

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 26th September, 2023** at **6.30pm**.

PRESENT

Councillor B Smith **Chairman**

Councillor A Hutton **Mayor ex officio**

Councillor P Ward **Deputy Mayor ex officio**

Councillors A Lewis, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

Administrative & Democratic Services Officer

184. APOLOGIES FOR ABSENCE

Apologies had been received from Councillors T Munro (Vice Chairman) and S Hipsey.

185. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 4th September, 2023 be confirmed as a correct record and signed by the Chairman (Appendix 1).

186. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this point in the Meeting, however, please see Minute No. 192b) below refers.

187. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

Noted that: Councillor B Smith reported that he had attended a recent meeting of the Dartmoor Common Owners' Association, and would report in more detail at the next Council Meeting

188. TOWN PLANNING ISSUES

- a) For information only – notification of a New Tree Preservation Order (RP/434233) No: 1080 2 Glanville Road, Tavistock PL19 0EA had been received from West Devon Borough Council and was 'noted' (Appendix 2);

189. GENERAL CORRESPONDENCE

No items received.

190. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

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

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

No items brought forward

192. 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).

Noted that: Councillor P Squire Declared an Interest in respect of Planning Application 2511/23/HHO – 61 Old Exeter Road, Tavistock, PL19 0JE by virtue of being a neighbour to the applicant.

193. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 17th October, 2023 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.11pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 26.09.2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr S Jago 2 Drake Gardens Tavistock PL19 9AT</p> <p>P/A No. 1826/23/HHO</p>	<p>Householder application for detached garage & parking space</p>	<p>The addition of a garage would be supported, in addition to the parking space, but we cannot see how the drainage of surface water will be managed, which raised concerns.</p> <p>The Committee also do not like to see garden areas changed to impermeable parking spaces.</p>	<p>Conditional Approval</p>	<p>21st August 2023</p>
<p>Mr D Hassett 32 Trelawny Road Tavistock PL19 0EN</p> <p>P/A No. 2025/23/HHO</p>	<p>Householder application for 2 storey rear extension</p>	<p>Neutral View as uncertain if the planned finishes to the extension will be in keeping with other properties in the vicinity</p>	<p>Refusal</p>	<p>21st August 2023</p>
<p>Mr M Jackson Aspris Children's Services Tor View School Kilworthy Road Tavistock PL19 0JN</p> <p>P/A No. 2083/23/LBC</p>	<p>Listed Building Consent for proposed removal of internal partitions at first floor</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>22nd August 2023</p>
<p>Mr & Mrs G Moule Mount Tavy Cottage Mount Tavy Road Tavistock PL19 9JL</p> <p>P/A No. 2205/23/ARC</p>	<p>Application for approval of details reserved by Condition 4 (surface water drainage) of Planning Consent 4069/22/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>22nd August 2023</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr M Luffingham 10 Glanville Road Tavistock PL19 0EA P/A No. 2581/23/TCA	T1: Yew - Crown height reduction by 1.5 metres, reduce lateral spread on all sides by 1-1.5 metres, remove epicormic growth on main stem at 1 metre	Neutral View refer to Tree Specialist	No Objections Raised	1 st September 2023
Mrs C Raeburn Cranmere 69 Redmoor Close Tavistock PL19 0ER P/A No. 2285/23/TPO	G1: Maple - Whole crown reduction by 2-3 metres to suitable growth point as trees are extremely high, removal of deadwood (deadwood exempt) & T2: Sycamore - Reduce entire crown by 3 metres to suitable growth points due to extensive decay	Neutral View refer to Tree Specialist	Grant of Conditional Consent	6 th September 2023
Mr P Peers 17 Buzzard Road Whitchurch Tavistock PL19 9FZ P/A No. 1456/23/HHO	Householder application for replacement of conservatory with brick wall & slate roof extension	Support	Conditional Approval	29 th August 2023
Miss S Boocock Greenbelt Group Ltd Land at SX 473 748 Saxon Road Tavistock PL19 8JS P/A No. 2448/23/TPO	W3 & W4: Coppice Salix Caprea to provide sufficient clearance to properties, fell x1 dying Ash, tip back along boundary line to provide 2m clearance of 2m to properties, x1 Ullmus to be planted, W1: Cut	Neutral View refer to Tree Specialist	Grant of Conditional Consent	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
	back Sycamore to appropriate branch unions, fell x1 small Ash to provide sufficient clearance to properties, 1x Ulmus to be planted			
Ms J Roberts 62 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ P/A No. 0007/23/LBC	Listed Building Consent for new slate roof	Support	Conditional Approval	8 th September 2023
Mr & Mrs T Robins Mulberry Cottage Middlemoor PL19 9DY P/A No. 1890/23/HHO	Householder application for single storey rear extension	Support	Conditional Approval	7 th September 2023

