

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Monday 4<sup>th</sup> September, 2023** at **6.30pm**.

**PRESENT**

Councillor T Munro      **Vice Chairman**

Councillors S Hipsey, A Lewis and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk  
Administrative & Democratic Services Officer

**147. APOLOGIES FOR ABSENCE**

Apologies had been received from Councillors B Smith (Chairman), P Ward (Deputy Mayor) and P Squire.

**148. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 15<sup>th</sup> August, 2023 be confirmed as a correct record and signed by the Vice Chairman in the absence of the Chairman (Appendix 1).

**149. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**150. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

No items received.

**151. TOWN PLANNING ISSUES**

- a) For information only – notification of a New Tree Preservation Order (RP/434087) No: 1086 Land at Callington Road, Tavistock had been received from West Devon Borough Council, and it was 'noted' (Appendix 2);
- b) For information only – the outcome of the Naming and Numbering of new Streets at the Plymouth Road development (DM&L Minute No. 111 referred) had been received, and was 'noted' (Appendix 3)

**152. GENERAL CORRESPONDENCE**

No items received.

**153. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)**

It was reported that the application for technical assistance with a design guide, as submitted by the Steering Group, had been accepted by Locality.

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

No items brought forward

**155. 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).

**156. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 26<sup>th</sup> September, 2023 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 6.55pm.

Signed:

Dated:  
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 04.09.2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr P Denning Flat 2, Bella Vista Kilworthy Hill Tavistock PL19 0EP	Erection of timber garden building	<b>Support</b>	Conditional Approval	1 <sup>st</sup> August 2023

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. 1967/23/FUL				
Mr & Mrs Kendall 45 Uplands Tavistock PL19 8EU  P/A No. 1975/23/HHO	Householder application to remodel parking area & porch; includes formation of a new pedestrian access to pavement, formation/extension of gravel parking area, new front door with steel framed canopy & remodelled porch with replacement roof	<b>Support</b>	Conditional Approval	1 <sup>st</sup> August 2023
Mr P Tugwell Emlin Estates Pixon Villas Pixon Lane Tavistock  P/A No. 1997/23/FUL	Change of use of ground floor flat to offices	<b>Support</b>	Conditional Approval	3 <sup>rd</sup> August 2023
Mr D Pearce Le Page Architects Ltd Mount Kelly Preparatory School Mount Tavy Road Tavistock PL19 9J  P/A No. 2149/23/ARC	Application for approval of details reserved by condition 3 (Slate) of planning consent 3666/21/LBC	<b>Neutral View refer to Heritage Officer</b>	Discharge of Condition Approved	4 <sup>th</sup> August 2023
27 West Street (Tavistock) Limited 27 West Street Tavistock  P/A. 1175/23/LBC	Listed building consent for the repair & replacement of the portico	<b>Support</b>  <b>The well thought through application was welcomed</b>	Conditional Approval	8 <sup>th</sup> August 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 R Barker Thompson and Jackson Solicitors Trustees of Crowndale Estate Crowndale Farm Crowndale Road Tavistock PL19 8JR</p> <p>P/A No. 3129/21/LBC</p>	<p>Listed Building consent for repair work to barn ranges</p>	<p><b>Support</b></p>	<p>Conditional approval</p>	<p>8<sup>th</sup> August 2023</p>
<p>Dr R Wilson Garth Down Road Tavistock PL19 9AE</p> <p>P/A No. 0454/23/TPO</p>	<p>T1: Beech - Crown height reduction by 2-2.5m to allow more light into garden on SE side, removal of secondary limb over the house's 240v power line and T2: Beech - SE of tree shortening by 3m of 3 secondary branches growing towards the house, N of tree at 10m high, secondary branch cut back to 100mm diameter branch, E of tree one secondary branch reduced by 1.5m, SW of tree remove secondary branch at 10 metres from ground level &amp; a trailing branch at 10 metres from ground level &amp; SW of tree reduce tertiary branch at 10m high by 2m</p>	<p><b>Neutral View from Tree Specialist</b></p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>15<sup>th</sup> 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
<p>Co-op HQ Service Department CO-OP Food 20 Brook Street Tavistock PL19 0BJ</p> <p>P/A No. 2191/23/TCA</p>	<p>T1, T2: Hornbeam - fell and replant</p>	<p><b>Neutral View from Tree Specialist</b></p>	<p>No Objections Raised</p>	<p>15<sup>th</sup> August 2023</p>
<p>Mr J Sloman Taunton Land Ltd 51-55 Brook Street Tavistock PL19 0BJ</p> <p>P/A No. 0809/23/VAR</p>	<p>Application for variation of conditions 2 (approved drawings) &amp; 6 (surface water drainage) of planning consent 1955/18/FUL</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>18<sup>th</sup> August 2023</p>
<p>Mr &amp; Mrs Mein Little Church Park Whitchurch Tavistock PL19 9EL</p> <p>P/A No. 1956/23/HHO</p>	<p>Householder application for the former garage which was turned into a games room to be turned back to garage use by removing wall &amp; window previously introduced to block up the garage, original sized opening for vehicle access to be restored &amp; sectional garage door fitted into opening, external rendering around the opening made good &amp; sloped vehicle access introduced</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>17<sup>th</sup> 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 J Tuppen Little Field Court Management Co Ltd Land at SX 490 055 Little Field Court Green Lane Tavistock PL19 9FA  P/A No. 2234/23/TPO	TA: Field Maple - fell due to proximity to bungalow, TB: Field Maple -crown raise, remove branches encroaching on street lamp, TC: Field Maple - crown raise, remove branches encroaching on overhead wires	<b>Neutral View refer to Tree Specialist</b>	Refusal of Consent with Agreed Lesser Works	23 <sup>rd</sup> August 2023
Mr T Griffin Coach House 3 Watts Road Tavistock PL19 8LF  P/A No. 2582/23/TCA	T1: Willow - remove	<b>Neutral View refer to Tree Specialist</b>	No Objections Raised	24 <sup>th</sup> August 2023
Mr J Tuppen 1 Little Field Court Green Lane Tavistock PL19 9FA  P/A No. 2750/23/TEX	T1: Hawthorn – felling of tree due to unstable roots and risk of falling over footpath/road	<b>Not placed before TTC for consideration</b>	Grant of Exemption	24 <sup>th</sup> August 2023

