

**MINUTES** of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **21<sup>st</sup> MAY, 2019** at **6.15pm**

**PRESENT** Councillor Mrs A Johnson (**Mayor ex officio**)

Councillors Ms L Crawford, J Ellis, A Fey,  
Mrs U Mann, G Parker, P Squire and P Ward

**IN ATTENDANCE** Assistant to the Town Clerk  
Councillor P Williamson (observer only)  
2 members of the public

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**13. ELECTION OF CHAIRMAN**

Nominations were invited for the election of a Chairman for the Development Management & Licensing Committee for the 2019-2020 Civic Year.

Councillor P Ward was nominated, with his nomination being seconded.

Councillor A Hutton was also nominated but there was no seconder.

A vote took place and Councillor P Ward was appointed as the Chairman of the Committee for the ensuing year, and took the Chair for the remainder of the Meeting.

**14. ELECTION OF VICE CHAIRMAN**

Nominations were invited for the election of a Vice Chairman for the Development Management & Licensing Committee for the 2019-2020 Civic Year.

Councillor G Parker was nominated, with his nomination being seconded.

Councillor Mrs U Mann was also nominated, with the nomination being seconded.

A vote took place and Councillor Mrs U Mann was appointed as the Vice Chairman of the Committee for the ensuing year.

**15. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors A Hutton and A Venning.

**16. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 30<sup>th</sup> April, 2019 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**17. DECLARATIONS OF INTEREST**

The following Declarations of Interest were made;

- Councillor J Ellis declared a personal interest in Planning Application 1340/19/ADV – The Union Inn, King Street, Tavistock by virtue of owning a nearby property;
- Councillor P Squire declared a personal interest in Agenda Item 7b – Annual Waiting Restriction Review for Old Exeter Road by virtue of living in the area

**18. DARTMOOR NATIONAL PARK AUTHORITY**

a) Dartmoor Local Plan – a communication explaining arrangements for commenting on DNPA Planning Applications had been received, for information (Appendix 2) **Noted**

**19. TOWN PLANNING ISSUES**

a) Street Naming – a request had been received from Bovis Homes for Tavistock Town Council to provide street names for Phase 1 of the Callington Road development. This was for recommendation to Council (Appendix 3).

As it had been confirmed that the development was to be named 'The Tors', it was felt the use of names of tors within sight of the development would be appropriate.

RECOMMENDED THAT the following names be submitted for consideration;

- White Tor;
- Staple Tor;
- Great Mis Tor;
- King's Tor;
- Ingra Tor;
- Foggintor;
- Sharpitor;
- Leeden Tor;
- Rundlestone Tor;
- Yellowmead Tor;
- Swell Tor

It was further;

RECOMMENDED THAT the suggestion made by BOVIS of using a girl's name for one of the roads was inappropriate in the circumstances, and should not be acceded to. It was suggested that a named memorial bench or meadow would be more appropriate.

- b) Annual Waiting Restriction Review consultation on changes to waiting times at the following sites (Appendix 4);
- Glanville Road – to introduce No Waiting At Any Time on the inside of the bend to prevent obstructive parking;
  - Parkwood Road – introduce No Waiting At Any Time to prevent obstructive parking at the entrance to Vigo Mews;
  - Old Exeter Road – introduce No Waiting At Any Time to allow egress across dropped crossings, revoking a section of Limited Waiting parking bay in the process

RECOMMENDED THAT the above Traffic Orders, as submitted, be accepted

NOTED THAT Councillor P Squire did not vote on the Traffic Orders as listed above.

- c) Waiting & Loading Restrictions Amendment Order for;
- Drake Villas, Tavistock (Appendix 5)

Concerns were raised with regard to the problems which would be faced by large vehicles travelling north (Drake's Statue to the Ford Street roundabout) in negotiating the turning into Callington Road, and the congestion and delays this would inevitably cause.

RECOMMENDED THAT the above Traffic Order be opposed by Tavistock Town Council.

**20. GENERAL CORRESPONDENCE**

No items received.

**21. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items brought forward.

**22. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions by West Devon Borough Council**

Attached at Appendix A.

