



# Tavistock Town Council

Working for the local community

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20<sup>th</sup> March 2018

Dear Councillor

A **Meeting** of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **MONDAY 26<sup>th</sup> MARCH, 2018** at **6.15pm.** (Please note change of day)

Yours sincerely

Carl Hearn  
Town Clerk

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## **MEMBERS OF COMMITTEE**

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

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## **AGENDA**

- APOLOGIES**  
To receive apologies for absence
- MINUTES**  
To confirm the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 6<sup>th</sup> March, 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) New Premises Licence Application received from Golden Tree Productions CIC for a Licence for Bedford Car Park, Tavistock for the Man Engine Event on 3<sup>rd</sup> April 2018. Licence for the performance of a play, live music, recorded music, sale of alcohol for consumption at the event 12.00-16.30 and 18.00 – 22.00 (correspondence enclosed)

**6. GENERAL CORRESPONDENCE**

No items received

**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](http://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](mailto:janet.smallacombe@tavistock.gov.uk)).

**Next Development Management & Licensing Committee Meeting:**

**Tuesday 17<sup>th</sup> April, 2018 at 6.15pm**

TAVISTOCK TOWN COUNCIL  
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING  
 DECISIONS (Appendix A)  
 FOR MEETING 26.03.2018

<b><u>Applicant's Name, Site Location, P/App No.</u></b>	<b><u>Development Type</u></b>	<b><u>Town Council's Comments</u></b>	<b><u>Decision by Local Planning Authority</u></b>	<b><u>Date of Decision</u></b>
<p>Mrs M Payne            The Elms            2 Glanville Road            Tavistock            Devon            PL19 0EA</p> <p>P/A No.            0206/18/TCA</p>	<p>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<sup>st</sup> December 2017, SWW stated tree roots causing drainage difficulties</p>	<p><b>Neutral view – refer to Landscape Officer</b></p> <p><b>However, it was noted that there didn't appear to be any technical support regarding drainage difficulties</b></p>	<p>Tree Works Allowed</p>	<p>19<sup>th</sup> February 2018</p>
<p>Tavistock Town Council            The Meadows            Plymouth Road            Tavistock            Devon            PL19 8SP</p> <p>P/A No.            0221/18/TCA</p>	<p>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 improve access for</p>	<p><b>Neutral view – no comment</b></p>	<p>Tree Works Allowed</p>	<p>23<sup>rd</sup> February 2018</p>

	<p>maintenance and emergency vehicles, branches at risk of being struck by vehicles causing damage to trees and pedestrians</p>			
<p>Mr B Reece 27 Watts Road Tavistock Devon PL19 8LG</p> <p>P/A No. 3679/17/TCA</p>	<p>T1: Ash – fell, remove, overhanging driveway, close proximity to buildings and highway, lost vigour, extensive falling deadwood, roots contained in low retaining wall now compromised due to root and tree movement</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>19<sup>th</sup> February 2018</p>
<p>Mr &amp; Mrs Hillan 35 Trelawny Road Tavistock Devon PL19 0EN</p> <p>P/A No. 3958/17/HHO</p>	<p>Householder Application for proposed loft conversion to include construction of new flat roofed dormer window and Juliette balcony</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>21<sup>st</sup> February 2018</p>
<p>Mrs J Dickens Zetland Courtenay Road Tavistock Devon PL19 0EE</p> <p>P/A No. 0288/18/TCA</p>	<p>H1: Oak, holly, pittosporum – reduce in height by up to 2.5m, inhibiting adjacent Beech tree, also to allow more light to property</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>2<sup>nd</sup> March 2018</p>

<p>DCH Madge Court King Street Tavistock Devon PL19 0DU</p> <p>P/A No. 4100/17/TCA</p>	<p>G1: 6x small trees, Willow, Elder, hazel and Sycamore growing in a raised section of land adjacent to the northern elevation of Madge Court between gable end and the viaduct, all growth in this section to be coppiced to 150mm from ground level, with arisings left in tidy habitat piles, justification – growth is overhanging courtyard of Madge Court and is in close proximity to gable end</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>14<sup>th</sup> February 2018</p>
<p>Mr G Vann 3 Downlea Tavistock Devon PL19 9AW</p> <p>P/A No. 4324/17/TPO</p>	<p>S249 T16: Cypress Tree – fell, excessive size for location, obstruction of view when exiting drive, obstruction of pavement, no replacement because of obstruction of view when exiting drive</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>9<sup>th</sup> March 2018</p>
<p>Mr C Barker The Coach House Manor Close Tavistock Devon PL19 0PN</p>	<p>T1: Beech – 9 within TPO S97 W4) – removal of wind thrown Beech and remedial works to adjacent damaged Beech</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Grant of Exemption</p>	<p>9<sup>th</sup> March 2018</p>

