

MINUTES

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at: <https://us02web.zoom.us/j/82927582271> (for Councillors who wished to attend) and https://www.youtube.com/results?search_query=tavistock+town+council (for the public who wished to attend) on Tuesday 13th October, 2020 at 5.00pm.

PRESENT

Councillor P Ward – Chairman
Councillor J Ellis – Vice Chairman

Councillor Mrs A Johnson (Mayor – ex officio)
Councillors Ms L Crawford, A Fey, A Lewis, G Parker*, B Smith, P Squire and A Venning

*Arrived late for the Meeting

IN ATTENDANCE

Town Clerk and Assistant to the Town Clerk

88. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor A Hutton (Deputy Mayor).

89. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 22nd September, 2020 be confirmed as a correct record and signed by the Chairman (Appendix 1).

90. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Councillor Mrs A Johnson (Mayor – ex officio) – Planning Application 2818/20/TPO for 13 Newtake Road, Whitchurch, Tavistock PL19 9BX by virtue of a friendship with the applicant;
- Councillor P Ward (Chairman) – Planning Application 2952/20/TCA for 7 Deer Park Close, Tavistock PL19 9HE by virtue of a friendship with the applicant

91. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

92. TOWN PLANNING ISSUES

- a) 'The Tavistock Conservation Area Boundary, the Appraisal and Management Plan' as found at <https://www.engagement.westdevon.gov.uk/tavistock-conservation-area>.

The Chairman deferred consideration of this matter until later in the Meeting, when it was hoped Councillor G Parker would join the Meeting.

93. GENERAL CORRESPONDANCE

No items received.

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

The Chairman advised the Committee that he intended bringing forward consideration of the Government's recent White Paper on Changes to Planning Law, some parts of which had already been enacted (i.e. the amendments to Use Classifications).

Whilst the Devon Association of Local Councils (DALC) had previously provided a training session on this topic, which some Members had attended, and would also be providing a formal response which Councillor Parker had been asked to draft, it was felt that the White Paper had not been fully considered during the training session. Councillor Parker's draft document was currently being considered by other members of the DALC County Committee.

The Committee were advised that Councillor G Parker had offered to provide a briefing session to Councillors on this matter.

In view of the above, the Chairman also deferred this item until later in the Meeting, awaiting the arrival of Councillor G Parker.

95. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council attached at Appendix A. (Appendix 2)

b) NEW Planning Applications

New Planning Applications to West Devon Borough Council.

The views of the Committee are attached at Appendix B.

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 3)

Councillor G Parker arrived at the Meeting shortly after Planning Application 2978/20/PAH had been considered.

96. TOWN PLANNING ISSUES

'The Tavistock Conservation Area Boundary, the Appraisal and Management Plan' (Minute No. 84c (22nd September 2020) and No. 92a above refer).

Minute No. 84c was reviewed and it was;

- confirmed that the 2019 Review document would replace the original 2009 document;
- considered that by doing so, some of the better parts of the original Plan had been lost;
- felt that the principles of the original Plan needed to be reinstated, but updated.

It was also confirmed that West Devon Borough Council's Heritage Officer had offered to brief Tavistock Town Councillors on this matter.

RESOLVED THAT the previous resolution of Tavistock Town Council's Development Management & Licensing Committee, under delegated authority, (see Minute No. 84c) on this matter be added to the response as drafted by Councillor G Parker in respect of World Heritage Site implications. This additional resolution, as below, to then form the formal response from Tavistock Town Council;

'Whilst understanding the resource constraints placed on WDBC and the need to ensure that the CAMP remains focused and relevant, Tavistock Town Council considers that the review of the Plan may have gone too far in limiting the review's ambitions and scope, and endorses the comments made by the World Heritage Partnership.

Following the close of the consultation, we would welcome a discussion with West Devon Borough Council, along with other relevant organisations, to agree to work together to complete the review in a form that meets the objectives of all who are involved in the Heritage of Tavistock'.

97. URGENT MATTER BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN

(Minute No. 94 above refers)

The Chairman confirmed that the recent changes to Planning Law had resulted in a major overhaul of planning procedures. The document was entitled;

Changes to the current planning system

Consultation on changes to planning policy and regulations

Whilst a formal response would be provided by DALC, it was felt that Tavistock Town Council might want to add a response, relevant to the town. The deadline for all responses was 29th October 2020.

In view of Councillor Parker's offer to provide a briefing session on this matter it was;

RESOLVED THAT a briefing session would take place on Thursday 22nd October 2020 at 5pm, to which all Town Councillors would be encouraged to attend.

Noted that Councillor Parker undertook to provide a briefing note prior to the session on the 22nd October.

98. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 2nd November, 2020 at 5.00pm (Please note change of day).

