

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Monday 22nd May, 2023** at **6.30pm**.

PRESENT

Councillor P Ward **Deputy Mayor – ex officio**

Councillors T Munro, B Smith, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

13. ELECTION OF CHAIRMAN

Nominations were invited for the Election of Chairman of the Development Management & Licensing Committee for the 2023-2024 Civic Year.

A nomination, duly seconded, was received in respect of Councillor B Smith.

RESOLVED THAT Councillor B Smith be appointed Chairman of the Development Management & Licensing Committee for the ensuing Civic Year.

14. ELECTION OF VICE CHAIRMAN

Nominations were invited for the Election of Vice Chairman of the Development Management & Licensing Committee for the 2023-2024 Civic Year.

A nomination, duly seconded, was received in respect of Councillor T Munro.

RESOLVED THAT Councillor T Munro be appointed Vice Chairman of the Development Management & Licensing Committee for the ensuing Civic Year.

15. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors S Hipsey, A Hutton (Mayor ex-officio) and A Lewis.

16. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 18th April, 2023 be confirmed as a correct record and signed by the Chairman (Appendix 1).

17. DECLARATIONS OF INTEREST

The following Declaration of Interest was made;

- Councillor P Squire in respect of Planning Application 1150/23/FUL Land at SX 488 729 Marshall Close, Whitchurch by virtue of a friendship with the applicant, and took no part in the consideration of this Application.

18. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

- Received for information only – confirmation had been received that Planning Application 0077/23 Single storey annex extension to existing dwelling at Ashlands Farm, Grenofen, Tavistock PL19 9EW had received 'Conditional Consent' on 25th April, 2023. The Committee's response had been to a 'Neutral View' – **Noted** (Appendix 2).

19. TOWNPLANNING ISSUES

- Road Closure Notification – the Committee considered the Notification received in respect of the closure of Russell Street, Tavistock on 21st September, 2023 whilst civil engineering works were undertaken, and whether or not, and how, the Council should respond to same (Appendix 3) – **Noted, no concerns raised;**
- Road Closure Notification – the Committee considered the Notification received in respect of the closure of Old Exeter Road, Tavistock between 25th and 29th September, 2023 whilst civil engineering works were undertaken, and whether or not, and how, the Council should respond to same (Appendix 4) – **noted, no concerns raised;**
- New Alcohol Premise Licence Application (Appendix 5) – the Committee considered the Licence Application received for Stannary Brewing Company Ltd., Unit 3, Pixon Trading Centre, Pixon Lane, Tavistock PL19 8DH for;
 - Supply of Alcohol for consumption on and off the premises 9.00 – 22.00 Monday to Saturday and 12.00 – 20.00 Sundays;
 - Hours open to the public 9.00 – 22.30 Monday to Saturday and 12.00 – 20.30 Sundays;The decision was to '**Support**' the Application.
- New Alcohol Premise Licence Application (Appendix 6) – the Committee considered the Licence Application received for Pym Street Coffee Lounge, 1b Pym Street, Tavistock PL19 0AW for;
 - Sale of alcohol for consumption on and off the premises Monday to Sunday 9.00 – 5.30pm.

The decision was to '**Support**' the Application.

20. GENERAL CORRESPONDENCE

No items received.

21. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

a) The Committee received and noted the Notes of the Neighbourhood Development Plan Steering Group Meeting, held on 19th April 2023, together with the appendices received (Appendix 7).

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

No items brought forward.

23. PLANNING DECISIONS and APPLICATIONS

a) **Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 8).

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 9).

24. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 13th June, 2023 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.45pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 22.05.2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs J Davies 43 Parkwood Road Tavistock PL19 0HH P/A No. 0862/23/TEX	T1: Laburnum (Robina) – fell due to tree having extensive rot and has fallen at the base and now imminent danger of collapsing onto people or building	Not placed before TTC for consideration	Grant of Exemption	5 th April 2023
Mr & Mrs D Apps 27 Chaucer Road Tavistock PL19 9AJ P/A No. 4269/22/HHO	Householder application for alteration & extension, replacement porch, provision of an overflow parking space & associated refurbishment to dwelling	Split Decision Support – the alterations and extension, and the replacement porch Object – to the provision of overflow parking under Policy DEV10 (Subsection 6) – 'Development of Garden Space'	Conditional Approval	4 th April 2023
Mr & Mrs G Ewing The Retreat Down Park Drive Tavistock PL19 9AH P/A No. 4302/22/HHO	Householder application for extensions to dwelling	Support	Conditional Approval	5 th April 2023
Ms H Brignall 32 Fitzford Cottages Tavistock PL19 8DB P/A No. 0135/23/ARC	Application for approval of details reserved by Condition 4 (doors, windows and rooflight) of Planning Consent 2403/21/HHO	Not placed before TTC for consideration	Discharge of Condition Refused	11 th April 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 H Brignall 32 Fitzford Cottages Tavistock PL19 8DB</p> <p>P/A No. 0209/23/ARC</p>	<p>Application for approval of details reserved by Condition 4 (doors, windows and rooflight) of Planning Consent 2404/21/LBC</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Refused</p>	<p>11th April 2023</p>
<p>Mr and Mrs Wilson 8 Plymouth Road Tavistock PL19 8AY</p> <p>P/A No. 0223/23/HHO</p>	<p>Householder application for proposed reinstatement of front garden railings & gate</p>	<p>Support – as it will involve the reinstatement of original features, which will have a positive impact on the Conservation Area and World Heritage Site</p>	<p>Conditional Approval</p>	<p>11th April 2023</p>
<p>Mr and Mrs Wilson 8 Plymouth Road Tavistock PL19 8AY</p> <p>P/A No. 0224/23/LBC</p>	<p>Listed Building Consent for proposed reinstatement of front garden railings & gate</p>	<p>Support – as it will involve the reinstatement of original features, which will have a positive impact on the Conservation Area and World Heritage Site</p>	<p>Conditional Approval</p>	<p>11th April 2023</p>
<p>Mrs P Hext First and Second Floors 1 West Street Tavistock PL19 8AD</p> <p>P/A No. 0536/23/LBC</p>	<p>Listed Building Consent for 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>13th April 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 Pearson 5 Manor Close Tavistock Devon PL19 0PN</p> <p>P/A No. 0765/23/TPO</p>	<p>T23: Holly - crown height reduction by 2.5m to rejuvenate canopy and be more aesthetic</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Grant of Conditional Consent</p>	<p>18th April 2023</p>
<p>Mr Thomson Gatesgarth Down Road Tavistock PL19 9AF</p> <p>P/A No. 4108/22/TPO</p>	<p>T1: Beech - Fell due to poor primary branch attachments, weak compression forks & tree overhanging garage & neighbouring property. Previously lost large branch. Tree can't mature in this condition or in this position. Felling will allow adjacent Beech (T2) more room so that it can be more visually pleasing in the long run, T2: Beech - Crown reduce by 1.5-2 metres to allow more pleasing shape/form and TG3: 2x Birch - Crown reduce by 1-1.5 metres to allow more pleasing shape/form. trees to be shaped as single unit</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Refusal of Consent</p>	<p>17th April 2023</p>
<p>Mr Richards Dawn Lodge Down Road Tavistock PL19 9AG</p>	<p>T1: Dead or Cedar - Lateral reduction by 1-2 metres on south side to suitable growth points, where this is not possible removing</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Grant of Conditional Consent</p>	<p>18th April 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/A No. 0434/23/TPO	the branch in its entirety to reduce overhang of property			
Mr & Mrs L James 9 Frobisher Way Tavistock PL19 8RE P/A No. 0568/23/TPO	T1: Oak - 2 metre reduction around the whole tree & getting rid of any deadwood at the same time, this will improve the health of tree, allowing it to grow suitably and also prevent more overshadowing into properties	Neutral View refer to Tree Specialist	Refusal of Consent	18 th April 2023
Mr P Benny 11 Cole Moore Meadow Tavistock PL19 0ES P/A No. 0400/23/TPO	T2: Ash – Removal of lower branches by 5 metres overhanging Wyatt's Lane including overhang to property, T3, T4 & T5 Sycamore - Crown thin by 20%, remove dead crossing branches (deadwood exempt) & lower selected minor branches overhanging garden and Wyatt's Lane, T3, T4 & T5 required work to increase light levels, reduce wind resistance & reduce major over- hang to Public road Wyatt's Lane and property garden	Neutral View refer to Tree Specialist	Refusal of Consent	21 st April 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr W Hancock Environment Agency Gauging Station adjacent to Market Road Tavistock P/A No. 0343/23/FUL	Replacement of existing Environment Agency gauging station	Support	Conditional Approval	19 th April 2023
Mr R Scholefield Livewest Godolphin House Whitchurch Road Tavistock PL19 9EY P/A No. 1101/23/TCA	T98: Birch - Reduce branch tips by 1 metre to prevent contact with gutter, T102: Maple - Crown lift by 6 metres over road & 3 metres over footpaths as branches causing an obstruction to vehicles and pedestrian and T145: Ash - Remove due to presence of Ash dieback & proximity to road	Neutral View refer to Tree Specialist	Tree Works No Objections Raised	18 th April 2023
Mr S Buckley 80 Priory Close Tavistock PL19 9DG P/A No. 3406/22/HHO	Householder application for replacement porch (part retrospective)	Support	Conditional Approval	18 th April 2023
Mr Adam Simpson - Sitec Infrastructures 36 Fitzford Cottages Tavistock PL19 8DB P/A No. 0512/23/LBC	Listed Building Consent for repairs to roof & associated works	Support – it was appreciated that the works planned to protect the patina and use of heritage slates	Conditional Approval	27 th April 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Miss E Wannell Flat 3 27 West Street Tavistock PL19 8JY P/A No. 0722/23/LBC	Listed building consent for installation of replacement bathroom window	Support – on the basis that this would improve a property within the Conservation Area, as well as using appropriate materials	Conditional Approval	28 th April 2023
Mr Naylor 19 Hawthorn Road Tavistock PL19 9DL P/A No. 1029/23/TPO	T1: Oak - lateral reduction of 2-3m on E and SE aspects due to unbalances canopy causing excessive shading	Neutral View refer to Tree Specialist	Refusal of Consent	5 th May 2023

