



Tavistock Town Council

Working for the local community

Town Council Offices
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5th February 2018

Dear Councillor

A **Meeting** of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** will be held in the **Council Chamber at Drake Road, Tavistock** on **MONDAY 12th FEBRUARY, 2018** at **6.15pm.** (Please note change of day due to Council Meeting)

Yours sincerely

Carl Hearn
Town Clerk

MEMBERS OF COMMITTEE

Cllr P Ward	Chairman (Deputy Mayor - ex officio)	
Cllr A Venning	Vice Chairman	
Cllr Mrs M Ewings	Cllr A Hutton	Cllr A Lewis
Cllr P Squire	Cllr Mrs J Whitcomb	
Cllr P Sanders	Mayor (ex officio)	

AGENDA

- APOLOGIES**
To receive apologies for absence
- MINUTES**
To confirm the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 23rd January, 2018 (enclosed)
- DECLARATIONS OF INTEREST**
To receive disclosures of unregistered other interests from Councillors on matters to be considered at the meeting. The disclosure shall

include the nature of the interest. If a Member becomes aware, during the course of a meeting, of an interest that has not been disclosed under this item they must immediately disclose it.

Under the Code of Conduct Councillors with an interest – whether or not it is a disclosable pecuniary interest, or other interest, must leave the room for the duration of consideration of the item to which the interest relates.

4. DARTMOOR NATIONAL PARK

No items received

5. TOWN PLANNING ISSUES

a) A Licensing Application has been received in respect of the Stannary Brewing Company at Units 6 and 7, Pixon Trading Centre, Pixon Lane, Tavistock, Devon PL19 8DH (new address) for the sale of alcohol on and off the premises Monday to Wednesday 09.00 – 22.00, Friday and Saturday 09.00 – 23.00 and Sundays 12.00 – 20.00. Response required by 23rd February 2018 (correspondence enclosed)

6. GENERAL CORRESPONDENCE

a) Bere Peninsula Neighbourhood Plan – Tavistock Town Council has been invited to comment on the area designated for this Neighbourhood Plan. The consultation period is from 23rd January – 6th March 2018, comments are required prior to this deadline (correspondence enclosed)

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

8. PLANNING APPLICATIONS

a. Decisions by West Devon Borough Council or Devon County Council

Attached at Appendix A.

b. New Applications to West Devon Borough Council.

Attached at Appendix B.

All documentation pertaining to decisions and new applications for this meeting can be directly accessed anytime via www.wdbc.gov.uk/planning.

Hard copies are also available for viewing during office hours via the Assistant to the Town Clerk (tel. 01822 613529 or e-mail janet.smallacombe@tavistock.gov.uk).

Next Development Management & Licensing Committee Meeting:

Tuesday 6th March, 2018 at 6.15pm

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)
FOR MEETING 12.02.2018

<u>Applicant's Name, Site Location, P/App No.</u>	<u>Development Type</u>	<u>Town Council's Comments</u>	<u>Decision by Local Planning Authority</u>	<u>Date of Decision</u>
Westward Housing Group Ltd Land adjacent to Brook Farm Brook Lane Tavistock Devon P/A No. 2789/17/VAR	Variation of Condition 4 (approved plans) of Planning Consent APP/Q1153/W/15/3131710 (00233/2015) for 23 no. dwellings with associated access road, parking and external works	Variation not put before TTC for consideration	Refusal	9 th January 2018
Mr J Davies Tiddybrook Barn Brook Lane Tavistock Devon PL19 9DP P/A No. 3243/17/CLE	Lawful development certificate for existing use of barn as separate living accommodation	No evidence available	Certificate of Lawfulness (Existing) Certified	10 th January 2018
Mrs E Brew The Bedford Down Road Tavistock Devon PL19 9AG P/A No. 3580/17/TPO	H1: Conifer Hedge – reduce to height of 2.5m from ground level for easier maintenance and help dry out main drive T2: Reduction by 2.5m, removal of deadwood (exempt) and crossing limbs to reduce spread and reduce risk of	Neutral view – refer to Landscape Officer	Lesser Tree Works Allowed	8 th January 2018