P/A No. 0775/18/TPO	only			
Stonehaven Care Group Chollacott Nursing Home 61 Whitchurch Rd Tavistock Devon PL19 9BD  P/A No. 3220/17/FUL	Remove existing leaking glass roof and replace with a lightweight panel and roof insulation	<b>Support</b>	Conditional Approval	26 <sup>th</sup> February 2018
Mr R Score 44 Bannawell Street Tavistock Devon PL19 0DW  P/A No. 0194/18/HHO	Householder Application for erection of single storey kitchen extension to rear of property (resubmission of 3493/16/HHO)	<b>Support</b>	Conditional Approval	9 <sup>th</sup> March 2018
Tavistock Town Council Pannier Market Tavistock Devon PL19 0AL  P/A No. 4172/17/ARC	Application for discharge of conditions 3 (details of roofing), 4 (stonework sample), 6 (details of PV panels) and 10 (historic building recording statement) of Planning Consent 0753/17/LBC (re-roofing and other repairs and alterations)	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	6 <sup>th</sup> March 2018
Mr C Barker The Coach House Manor Close Tavistock Devon	T1: Beech (within TPO S97 W4) – removal of wind thrown Beech and remedial works to	<b>Not placed before TTC for consideration</b>	Exempt Works	9 <sup>th</sup> March 2018

PL19 OPN  P/A No. 0775/18/TPO	adjacent damaged Beech only			
Mr G Vann 3 Downlea Tavistock Devon PL19 9AW  P/A No. 4324/17/TPO	S249 T16: Cypress Tree – fell, excessive size for location, obstruction of view when exiting drive, obstruction of pavement, no replacement because of obstruction of view when exiting drive	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	9 <sup>th</sup> March 2018
Mr C Miller Courtenay Brook Farm Brook Lane Tavistock Devon PL19 9DP  P/A No. 0195/18/TPO	T2: Oak – remove smaller stem at 1m from top of hedge bank to allow tree to develop into a better form T3: Oak – remove crossing stem back to union at 1.2m from top of hedge bank to rectify weak union and allow more light into garden T4: Oak – coppice at 1m above hedge bank to manage regrowth as low hedge to allow T7 to develop T5: Beech – coppice at 1m above hedge bank to allow T7 to develop T6: Beech - coppice at 1m above hedge bank to allow T7 to	<b>Neutral view – refer to Landscape Officer</b>	Refusal of Consent with Agreed Lesser Works	19 <sup>th</sup> March 2018

	<p>develop  T7: Oak – remove  180mm dia. Limb  at 3m above  hedge bank on  west side  overhanging  garden to allow  more light into the  garden  T8: Hawthorn –  manage as 1m low  hedge to allow  better tree T7 to  develop  T9: Oak – coppice  at 1m to allow T7  to flourish  T10: Oak –  coppice at 1m to  allow T7 to flourish  T11: Oak – reduce  x2 limbs growing  towards south via  drop crotch  technique by up to  5m</p>			
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*TAVISTOCK TOWN COUNCIL*  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B)  
FOR MEETING 26.03.2018

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Tavistock Town Council Bob's Café Pannier Market Tavistock Devon PL19 0AL	P/A No. 0628/18/ LBC	Listed Building Consent	Listed Building Consent for formation of stud and glass walls to enclose existing café and installation of new suspended heaters and lighting to entire Pannier Market	<b>Comments to WDBC by 29<sup>th</sup> March 2018</b>



<p>The Priory Group Kilworthy House Kilworthy Road Tavistock Devon PL19 0JN</p>	<p>P/A No. 0449/18/ LBC</p>	<p>Listed Building Consent</p>	<p>Listed Building Consent for proposed internal alterations providing improved internal layouts with removal of modern partitions and reinstatement, creation of new internal door openings and revisions to enclosed courtyard glazing</p>	<p><b>Comments to WDBC by 5<sup>th</sup> April 2018</b></p>
<p>Tavistock Town Council Butchers' Hall Market Road Tavistock Devon PL19 0HD</p>	<p>P/A No. 0800/18/ ADV</p>	<p>Advertisement Consent</p>	<p>Advertisement Consent for the retention of internally illuminated wall and projecting signs</p>	<p><b>Comments to WDBC by 6<sup>th</sup> April 2018</b></p>