**b) New Planning Applications to West Devon Borough Council**

The views of the Committee are attached at Appendix B.

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

**23. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 11<sup>th</sup> June 2019 at 6.15pm.

The Meeting closed at 7.50pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF  
PLANNING DECISIONS (Appendix A)  
FOR MEETING 21.05.2019

<b><u>Applicant's Name, Site Location, P/App No.</u></b>	<b><u>Development Type</u></b>	<b><u>Town Council's Comments</u></b>	<b><u>Decision by Local Planning Authority</u></b>	<b><u>Date of Decision</u></b>
Mrs B Dingle 124a Old Exeter Rd Tavistock Devon PL19 0JB  P/A No. 0564/19/ CLE	Application for a Lawful Development Certificate for existing use of house as two separate self-contained flats	<b>No evidence to submit</b>	Certificate of Lawfulness (Existing) Certified	17 <sup>th</sup> April 2019
Ms I Chambers The Milking Parlour Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT  P/A No. 3267/18/FUL	Change of Use of barn approved for domestic ancillary use to dwelling	<b>No comments to make</b>	Refusal	18 <sup>th</sup> April 2019

<p>Mr T Faircloth Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT</p> <p>P/A No. 4122/18/ FUL</p>	<p>Change of Use of an agricultural field to the storage of cars and caravans (re-submission of 2205/18/FUL)</p>	<p><b>Object –</b></p> <ul style="list-style-type: none"> <li>• <b>Would not wish to see an agricultural field tarmac-ed over;</b></li> <li>• <b>Concerns that this is a commercial enterprise on a greenfield site</b></li> </ul>	<p>Refusal</p>	<p>17<sup>th</sup> April 2019</p>
<p>Mr A Burrows 43 Priory Close Tavistock Devon PL19 9DG</p> <p>P/A No. 0438/19/ HHO</p>	<p>Householder Application for proposed extension to the existing side garage</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>30<sup>th</sup> April 2019</p>
<p>Mrs J Lancaster Stoneridge Down Road Tavistock Devon PL19 9AQ</p> <p>P/A No. 0599/19/ TPO</p>	<p>T1: Beech – crown reduction by up to 4.5m back to previous pruning points T2: Beech – crown reduction by up to 2m back to previous pruning points</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Split Decision</p>	<p>29<sup>th</sup> April 2019</p>
<p>Mr &amp; Mrs S Sherriff 30 Plymouth Road Tavistock Devon PL19 8BU</p> <p>P/A No. 0827/19/ LBC</p>	<p>Listed Building Consent for proposed alterations and extension to dwelling for additional living accommodation</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>30<sup>th</sup> April 2019</p>
<p>Mr &amp; Mrs S Sherriff 30 Plymouth Road Tavistock Devon PL19 8BU</p> <p>P/A No. 0829/19/ HHO</p>	<p>Householder Application for proposed alterations and extension to dwelling for additional living accommodation</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>30<sup>th</sup> April 2019</p>

Mr H Rutherford 11 Sunway Close Tavistock Devon PL19 8LU  P/A No. 4175/18/ HHO	Householder Application for single storey extension to rear	<b>Object - due to identified drainage issues</b>	Conditional Approval	25 <sup>th</sup> April 2019
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TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B)  
FOR MEETING 21.05.2019

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App Link</u></b>	<b><u>Proposal</u></b>	
Ms J Humphries Kimberleigh Bolt House Close Tavistock Devon PL19 8LN	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190104">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190104</a>	Retrospective householder application for alteration to roofline to omit step in roof extension (Revision to consent 00757/2013)	<b>Support</b>
Mr D Morris 11 The Heights Tavistock Devon PL19 8HQ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190595">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190595</a>	T1: Sycamore - Lateral reduction of approx. 5 branches by 3 metres on West side; T2: Ash - Reduction of approx. 5 branches by 3 metres on West side in a horizontal and lateral direction, works to provide clearance to boundary and buildings	<b>Neutral view – refer to the Landscape Officer</b>
Mr K Sprague & Ms M Howe Tavy Warran Lane Tavistock Devon PL19 9DB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190639">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190639</a>	Householder application for proposed addition of off road parking bay, associated earth works, landscaping, re-roofing ground floor and new glazing to existing courtyard	<b>Support</b>
Mr & Mrs D Treble Grammerby Barn Old Exeter Road Tavistock Devon PL19 0JJ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190862">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190862</a>	Householder application for slate hanging to west elevation	<b>Object –</b> <ul style="list-style-type: none"> <li><b>Proposal not appropriate for the Conservation Area (Policy 21 – JLP)</b></li> </ul>

