

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 17th October, 2023** at **6.30pm**.

PRESENT

Councillor B Smith **Chairman**

Councillor A Hutton **Mayor ex officio**

Councillors A Lewis, P Squire and A Venning

IN ATTENDANCE

Office Administrator

Administrative & Democratic Services Officer

Chairman of the NDP Steering Group

194. APOLOGIES FOR ABSENCE

Apologies had been received from Councillors T Munro (Vice Chairman) and S Hipsey, P Ward (Deputy Mayor ex officio)

195. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 26th September, 2023 be confirmed as a correct record and signed by the Chairman (Appendix 1).

196. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

197. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

198. TOWN PLANNING ISSUES

No items received.

199. GENERAL CORRESPONDENCE

No items received.

200. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

The Committee received and noted the Notes of the Neighbourhood Development Plan Steering Group Meeting, held on 4th October, 2023 (Appendix 2). These arrived too late for publication on the Agenda and were presented to the Attendees at the Meeting. The Chairman of the NDP

Group brought to the Committee's attention the financial elements contained within the Notes and Budget.

The Chairman of the NDP Group left the Meeting.

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

No items brought forward

202. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 3).

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 4).

203. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 6th November, 2023 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 6.47pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 17.10.2023

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|--|---|--|--------------------------------------|---------------------------------|
| Mrs J Brookes White Lodge 140a Whitchurch Road | Application for approval of details reserved by condition 4 (External | Not placed before TTC for consideration | Discharge of Condition Approved | 11 th September 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 9DE P/A No. 1224/23/ARC | Cladding) of planning consent 1421/22/HHO | | | |
| Mr & Mrs Janjanin Orchard Lea Chollacott Lane Tavistock PL19 9DD P/A No. 2100/23/HHO | Householder application for two storey rear & single storey side extension & associated works | Support | Conditional Approval | 13 th September 2023 |
| Mr & Mrs Thomson Gatesgarth Down Road Tavistock PL19 9AF P/A No. 2336/23/HHO | READVERTISEMENT (plans re-titled) Householder application for proposed extension & alterations to existing dwelling with external works to garden area (part retrospective) (resubmission of 1071/23/HHO) | Support | Conditional Approval | 13 th September 2023 |
| Ms J Williams 22 Glanville Road Tavistock PL19 0EB P/A No. 4288/22/FUL | Erection of dwelling (amendment to approved scheme - 1622/21/FUL) | Object on the following basis; <ul style="list-style-type: none"> • The amended building appears to be closer to the edge of the application site and requires the removal of large mature trees that screen the site from the adjacent Grade 2 listed viaduct, thus potentially increasing the harmful visual | Refusal | 13 th September 2023 |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|--|------------------|--|--|---------------------|
| | | <p>impact on this heritage asset.</p> <ul style="list-style-type: none"> • The new design does not fit in to the local street scene and makes no reference to locally distinctive architectural features, proportions, detailing or shape. It does not relate well to the local character and identity of the area. • Consequently, the scheme would not comply with Policy DEV 20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (adopted March 2019) (JLP) that requires development proposals deliver locally distinctive design nor Policy DEV 28 that requires that development resulting in the loss of aged or veteran trees will not be permitted unless | | |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|--|--|--|--|---------------------------------------|
| | | <p>the benefit of the development outweigh the loss.</p> <ul style="list-style-type: none"> • The Committee previously voted in support of the previous Application as it was more in keeping with the Local Heritage and its surroundings. | | |
| <p>Mr H & A Gray & Dodds Sunnymead Launceston Road Tavistock PL19 8NG</p> <p>P/A No. 2159/23/ARM</p> | <p>Application for reserved matters following outline approval 4600/21/OPA (with all matters reserved, except access for erection of 2 dwellings)</p> | <p>Support</p> | <p>Conditional Approval</p> | <p>20th September 2023</p> |
| <p>Mr S Ross SWW Land at SX 479 741 Canal Road Tavistock PL19 8AR</p> <p>P/A No. 2730/23/TCA</p> | <p>T0251: Alder - coppice to 18" AGL</p> | <p>Neutral View refer to Tree Specialist</p> | <p>No Objections Raised</p> | <p>2nd October 2023</p> |
| <p>Mr G Thomas 5 Frobisher Way Tavistock PL19 8RE</p> <p>P/A No. 2690/23/TPO</p> | <p>T3-T5: Hazel - crown height reduction of up to 2m, to allow more light to surrounding gardens and propagate growth, T6: Hawthorn - crown height reduction of 2m, to</p> | <p>Neutral View refer to Tree Specialist</p> | <p>Grant of Conditional Consent</p> | <p>3rd 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 |
|---|--|---|--|---------------------------------------|
| | prevent further growth into Oak | | | |
| Mr & Mrs S Cox 2 Roland Bailey Gardens Tavistock PL19 0RB P/A No. 1122/23/FUL | Proposed engineering works to improve surface water storage capacity | Support however would like the need for a Wildlife, Geology or Invasive Species Report to be revisited (Part A, Section 6) | Conditional Approval | 29 th September 2023 |
| Mrs E Jarmin Sue Ryder 8 West Street Tavistock PL19 8AD P/A No. 1457/23/FUL | Installation of wrought iron hand rail at front of shop | Support | Conditional Approval | 29 th September 2023 |
| Mr I Penrose Brimpson Chollacott Lane Tavistock PL19 9DD P/A No. 2326/23/HHO | Householder application for construction of new studio | Support | Conditional Approval | 29 th September 2023 |
| Mr P Danzelman Carisbrooke Down Road Tavistock PL19 9AG P/A No. 2552/23/TPO | T1&T2: Ash - Coppice at 0.5m from top of Devon Hedge, dieback, replant with a tree of LA's approval | Neutral View refer to Tree Specialist | Tree Works Allowed | 28 th September 2023 |
| Mr M Sadler Tudor Cottage Down Park Drive Tavistock PL19 9AH P/A No. | T1: Mature Douglas Fir - Remove due to tree is on boundary with two neighbours, fracture in the main stem on east side & canopy in decline | Neutral View refer to Tree Specialist | Grant of Conditional Consent | 2 nd October 2023 |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|--|--|--|--------------------------------------|------------------------------|
| 2580/23/TPO | | | | |
| Mrs J Sainsbury 93 Whitchurch Road Tavistock PL19 9BG P/A No. 2600/23/TPO | T1: Copper Beech - crown reduction of 2-3 meters to previous points. Eastern aspect, encroaching over property & working chimney | Neutral View refer to Tree Specialist | Grant of Conditional Consent | 6 th October 2023 |