The Meeting closed at 6.30pm

Signed:

Dated:
CHAIRMAN

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
National Care Group 48 Plymouth Road Tavistock PL19 8BU	P/A No. 2027/20/FUL Proposed change of use from hotel (C1) to supported living accommodation (C2), including minor internal alterations P/A No. 2028/20/LBC Listed Building Consent for proposed change of use from hotel (C1) to supported living accommodation (C2), including minor internal alterations	Support Support	Conditional Approval Conditional Approval	8 th September 2020 22 nd September 2020
Mr D Windemer 1 St Johns Deer Park Lane Tavistock PL19 9RF	P/A No. 2410/20/TCA G1: Conifer hedge - remove P/A No. 2411/20/TCA G2: Conifer hedge - remove	Neutral View – refer to Landscape Officer Neutral View – refer to Landscape Officer	No Objections Raised No Objections Raised	22 nd September 2020 22 nd September 2020
Mr M Palmer-Samborne Moorfield 1 Glanville Road Tavistock PL19 0EA P/A No. 2737/20/TCA	T1: Juniper - Remove and take stump to ground level; T2: Lawson Cypress - Remove and take stump to ground level	Neutral View – refer to Landscape Officer Would like to see at least one of the trees replaced	No Objections Raised	23 rd September 2020
Co-op Tavistock Brook Street Tavistock PL19 0BJ P/A No. 2624/20/TCA	T1 & T2: Beech - Lateral reduction by 2m on all sides, crown raise by 2m. To allow more room for delivery lorries	Neutral View – refer to Landscape Officer	No Objections Raised	23 rd September 2020

<p>Mrs E L Rawlins Overdeer Down Road Tavistock PL19 9AG</p> <p>P/A No. 2406/20/TPO</p>	<p>T1: Oak - Crown height reduction by 3-4m/ lateral reduction by 3-4m on all sides. Reduction of limb at 3m from ground level on South side by 5m due to cavity forming above union.</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>23rd September 2020</p>
<p>Mr D Manning 19 Ordulf Road Tavistock PL19 8NE</p> <p>P/A No. 2400/20/TPO</p>	<p>T1: Oak - Crown reduction by 2m on all sides. Reason: to reduce excess growth and reduce falling debris. T2: Chestnut - Removal of 4x limbs on South side at 4m from ground level, encroaching on public footpath. T3: Chestnut - Overall crown reduction by 2m, removal of 4x limbs at 4m from ground level on South side. Reason: Excessive shading and debris falling from crown. T4: Oak - Overall crown reduction by 2m, North/West upper limbs growing over garage and causing excessive shading.</p>	<p>Neutral View – refer to Landscape Officer</p>	<p>Split Decision</p> <p>T1, T3 & T4 – Refusal of Consent</p> <p>T2 – Grant of Conditional Consent</p>	<p>23rd September 2020</p> <p>23rd September 2020</p>
<p>Mrs F Johnson 2 Rock Park Mount Tavy Road Tavistock PL19 9JF</p> <p>P/A No. 1346/20/HHO</p>	<p>Householder application for the erection of a garden shed</p>	<p>Support –</p> <p>However, given the location of the property within the Tavistock Conservation Area and adjacent to the World Heritage Site, TTC expected to see a Heritage Impact Assessment submitted with the application</p>	<p>Conditional Approval</p>	<p>14th September 2020</p>

Miss C Wilkie 4 Brook Street Tavistock Devon PL19 0HD P/A No. 1368/20/PAH	Notification of prior approval for Change of Use from shop (Class A1) to café (Class A3)	Not placed before TTC for consideration	Prior Approval Required and Given	18 th September 2020
Miss J Roberts 62 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ P/A No. 2168/20/LBC	Listed building consent for replacement roof over existing bathroom extension, replacement of 2 windows on the extension, replacement of skylights with 2 Velux windows and replacement door	Support	Conditional Approval	17 th September 2020
Mr C Saunderson Whitchurch House Whitchurch Tavistock PL19 9EL P/A No. 3043/20/TEX	T1, T2: Beech – uprooted in storms earlier in 2020, cut up and clear, propose to replace with two Fagus Sylvatica in same location	Neutral View – refer to Landscape Officer	Grant of Exemption	28 th September 2020
Mr M Turner 19 Newtake Road Whitchurch Tavistock PL19 9BX P/A No. 1880/20/HHO	Householder application for extension to existing garage workshop	Support	Conditional Approval	24 th September 2020
Greenbelt Group Ltd Land behind Woodhayes 1 Saxon Road Tavistock PL19 8JS	T1: Beech - Lateral reduction by 1.5-2m of two lower lateral branches on the South side. works to be carried out due to overhanging	Neutral View – refer to Landscape Officer	Grant of Conditional Consent	25 th September 2020

