

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 9th January, 2024** at **6.30pm**.

PRESENT

Councillor T Munro **Vice Chairman**

Councillor P Ward **Deputy Mayor ex officio**

Councillors A Lewis, P Squire, A Venning

IN ATTENDANCE

Assistant to the Town Clerk
Administrative & Democratic Services Officer

Prior to the start of the Meeting the Committee members in attendance were reminded of the virtual Planning Training on the 29th February 2024, from 4pm until 7pm. Those Members who had yet to respond to the invitation were asked to do so, by the deadline of 25th January 2024.

265. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors B Smith (Chairman), A Hutton (Mayor) and S Hipsey.

266. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 28th November, 2023 be confirmed as a correct record and signed by the Vice Chairman in the absence of the Chairman (Appendix 1).

267. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

268. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

- a) Received for information only - the Committee '**noted**' that DNPA had revoked the 2014 Affordable Housing Supplementary Planning Document (SPD) on 1st December 2023 and adopted the 2023 Housing SPD on the same day (enclosed). Further information, and the changes, could be found at;
[Housing SPD | Dartmoor](#)

- b) Received for consideration - Planning Application 0513/23 - Installation of 25m high lattice climbing tower on concrete foundation with fencing at Unit E3, Pitts Cleave Industrial Estate Rowden Wood Road, Tavistock, PL19 0PW. The Committee's response had been a '**Neutral View**' however, concerns were raised with regard to the proposed height of the structure and the potential visual impact on the environment. A query was also raised as to if it was necessary for the structure to be so high' (Appendix 2)

269. TOWN PLANNING ISSUES

No items received

270. GENERAL CORRESPONDENCE

No items received

271. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) The Committee received and noted the Notes of the Neighbourhood Development Plan Steering Group Meeting, held on 6th December, 2023 (Appendix 3)

Noted That: It was reported that the next Meeting of the Steering Group was scheduled for 10th January 2024, it was believed that this would be an open Meeting

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

The Committee noted the recent changes to West Devon Borough Council's Planning Portal.

During the ensuing discussion, reference was made to;

- the addition of a Disclaimer button, and other 'tick' boxes, which required operation to allow the user to proceed through the process to view each Application. These were considered a minor irritant but made the system 'clunky';
- that objections to Applications, as submitted by members of the public, were not as easily visible as on the previous system;
- the mapping, as now provided, was considered an improvement;
- Officers reported that it was now not as straightforward to draft documents for the Council's Development Management & Licensing Committee Meetings;
- it was felt that a 'pilot' period, involving a selection of Officers and Members from across the Borough would have been useful, in order that feedback on the new system could have been provided, prior to implementation.

It was requested that the feedback from this Committee be provided to Borough Councillor U Mann, who had asked for all feedback to be provided to the Borough Council via her, as a member of the Borough Council's Development & Management Licensing Committee.

273. 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).

274. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 29th January, 2024 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 6.50pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 09.01.2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr N Lane & Mrs A Hughes Rosebank Battery Lane Tavistock PL19 9BH P/A No. 2944/23/HHO	Householder application for rear extension & front porch	Support	Conditional Approval	14 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
Mr C Dykes 7 Plymouth Road Tavistock PL19 8AU P/A No. 3053/23/FUL	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 usage	Conditional Approval	17 th November 2023
Mr & Mrs Backaller 8 Abbotsfield Crescent Tavistock PL19 8EY P/A No. 3211/23/HHO	Householder application for first floor side extension	Support	Conditional Approval	15 th November 2023
Mr A Johnson 11 Newtake Road Whitchurch PL19 9BX P/A No. 3224/23/TPO	T1: Beech - crown lift by 4 metres on south aspect due to excessive shading	Neutral View refer to Tree Specialist	Grant of Conditional Consent	8 th December 2023
Mr A Howell Heather Down Road Tavistock PL19 9AG P/A No. 3388/23/TPO	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	Neutral View refer to Tree Specialist However, the Committee was encouraged by the replanting of trees - Sweet Chestnut, Cherry, Maple and Rowan	Refused	12 th December 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	Birch - Removal of tree due to poor structure & form, lacks vigour in crown			
Mr M Edwards Baker Estates Ltd Land to the South of Plymouth Road Tavistock P/A No. 2696/23/NMM	Non-material minor amendment to planning consent - 3652/20/FUL to change retaining wall from Rootlok to Stone Gabions	Not placed before TTC for consideration	Conditional Approval	22 nd November 2023
Mr M Edwards Baker Estates Ltd Land at Plymouth Road Tavistock P/A No. 2698/23/NMM	Non-material minor amendment to planning consent 0723/21/FUL to change retaining wall from Rootlok to Stone Gabions	Not placed before TTC for consideration	Conditional Approval	22 nd November 2023
Mr M Hesketh Dartmoor Dental 26 West Street Tavistock PL19 8AN P/A No. 3378/23/ARC	Application for approval of details reserved by condition 4 (signage details) of planning consent 0754/22/LBC	Support - The Committee was encouraged to see sympathetic signage being used	Discharge of Condition Refused	1 st December 2023
Mr M Hesketh Dartmoor Dental 26 West Street Tavistock PL19 8AN P/A No. 3469/23/ARC	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	Discharge of Condition Refused	1 st December 2023
Ms C Lezmore Tavyside Models 11a Mount Tavy Road	Removal of outbuilding to replace with garden shed & turfed area	Support - although concerns were raised with	Conditional Approval	4 th December 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock PL19 9JB P/A No. 3369/23/FUL	for a lawn (resubmission of 0839/23/FUL)	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 P/A No. 3224/23/TPO	T1: Beech - crown lift by 4 metres on south aspect due to excessive shading	Neutral View refer to Tree Specialist	Conditional Approval	8 th December 2023
Mr A Oldfield 75 West Street Tavistock PL19 8AJ P/A No. 3791/23/TCA	T1: Ash – remove limb overhanging neighbour's roof	Neutral View refer to Tree Specialist	No Objections Raised	20 th December 2023

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 09.01.2024

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs S Beale 2 Hurdwick Road Tavistock PL19 8LW	https://westdevon.planning-register.co.uk/Planning/Display/3758/23/HHO	Householder application for demolition of existing conservatory, construction of rear single storey extension & increase in depth of existing garage	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs Brown Serendipity Kilworthy Road Tavistock PL19 0JL	https://westdevon.planning-register.co.uk/Planning/Display/3329/23/HHO	Householder application for demolition of existing extension and erection of ground floor extension, loft extension and raised deck	Support
Ms J Williams 22 Glanville Road Tavistock PL19 0EB	https://westdevon.planning-register.co.uk/Planning/Display/4016/23/FUL	Erection of dwelling (amendment to approved scheme – 1622/21/FUL)	Neutral View - however it was considered that the previous design was more in keeping with the properties in the surrounding area
Mr P Archer 31 Mohuns Park Tavistock PL19 9BL	https://westdevon.planning-register.co.uk/Planning/Display/3898/23/HHO	Householder application for demolition of existing conservatory and erection of single storey rear extension	Support
Ms L Hancox Redroost Oak Tree Lane Tavistock PL19 9DA	https://westdevon.planning-register.co.uk/Planning/Display/3592/23/HHO	Householder application for single-storey extensions, demolition of garage and demolition of chimney	Support
Tavistock Parish Church Tavistock Parish Church Centre 5 Plymouth Road Tavistock PL19 8AU	https://westdevon.planning-register.co.uk/Planning/Display/4233/23/TCA	T1: Young Lime tree – to be dismantled down to a stump	Neutral View refer to Tree Specialist
Mr D Lewis Little Field Court 5 Green Lane Tavistock PL19 9FA	https://westdevon.planning-register.co.uk/Planning/Display/4126/23/TPO	T7: Sycamore - Crown reduce northern aspect by approx. 2m, making target pruning cuts of up to 50mm diameter, retaining a tree with a crown radius of 4.5m, this is to reduce dominance & overbearing impact on properties to north & to allow subdominant limb to	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		develop & form evenly distributed tree crown	