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 26.09.2023

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs J Sainsbury 93 Whitchurch Road Tavistock PL19 9B	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232600	T1: Copper Beech - crown reduction of 2-3 metres to previous points. Eastern aspect, encroaching over property & working chimney	Neutral View refer to Tree Specialist
Mr J Morris 6 Ralphs Court Tavistock PL19 8EA	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/223477	Removal of 4 x timber framed windows and door and replacement with 4x pvc double glazed windows and door and fanlight over	The application was supported as <ul style="list-style-type: none"> • the location would make maintenance of wooden window

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>frames difficult going forward;</p> <ul style="list-style-type: none"> • the windows would not be visible from the highway; • the windows would be more energy efficient; • the windows were not considered to be detrimental to the Conservation Area
<p>Mr I Gray 28 Chaucer Road Tavistock PL19 9AJ</p>	<p>https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232544</p>	<p>Householder application for single storey rear extension</p>	<p>Support</p>
<p>Mr A Riley Natwest Bedford Square Tavistock PL19 0AQ</p>	<p>https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232399</p>	<p>Works to remove all signs of former bank occupation</p>	<p>The application was supported in principle however, concerns were raised with regard to the building not being returned to its original condition, i.e. it was requested that the repairs be sympathetic to the building and Conversation Area,</p> <p>with complete refurbishment/rep replacement being undertaken, where necessary</p>
<p>Mr V Bellamy 1 Duke Street Tavistock PL19 0BA</p>	<p>https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232837</p>	<p>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</p>	<p>Support</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		ramp and steps and removal of internal walls	
Mr T Morris South Hams District Council 20 Plymouth Road Tavistock PL19 8AY	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231318	READVERTISEMENT (Amended address) Conversion of existing offices into three flats of varying sizes, associated courtyard area & soft landscaping to front	The application was supported in principle, however concerns were raised with regard to the lack of onsite parking provision for residents and visitors
Mr and Mrs S Dennis Waldesruh Down Park Drive Tavistock PL19 9AH	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232848	Householder application for extension to dwelling	Support
Mrs B Lumley-Swift Muthaiga 34 Glanville Road Tavistock PL19 0ED	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232784	Householder application for single storey side extension	Support
F Day Abbeyfield Society Drake Lodge 60 Plymouth Road Tavistock PL19 8BU	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/233054	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	Neutral View refer to Tree Specialist
Mr Singh 103 Plymouth Road Tavistock PL19 8BY	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232618	Householder application for creation of vehicular access to provide parking space for 1 car	Neutral View however <ul style="list-style-type: none"> • concerns were raised with regards to safety aspects of vehicles crossing the pavement; • the view of the Highways

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			Authority on highway safety with regards to entering and exiting the site were awaited
Mr M Ricketts 61 Old Exeter Road Tavistock PL19 0JE	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232511	Householder application to restore chimney stack on front elevation (part retrospective)	Support in principle However, concerns were raised with regards to the lack of information provided which made determination of the suitability of the replacement difficult to assess
Mr P Hawksley Courtenay Brook Farm Brook Lane Tavistock PL19 9DP	https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231167	Householder application for granite wall with wooden gates for vehicle access & new pedestrian gate	Support