<p>P/A No. 2226/20/TPO</p>				
<p>Ms L Fowler, Mr D Symons, Mrs G Norman & Mr J Giles 13, 15, 17 & 21 Beech Close Tavistock PL19 9DW</p> <p>P/A No. 2568/20/TPO</p>	<p>G1: Alder x 3 - Lateral reduction on West side by 2.5-3m to reduce shading and overhang to property. G2: Multi stemmed hazel/willow - Lateral reduction on West side by 2.5-3m to reduce shading and overhang to property. Height reduction of all stems by 2.5m to reduce shading. G3: Multi stemmed hazel/willow/hawthorn - Lateral reduction on West side by 2.5-3m to reduce shading and overhang to property. Height reduction of all stems by 2.5m to reduce shading. T1: Hawthorn - Lateral reduction on all sides by 1-1.5m and crown height reduction by 2.5m to reduce shading and overhang to garden.</p>	<p>Neutral View refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>5th October 2020</p>
<p>Mr S Mallett 14 Willow Road Tavistock PL19 9JH</p> <p>P/A No. 2408/20/TPO</p>	<p>G1: Hazel x3, Holly x3 & Sycamore x3 - Lateral reduction by 1.5m on North and South sides, crown thin by 15%, crown lift to 3m from ground level. T2: Sycamore - Removal of 2x branches at 4m and 5m from ground level on South side. T3: Sycamore - Removal of 3x branches at 5m from ground level on South side. T4: Oak - Crown lift to 5m from ground level. T5: Oak</p>	<p>Neutral View refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>5th October 2020</p>

	and T6: Laurel - Remove - dead trees. Reasons: dead from poor previous pruning, possible fungal attack			
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TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 13.10.2020

Applicant's Name & Location	P/App Link	Proposal	Decision
Mr & Mrs Davies 4 Plymouth Road Tavistock Devon PL19 8AY	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202863	Application for approval of details reserved by condition 3 of planning permission 1465/20/LBC	Support
Mr & Mrs Terry 1 Strathcar Down Road Tavistock PL19 9AG	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202861	Householder application to convert garage to form day room, replace flat roof with pitched roof, form car port, garden wall, entrance canopy and small garden store	Support However, should a formal ecological assessment be undertaken in order to ensure there is no evidence of bats?
Mrs J Jarman 13 Newtake Road Whitchurch Tavistock PL19 9BX	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202818	T1 & T2: Ash - Fell due to ash die back; T3: Beech - lateral reduction by 5m on South side and crown height reduction by 2m to encourage growth upward; T4: Cherry - lateral reduction by 5m on South side to rebalance tree; T5: Sycamore - lateral reduction of lower branches up to 4m from ground level by 4m on South side to lift off ground	Neutral View refer to Landscape Officer
Mr & Mrs Bridgewater 6 Tiddy Brook Road Whitchurch Tavistock PL19 9BZ	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202560	Householder application for proposed single storey rear extension, convert single attached garage,	Support

		installation of roof lights and dormer	
Mr M Bury 4 Market Street Tavistock PL19 0DA	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202978	Application to determine if prior approval is required for proposed change of use from Shop (Class A1) to Restaurant (Class A3) and Takeaway (Class A5)	Noted However, concerns were raised that waste collection is only planned to be once a week, and also that the bins were planned to be stored at the front of the property
Mr C Spencer 7 Deer Park Close Tavistock PL19 9HE	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202952	T1: Beech - lateral reduction by 3-4m on south side due to excessive shading and encroachment onto house; T2: Beech - reduction of limb at 6m from ground level by 3m on South side to enable T1 to develop N/S canopy	Neutral View refer to Landscape Officer
Mr & Mrs Pritchard 9 Heather Close Tavistock Devon PL19 9QS	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202915	Householder application for proposed single storey rear sun room extension to dwelling house	Support
Mr & Mrs Inman Merriment House Priory Gardens Whitchurch Tavistock PL19 9NZ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202920	Householder application for proposed conversion of single integral garage to form additional habitable accommodation and replace garden shed	Support
Mr Trewin 31 Glanville Road Tavistock PL19 0EB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202672	Householder application for proposed ground floor extension to dwelling house and replacement garage roof	Object on the following basis; As the property is located in both the Conservation Area and World Heritage Site, it was considered there was insufficient information provided to be satisfied the proposal was not harmful to the

			<p>Conservation Area and World Heritage Site.</p> <p>The following documents were not available on the Planning Authority's website;</p> <ul style="list-style-type: none"> • Block plan; • Existing/proposed floor/layout plans; • A Heritage Statement <p>It was felt this Application should not have passed the validation process, and was contrary to Policies DEV21, Dev22 and Paragraphs 189-202 of the NPPF.</p>
Tavistock Town Council Pearses Meadow adjacent to Cherwell Pixon Lane Tavistock Devon PL19 8DH	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203065	T50: Elm - Coppice to 0.5m from ground level. T1: Sycamore - Deadwood removal (exempt), crown raise to 6m from ground level over footpath and property. T200: Lime - Crown reduction by 2.5-3m on all sides.	Support
Mr Clark 25 Fitzford Cottages Tavistock PL19 8DB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202693 http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202692	Listed building consent for chimney re-build Householder application for chimney re-build	Support Support
Ms H Waine 16 Priory Close Tavistock PL19 9DH	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202112	Householder application for conversion of garage into liveable space and extension above to form two storey structure	Support
Mr & Mrs Williams Hollydown Butcher Park Hill Tavistock PL19 0EH	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202981	Householder application for extension to front and side of property, improvements to drive entrance and parking	Neutral View

<p>Mr M Stephens 20 Priory Close Tavistock PL19 9DH</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202955</p>	<p>G1: Thuja x 15 - Removal of dead tree stumps and replant to resurrect hedgerow.</p>	<p>Support</p>
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