9th October 2023</p>
<p>Mr & Mrs Perryman Listed Heritage Ltd.</p> <p>Bedford Chambers Bedford Square Tavistock PL19 0AD</p> <p>P/A No. 1942/23/LBC</p>	<p>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).</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>9th 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>Mr I Gray 28 Chaucer Road Tavistock PL19 9AJ</p> <p>P/A No. 2544/23/HHO</p>	<p>Householder application for single storey rear extension</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>13th October 2023</p>
<p>Mrs M Weston 9 Old Launceston Road Tavistock PL19 8NA</p> <p>P/A No. 2545/23/HHO</p>	<p>Householder application for proposed garage conversion</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>9th October 2023</p>
<p>Mr F Day Abbeyfield Tavistock Society Drake Lodge 60 Plymouth Road Tavistock PL19 8BU</p> <p>P/A No. 3054/23/TCA</p>	<p>T1: Scots Pine - remove extended lowest minor branch on NE aspect, overhanging access to car park, prune back to growth point (see photo), remove dead primary limb and split branch (item #1&2 on photos) to main stem, remove deadwood greater than 50mm throughout crown, to provide clearance for access, reduce weight on extended limb and safety management</p>	<p>Neutral View refer to Tree Specialist</p>	<p>No Objections Raised</p>	<p>17th October 2023</p>
<p>Mr J Kiely JK Tree Consultancy 39 Redmoor Close Tavistock</p>	<p>TS52: Ash - Removal of one dead Ash tree due to</p>	<p>Not placed before TTC for consideration</p>	<p>Grant of Exemption</p>	<p>23rd 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
PL19 0ER P/A No. 3372/23/TEX	risk to persons & property			
Mr N Puri Trevorgan Courtenay Road Tavistock PL19 0EE P/A No. 0458/22/TCA	T1: Conifer - Fell and remove due to proximity to power line	Neutral View refer to Tree Specialist	No Objection Raised	24 th October 2023
Ms I Chambers The Milking Parlour Higher Wilminstone Farm Wilminstone PL19 0JT P/A No. 1665/23/FUL	Erection of a replacement dwelling	Object – concerns were raised with regard the overdevelopment of this particular area in the countryside. We would recommend that a site visit is undertaken, and that the Application is called into Committee at West Devon Borough Council	Refusal	17 th October 2023
Ms V Bellamy 1 Duke Street Tavistock PL19 0BA P/A No. 2837/23/LBC	Listed Building Consent for external works include lowering the granite door cill to pavement level, lengthening timber doors and removing bronze handrails. Internal works include digging out floor to pavement level creating lobby area with a ramp and steps and	Support	Conditional Approval	17 th October 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	removal of internal walls.			
Mr and Mrs S Dennis Waldesruh Down Park Drive Tavistock PL19 9AH P/A No. 2848/23/HHO	Householder application for extension to dwelling	Support	Conditional Approval	20 th October 2023

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 06.11.2023

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr A Howell Heather Down Road Tavistock PL19 9AG	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/233388	T1: Silver Birch - Removal of tree due to lean towards house & garage & overhanging parking area, roots pushing out stone of retaining wall, T2: Silver Birch - Removal of tree due to poor structure, thin stem & lacks vigour, T3: Silver Birch - Removal of tree due to poor structure & form, lacks vigour in crown, T4: Silver Birch - Removal of tree due to poor structure & form, lacks vigour in crown	Neutral View refer to Tree Specialist However, the Committee was encouraged by the replanting of trees – Sweet Chestnut, Cherry, Maple and Rowan
Mr C Dykes 7 Plymouth Road Tavistock PL19 8AU	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/233053	Proposed change of use of lower ground floor & ground floor from Natural Health Centre to residential & change of use of coach house from Natural Health Centre to ancillary residential accommodation	Support - The Committee was pleased to see the Premises being returned to its original residential useage
Mr M Hesketh Dartmoor Dental 26 West Street Tavistock	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/233378	Application for approval of details reserved by condition 4 (signage details) of planning consent 0754/22/LBC	Support - The Committee was encouraged to

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
PL19 8AN			see sympathetic signage being used
Mr M Hesketh Dartmoor Dental 26 West Street Tavistock PL19 8AN	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233469	Application for approval of details reserved by condition 4 (signage details) of planning consent 0753/22/FUL	Support - The Committee was encouraged to see sympathetic signage being used
Ms C Lezemore Tavyside Models 11a Mount Tavy Road Tavistock PL19 9JB	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233369	Removal of outbuilding to replace with garden shed & turfed area for a lawn (resubmission of 0839/23/FUL)	Support - although concerns were raised with regards to the poor quality of the application which contained many errors and inconsistencies There was also a lack of information with regards salient points.
Mr A Johnson 11 Newtake Road Whitchurch PL19 9BX	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233224	T1: Beech - crown lift by 4 metres on south aspect due to excessive shading	Neutral View refer to Tree Specialist
Mrs A Mackenzie 24 Priory Close Tavistock PL19 9DJ	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233460	TS41: Oak - Raise crown to achieve a 3.5m ground clearance across the garden due to branches interfering with garden maintenance, reduce lateral growth on south side by 1.5-2m due to this aspect of tree heavily biased, reduce crown on north, east & west aspects by 1-1.5m due to tree losing middle section in the past & prune to reduce exposure of this part of the tree and Remove hazardous dead wood (deadwood exempt)	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr R Rouse 19 Yellowmead Tor Close Tavistock PL19 8GB	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233438	T1: Oak - lateral crown reduction on W aspect by 1.5-2m, crown height reduction by 2-2.5m, crown raise to 4.5m AGL, Western aspect will be reduced by 5%	Neutral View refer to Tree Specialist – However, concerns were raised that works are requested to a tree on a new housing development
Ms N Batten & Mr T Haigh 31 Campion Rise Tavistock PL19 9PU	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233446	Householder application for side extension (linking dwelling to garage), conversion of garage, alteration to front, erection of porch, removal of rear conservatory and associated landscaping and ground works (Resubmission 1352/22/HHO)	Neutral View
Mr & Ms Scott & Pope Spring Hill Cottage Spring Hill Tavistock PL19 8LB	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233218	Householder application for alterations to roof pitch on south west elevation	Support