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 22.05.2023

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs H Mein Little Church Park Church Hill Whitchurch PL19 9EL	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231201	T1: Ash - Pollard to pole to 6m in height due to ADB, T2 & T5: Ash - Remove due to ADB, T3: Beech - Reduce lateral spread on W side by 2.5 -3m, Crown height reduction by 2.5-3m excessive shading, T4: Hawthorn - Pollard to 4m, T6: Sycamore juvenile - Reduce height by 2.5m, T7: Beech - Reduce lateral spread on W side by 2.75m, Crown height reduction by 2.5m, tree causes excessive shading, T8: Cotoneaster - Remove, T9 & T10: Sycamore - Remove, T11: Witch-hazel - Remove due to decay, T12: Beech - Reduce lateral spread on S side by 2.5m & Crown height	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		reduction by 2.5m, T13: 2x Conifers - Remove & T14: Stand of Beech poles around telegraph poles, reduce to existing heave height	
Mr & Mrs P Whitehead 73b Bannawell Street Tavistock PL19 0DP	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230891	Listed building consent for replacement roof to main dwelling, repairs to two chimneys and replacement roof & other alterations to outbuilding	Support – the application is welcomed as it is conserving a heritage building, we would however anticipate that the choice of slate will be determined by a 'condition', and will be sympathetic to a Listed Building in the Conservation Area
Mr & Mrs P Whitehead 73b Bannawell Street Tavistock PL19 0DP	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230890	Householder application for replacement roof to main dwelling, repairs to two chimneys and replacement roof & other alterations to outbuilding	Support – the application is welcomed as it is conserving a heritage building, we would however anticipate that the choice of slate will be determined by a 'condition', and will be sympathetic to a Listed Building in the Conservation Area
Ms M Stead 1 Mitre Close Tavistock PL19 8BP	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230869	Householder application for side extension to dwelling	Support
Mr S Evans Land at SX 483 745 Dolvin Road Tavistock PL19 9EA	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231328	T1: Willow - (x3 multi-stem) remove	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr Ford Chaldron House Down Road Tavistock PL19 9AE	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231322	G3: Lime/Ash/Birch - Crown reduction by maximum 1-1.5 metres due to all 3 trees are tightly spaced & 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
Mr R Jones Tavistock Community Sensory Garden Land at SX 477 740 Plymouth Road Tavistock PL19 8BS	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230949	T1, T2, T3, T4: Goat Willow - Removal of up four oversized limbs to improve the overall shape & Pollard to reduce the height by maximum of 2 metres to reduce overhanging to herbaceous borders & footpaths	Neutral View refer to Tree Specialist
Ms L Pitts GB Property Management and Lettings London House 7 West Street Tavistock	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230598	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
Ms L Pitts GB Property Management and Lettings London House 7 West Street Tavistock	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230597	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	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
Mr R Brown Land At Sx 479 748 Drake Road Tavistock	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230937	Removal of building & erection of dwelling	Object on the following basis; • the design of the building, and the proposed materials to be used, are considered harmful to the Conservation