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 17.10.2023

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|---|---|---|--|
| Mr N Lane & Mrs A Hughes Rosebank Battery Lane Tavistock PL19 9BH | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232944 | Householder application for rear extension & front porch | Support |
| Mr N Puri Trevorgan Courtenay Road Tavistock PL19 0EE | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/220458 | T1: Conifer - Fell and remove due to proximity to power line | Neutral View refer to Tree Specialist |
| Mr & Mrs Backaller 8 Abbotsfield Crescent Tavistock PL19 8EY | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233211 | Householder application for first floor side extension | Support |
| Mr Brunsdon Land North Of Little Church Park Whitchurch | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233152 | T5: Hawthorn - removal of immature tree growing in field, T7: Oak - Crown lift to 3m above g/l to remove low immature branches of trees inside hedge boundary providing light to silted pond & T8: Beech - Crown lift to 3m above g/l | Neutral View refer to Tree Specialist |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|--|--|--|---|
| | | <p>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</p> | |
| <p>Mr T Morris South Hams District Council 20 Plymouth Road Tavistock PL19 8AY</p> | <p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231318</p> | <p>READVERTISEMENT (Amended location plan) Conversion of existing offices into three flats of varying sizes, associated courtyard area & soft landscaping to front</p> | <p>Support – previous comments still apply, in particular concerns over the lack of parking provisions</p> |
| <p>27 West Street (Tavistock) Limited 27 West Street Tavistock</p> | <p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233286</p> | <p>Application for approval of details reserved by condition 3 (Joinery Details) of planning consent 1175/23/LBC</p> | <p>Support</p> |
| <p>Mr Ford Chaldron House Down Road Tavistock PL19 9AE</p> | <p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233256</p> | <p>T7: Oak - crown reduction by 1-1.5m for amenity, G3: Lime, Birch, Ash - crown reduce x3 trees as single unit by 1-1.2m, tightly spaced and cannot mature</p> | <p>Neutral View refer to Tree Specialist</p> |
| <p>Mr D Palmer Burnside Bungalow Anderton Lane Whitchurch</p> | <p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233299</p> | <p>G1: Alder and Beech - reduce to previous cut points at approx. 6m</p> | <p>Neutral View refer to Tree Specialist</p> |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|--|---|--|--|
| Tavistock PL19 9DX | | height, new growth is not strongly attached | |
| Mr P Griffiths 72 Bannawell Street Tavistock PL19 0DP | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/233289 | S273: Silver Birch - reduce lowest laterals all around by approx. 1.5m to give 2m clearance from neighbouring building and balanced appearance | Neutral View refer to Tree Specialist |