	splitting limbs T3: Beech – height reduction by approx. 2m, lateral crown reduction by approx. 2.5m side nearest garage back wall to help clear the roof from overhang and damp			
Mr S Pocknell 27 Newtake Road Tavistock Devon PL19 9BX P/A No. 3695/17/TPO	T1: Ash – remove lowest primary limb overhanging garden at 8m from top of Devon bank, creating excessive shading of garden T2: Oak – pollard at 3m from ground level, low amenity tree growth, biased over garden, shed and boundary fence, better amenity of Ash tree behind	Neutral view – refer to Landscape Officer	Tree Works Allowed	10 th January 2018
Mr C Ray 16 Watts Road Tavistock Devon PL19 8LG P/A No. 3857/17/HHO	Householder Application to widen front gates and widen drop kerbs of existing property	Support	Conditional Approval	11 th January 2018
Mr & Mrs McGowan Land adjacent to Raheen Down Road Tavistock Devon PL19 9AD P/A No. 3937/17/FUL	Erection of single detached 3 bed dwelling with detached double garage	Support	Refusal	10 th January 2018

<p>St Andrews Church Church Hill Whitchurch Tavistock Devon PL19 9ED</p> <p>P/A No. 0133/18/TCA</p>	<p>T58: Lime – fell, dead</p>	<p>Not placed before TTC for consideration</p>	<p>Grant of Exemption</p>	<p>19th January 2018</p>
<p>Mrs A Nicholson- Haynes The Shippen Brook Lane Tavistock Devon PL19 9DP</p> <p>P/A No. 3626/17/ARC</p>	<p>Approval of details reserved by condition no. 6 (Plan for Access Details) of Planning Consent 12791/2009/TAV (Conversion of barn to create a dwelling)</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>15th January 2018</p>
<p>Mrs L Dower 13 Churchill Road Tavistock Devon PL19 9BU</p> <p>P/A No. 3781/17/FUL</p>	<p>Change of Use from spare room, cloakroom and utility to playroom for the purpose of running a business for personal and residential use</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>19th January 2018</p>
<p>Mr T Faircloth 5 Deacons Green Tavistock Devon PL19 8BN</p> <p>P/A No. 3830/17/HHO</p>	<p>Householder Application for proposed side extension single garage (resubmission of previously approved scheme)</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>15th January 2018</p>
<p>Mr C Saunderson Whitchurch House Road from Church Hill to Warrens Cross Whitchurch Tavistock</p>	<p>Application for approval of details reserved by conditions 7 (joinery details), 9 (brick sample for lintels) of Planning</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>25th January 2018</p>

Devon PL19 9EL P/A No. 1899/16/ARC	Consent 00619/2015			
Mrs A Koch 46 Parkwood Road Tavistock Devon PL19 0HH P/A No. 3552/17/LBC	Listed Building Consent to re-roof the property using existing slates, replacing any worn lead flashing, re- point chimney and repair guttering	Support	Conditional Approval	23 rd January 2018
Mrs J King 42 Plymouth Road Tavistock Devon PL19 8BU P/A No. 3843/17/HHO	Householder Application for engineering works to increase the size of the rear courtyard, replacement of glazed conservatory, replacement of all windows and doors in hardwood double glazed units to match existing, and to connect basement flat to the main dwelling	Support	Conditional Approval	26 th January 2018
Mrs J King 42 Plymouth Road Tavistock Devon PL19 8BU P/A No. 3907/17/LBC	Listed Building Consent for engineering works to increase the size of the rear courtyard, replacement of glazed conservatory, replacement of all windows and doors in hardwood double glazed units to match	Support	Conditional Approval	26 th January 2018