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>Area and World Heritage Site;</p> <ul style="list-style-type: none"> • the design is not in keeping with the surroundings; • concerns were also raised with regard the loss of a long-established access route to the Trelawny Road cottages (although aware this is not a Material Planning Consideration)
<p>Mr J Hall 239 Whitchurch Road Tavistock PL19 9EG</p>	<p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230026</p>	<p>Householder application for demolition of part of wall to create an access</p>	<p>Neutral – whilst in principle we do not object to what is proposed, we would leave it to the Highways Authority to determine if this enhances or diminishes highway safety</p>
<p>Mr I Dennis 2 Greensway Road Tavistock PL19 8HB</p>	<p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231098</p>	<p>Householder application for single storey extension to side & rear</p>	<p>Support</p>
<p>Mrs L Brockington Tanglewood Brook Lane Tavistock PL19 9DP</p>	<p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231364</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 deadwood (deadwood exempt) & T2: Maple - Lateral reduction by 2.5 metres on southern & western sides</p>	<p>Neutral View refer to Tree Specialist</p>
<p>Mr T Welch 9 Dolvin Road Tavistock PL19 9EA</p>	<p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231407</p>	<p>T1: Ash - remove due to dieback</p>	<p>Neutral View refer to Tree Specialist</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs S Thomson Gatesgarth Down Road Tavistock PL19 9AF	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231071	Householder application for alterations & extension to dwelling & garden works (part retrospective) (resubmission of 4339/22/HHO)	Support
Mrs P Hookway 45 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230850	Listed building consent to replace existing single glazed wooden windows and door	Support – we believe what is being proposed preserves and protects a heritage building, and being double glazed will improve energy efficiency
Mr M Coombs 38 Plymouth Road Tavistock PL19 8BU	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/224511	G1: Fir Trees - fell	Neutral View refer to Tree Specialist
Mr M Pain The Town House 13 Watts Road Tavistock PL19 8LF	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231039	Householder application for restoration of existing barn & coach house for ancillary use (resubmission of 2105/22/FUL)	Support
Mr R Bird Land At SX 488 729 Marshall Close Whitchurch	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231150	Proposed development for 8 elderly person bungalows (5 No x 2 bedroom and 3 No x 1 bedroom) with associated access and external works	Support
Mr T Morris South Hams District Council The Kiosk Bus Station 20 Plymouth Road Tavistock PL19 8AY	https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231318	Conversion of existing offices into three flats of varying sizes, associated courtyard area & soft landscaping to front	Support