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B) FOR MEETING 04.09.2023

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr G Thomas 5 Frobisher Way Tavistock PL19 8RE	<a href="https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232690">https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/232690</a>	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 prevent further growth into Oak	<b>Neutral View refer to Tree Specialist</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr S Ross - SWW Land at SX 479 741 Canal Road Tavistock PL19 8AR	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232730">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232730</a>	T0251: Alder - coppice to 18" AGL	<b>Neutral View refer to Tree Specialist</b>
Mount Kelly Foundation Governors Former Hazeldon Preparatory School Parkwood Road Tavistock PL19 0JS	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214004">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214004</a>	READVERTISEMENT (revised plans & documents) Refurbishment of Hazeldon House to form a single dwelling (including demolition of non listed structures), demolition of all other structures (including former classroom blocks) on site, the erection of 10 open market dwellings, reinstatement of original site access, restoration of parkland, associated infrastructure (including drainage and retaining structures), landscaping, open space, play space, removal of some trees, parking and boundary treatments	<b>Neutral View however recommended that attention be made to;</b> <ul style="list-style-type: none"> <li>• <b>Sustainability;</b></li> <li>• <b>The mix of types/sizes of houses proposed;</b></li> <li>• <b>Site not included in the Joint Local Plan</b></li> </ul> <b>Refer to policies;</b> <ul style="list-style-type: none"> <li>• <b>SP 22 (4);</b></li> <li>• <b>SP 5 (1)</b></li> <li>• <b>SP 5 (7)</b></li> </ul> <b>However the provision of heat pumps was welcomed (DEV 32)</b>
Mr J Burbage Land Adjacent To Communication Station Wilminstone Industrial Estate Tavistock	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232683">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232683</a>	Demolition of two existing buildings & erection of four small industrial units	<b>Support</b>
Mrs M Weston 9 Old Launceston Road Tavistock PL19 8NA	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232545">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232545</a>	Householder application for proposed garage conversion	<b>Support</b>
Ms L Sayer Crowndale Farm Crowndale Road Tavistock PL19 8JR	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232716">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232716</a>	Listed building consent for repairs and replacement to external fabric to farmhouse, addressing defective rainwater goods, timber repairs and redecoration	<b>Support</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs E Jarmin Sue Ryder 8 West Street Tavistock PL19 8AD	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231457">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231457</a>	READVERTISEMENT (revised plans) Installation of wrought iron hand rail at front of shop	<b>Support</b>
Mr R Bird Land At Sx 488 729 Marshall Close Whitchurch	<a href="https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232735">https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/232735</a>	Proposed development of 8 elderly person bungalows with access, parking & external works (resubmission of 1150/23/FUL)	<b>The application was supported in principle, however concerns were raised with regard the lack of parking provision for residents, carers and visitors</b>