	existing, and to connect basement flat to the main dwelling			
Abbey Surgery Partnership 28 Plymouth Road Tavistock Devon PL19 8BU P/A No. 4039/17/FUL	Planning Application for a single storey extension to provide enlarged entrance lobby and dispensary	Support – although design not considered to be aesthetically pleasing with regard to the location being within both the Conservation Area and World Heritage Site	Conditional Approval	23 rd January 2018
Mrs L Critchley Grey Wethers Down Road Tavistock Devon PL19 9AG P/A No. 3753/17/TPO	T0885: Beech – crown height reduction by up to 4m, lateral reduction on north, west and east sides by approx. 2m, crown raise lower branches on north side to approx. 5m from ground level, adjacent companion tree removed leaving tree exposed, movement in rootplate T0886: Copper Beech – crown reduction on lower south side by up to 3m, raise whole crown to approx. 4.5m from ground, encroaching neighbouring property, lower branches preventing light T0887: Monterey	Refer to Landscape Officer – however concerns raised that the proposed radical crown reductions may damage the future health of the trees and would ask that the Landscape officer takes this into account when making this decision. TTC would also like to see the Monterey Pine replaced with a semi-mature replacement tree	Refusal of Consent with Agreed Lesser Works	2 nd February 2018

	Pine – fell, post-mature, historic limb failure, sap flow on large limb overhanging property, change in target value			
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TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR MEETING 12.02.2018

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
David Wilson Homes Land at Butcher Park Hill Tavistock Devon PL19 0EH	P/A No. 4371/17 /ARM	Approved Matters	Application for approval of reserved matters following outline approval 00610/2015 for construction of 110 no. dwellings, public open space, landscape planting, pedestrian, cycle and vehicular links and associated infrastructure	Comments to WDBC by 15th February 2018
Mr R Score 44 Bannawell Street Tavistock Devon PL19 0DW	P/A No. 0194/18 /HHO	Householder Application	Householder Application for erection of single storey kitchen extension to rear of property (resubmission	Comments to WDBC by 22nd February 2018

			of 3493/16/HHO)	
Mrs M Payne The Elms 2 Glanville Road Tavistock Devon PL19 0EA	P/A No. 0206/18 /TCA	Works to Trees in a Conservation Area	T1: Elm- fell, roots standing proud of pathways, hazardous to pedestrians, causes difficulties with pushing child's pushchair, roots approaching front step, caused main drain under pathway to block 31 st December 2017, SWW stated tree roots causing drainage difficulties	Comments to WDBC by 16th February 2018
Tavistock Town Council The Meadows Plymouth Road Tavistock Devon PL19 8SP	P/A No. 0221/18 /TCA	Works to Trees in a Conservation Area	T1: Lime – remove trailing branch approx. 2.5m from ground level to suitable growth point T2: Oak – remove trailing branch approx. 3.5m from ground level to suitable growth point T3: Beech – remove trailing branch approx. 3m from ground level to suitable growth point All works to	Comments to WDBC by 19th February 2018

			improve access for maintenance and emergency vehicles, branches at risk of being struck by vehicles causing damage to trees and pedestrians	
Mrs J Dickens Zetland Courtenay Road Tavistock Devon PL19 0EE	P/A No. 0288/18 /TCA	Works to Trees in a Conservation Area	H1: Oak, holly, pittosporum – reduce in height by up to 2.5m, inhibiting adjacent Beech tree, also to allow more light to property	Comments to WDBC by 21st February 2018
Ms E Raikes Dhuvarren House Down Road Tavistock Devon PL19 9AE	P/A No. 4378/17 /HHO	Householder Application	Planning application for proposed single storey rear extension	Comments to WDBC by 23rd February 2018
Whitchurch Methodist Church Whitchurch Road Tavistock Devon PL19 9EG	0168/18 /FUL	Full	Change of use from redundant chapel to one dwelling	Comments to WDBC by 22nd February 2018