<p>Mr &amp; Mrs N Wilkinson Home Down House 231 Whitchurch Road Tavistock Devon PL19 9DQ</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190909">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190909</a></p>	<p>Householder application for proposed single storey side extension for improved kitchen and family room with utility</p>	<p><b>Support</b></p>
<p>Trustees of Crowndale Estate Crowndale Farm Crowndale Road Tavistock Devon PL19 8JR</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191339">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191339</a></p>	<p>Listed Building Consent application for proposed works for the roof reinstatement and associated works</p>	<p><b>Support</b></p>
<p>Star Pubs &amp; Brewery Ltd The Union Inn King Street Tavistock Devon PL19 0DS</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191340">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191340</a></p>	<p>Advertisement consent for the erection of illuminated and non- illuminated signs to the exterior of the building</p>	<p><b>Object –</b></p> <ul style="list-style-type: none"> <li>• <b>Excessive illumination and concerns about the impact of this on local residents;</b></li> <li>• <b>There is considered to be sufficient existing advertising and the proposals will cause harm to the character and appearance of the Conservation Area (Dev. 21 – JLP)</b></li> </ul>
<p>Mr &amp; Mrs Selley 10 Ford Street Tavistock Devon PL19 8DY</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191355">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191355</a></p>	<p>Erection of 6 flats, 1 cottage and associated car parking (Resubmission of 2147/17/FUL)</p>	<p><b>Object due to the following;</b></p> <ul style="list-style-type: none"> <li>• <b>Insufficient car parking provision for the number of units proposed;</b></li> <li>• <b>Scale of proposed building is excessive (see English Heritage letter)</b></li> </ul> <p><b>Both of the above leading to a concern</b></p>

			<p><b>of overdevelopment of the site</b></p> <p><b>This Council had previously requested that the road be widened from Drake's Statue to the Ford Street roundabout which it is believed is now even more pertinent as development of Fitzford Lodge has commenced. The widening of the road would allow for an improved turning circle for traffic in the area.</b></p> <p><b>Plus;</b></p> <ul style="list-style-type: none"> <li>• <b>Lack of active frontage;</b></li> <li>• <b>Possible drainage issues;</b></li> <li>• <b>Previously identified contaminated land doesn't appear to have been dealt with;</b></li> <li>• <b>Would expect open space, education and highways to receive a S106 contribution;</b></li> </ul>
<p>Mr T Cuckston 17 Fitzford Cottages Tavistock Devon PL19 8DB</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191335">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191335</a></p>	<p>T1: Goat Willow- Coppice to less than 0.5m from ground level due to excessive size(&gt; 60 ft), poor health and excessive shading. Will allow more light to existing fruit trees.</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>
<p>Mr A Boxall 55 Redmoor Close Tavistock Devon PL19 0ER</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190912">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/190912</a></p>	<p>T1: Oak - overall crown reduction by 3m to generate new growth and provide more light in garden. T2 &amp; T3: Hawthorn - Fell and replant as hazardous to maintain.</p>	<p><b>T1; Oak - object as concerns were raised that the works planned are excessive and may be injurious to the long term health of</b></p>



			<b>the tree T3; Hawthorn – neutral view refer to the Landscape Officer</b>
Bovis Homes Ltd Land adjacent to Callington Road Tavistock Devon	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191100">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191100</a>	Application for variation of condition 2 (approved plans) following grant of planning permission 2780/18/ARM	<b>Deferred to the DM&amp;L Meeting scheduled for 13<sup>th</sup> June 2019</b>