

MINUTES

Minutes of the Meeting of the **Development Management & Licensing Committee** held at **Butchers' Hall, Tavistock** on **Tuesday 15th November, 2021** at **5.30pm**.

PRESENT

Councillor P Ward **Chairman**
Councillor J Ellis **Vice Chairman**

Councillor A Hutton **Mayor – ex officio**
Councillor Mrs U Mann **Deputy Mayor – ex officio**

Councillors Ms L Crawford, Mrs G Parker, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

213. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Fey and B Smith.

214. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 26th October, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

215. DECLARATIONS OF INTEREST

No Declarations of Interest were made.

216. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

Reference was made to an e-mail received from a member of the public regarding consultation on proposed changes to the Dartmoor National Park Authority Bye-Laws, and the progress of a consequential enquiry on which an update would be made in due course.

217. TOWN PLANNING ISSUES

No items received.

218. GENERAL CORRESPONDANCE

No items received.

219. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

- a) Notes of the Informal NDP Steering Group Meeting held on 25th October, 2021 were received (Appendix 2)
- b) The Committee was advised of a well-attended Public Meeting, and representation at another event in connection with a Neighbourhood Development Plan for the Town, together with expressions of interest to participate in the plan process, registrations for information, prospective audiences/engagement arrangements and related matters. The next Meeting of the Steering Group would be held on Wednesday 8th December 2021, with a focus on preparation of the 'initial questionnaire'. In particular, it was anticipated that project management services would shortly be engaged to deliver a somewhat reduced brief with a primary focus on conduct and analysis of the initial questionnaire/parish survey, preparation of the project plan, the budget and related matters.

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

No matters brought forward.

221. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 3).

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 4).

222. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 7th December, 2021 at 5.30pm in Butchers' Hall (please note continuing change of venue)

The Meeting closed at 6.22pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 15.11.2021

28.

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Ms H Brignall 32 Fitzford Cottages Tavistock PL19 8DB P/A No. 2403/21/HHO	Householder application for a single storey rear extension	Support	Conditional Approval	11 th October 2021
Ms H Brignall 32 Fitzford Cottages Tavistock PL19 8DB P/A No. 2404/21/LBC	Listed Building consent for single storey rear extension	Support	Conditional Approval	11 th October 2021
Mr A Simpson 36 Fitzford Cottages Tavistock PL19 8DB P/A No. 2528/21/HHO	Householder application for single storey rear extension	Support	Conditional Approval	11 th October 2021
Mr A Simpson 36 Fitzford Cottages Tavistock PL19 8DB P/A No. 2529/21/LBC	Listed Building consent for single storey rear extension	Support	Conditional Approval	11 th October 2021
Mr Green 31 Priory Close		Support	Conditional Approval	

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock PL19 9DJ P/A No. 2583/21/HHO	Householder application for two rear conservatories			13 th October 2021
Ms R Spurgeon 2 Brook Street Tavistock PL19 0BN P/A No. 3483/21/ARC	Application for approval of details reserved by Conditions 3, 4 and 5 of Planning Permission 4032/20/FUL	Not placed before TTC for consideration	Discharge of Condition Approved	11 th October 2021
Ms H Waine 16 Priory Close Tavistock PL19 9DH P/A No. 3575/21/NMM	Non-material minor amendment to Planning Consent 1807/21/HHO for addition of roof light to connecting roof section and amendments to elevations	Not placed before TTC for consideration	Refusal	12 th October 2021
Prof. D Moles Morwellham Down Park Drive Tavistock PL19 9AH P/A No. 3092/21/TPO	G17: Hornbeam x 4 & Beech x 1 - Crown height reduction by approx. 3m and lateral reduction by approx. 3m all sides on outer edge of group. Trees overhanging boundary fence and shed roof. Works required to maintain healthy trees and reduce overshadowing.	Neutral View refer to Tree Specialist	Refusal of Consent with agreed Lesser Works	22 nd October 2021
Mr P Hodges 74 Parkwood Road Tavistock PL19 0HH P/A No. 2735/21/TCA	T1: Oak – fell and remove. Tree overhanging outbuilding and interfering with telephone line	Neutral View refer to Tree Specialist	No Objections Raised	22 nd October 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Whitchurch Community Primary School School Road Whitchurch Tavistock PL19 9SR</p> <p>P/A No. 3314/21/TPO</p>	<p>T1: Oak - Dead wood removal (exempt); Lateral reduction by 4-5 metres on South West side due to overhanging play ground; T2: Ash - Fell as leaning over footpath</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Split Decision</p> <p>T1 – Refusal with lesser works allowed T2 – Approved with replant</p>	<p>22nd October 2021</p>
<p>Mr & Mrs P Price 39 Bannawell Street Tavistock PL19 0DN</p> <p>P/A No. 1763/21/HHO</p>	<p>Householder application for replacement roof lights and construction of dormer window</p>	<p>Split Decision;</p> <ul style="list-style-type: none"> • Object - to the dormer window as it is deemed to be harmful to the Conservation Area roof-scape and views of the nearby Listed Building (former Workhouse); • Support – the replacement of the roof lights with Heritage- grade lights 	<p>Refusal</p>	<p>20th October 2021</p>
<p>Mr M Wilks 9 Trendle Gardens Tavistock PL19 0FF</p> <p>P/A No. 2946/21/HHO</p>	<p>Householder application for conservatory</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>20th October 2021</p>
<p>Mr & Mrs D Palmer Burnside Anderton Lane Whitchurch PL19 9DX</p> <p>P/A No. 3103/21/HHO</p>	<p>Householder application for replacement of conservatory with new single-storey gable extension to form garden room. Extension of existing dormer</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>18th October 2021</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Ms A Keelan The Laurels 140 Whitchurch Road Tavistock Devon PL19 9DE</p> <p>P/A No. 3338/21/HHO</p>	<p>Householder application for proposed veranda, storm porch canopy and two-storey extension to detached dwelling</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>22nd October 2021</p>
<p>Mr & Mrs Selley 10 Ford Street Tavistock Devon PL19 8DY</p> <p>P/A No. 1355/19/FUL</p>	<p>Erection of 6 flats, 1 cottage and associated car parking (Resubmission of 2147/17/FUL)</p>	<p>Object due to the following;</p> <ul style="list-style-type: none"> • Insufficient car parking provision for the number of units proposed; • Scale of proposed building is excessive (see English Heritage letter) <p>Both of the above leading to a concern of overdevelopment of the site</p> <p>This Council had previously requested that the road be widened from Drake's Statue to the Ford Street roundabout which it is believed is now even more pertinent as development of Fitzford Lodge has commenced. The widening of the road would allow for an</p>	<p>Refusal</p>	<p>27th October 2021</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		<p>improved turning circle for traffic in the area.</p> <p>Plus;</p> <ul style="list-style-type: none"> • Lack of active frontage; • Possible drainage issues; • Previously identified contaminated land doesn't appear to have been dealt with; • Would expect open space, education and highways to receive a S106 contribution; 		
<p>Mr & Mrs Rule 152 Tamar Avenue Tavistock PL19 9JA</p> <p>P/A No. 2551/21/HHO</p>	<p>READVERTISEMENT (Revised site location plan received) Householder application for proposed vehicle crossing and hardstand</p>	<p>Tavistock Town Council's view remains as previously, which is as below;</p> <p>Object on the following basis:</p> <ul style="list-style-type: none"> • No Drainage/Soak away Assessment supplied; • The proposal involves concreting over the garden, would prefer to see a permeable surface installed to allow drainage 	<p>Conditional Approval</p>	<p>28th October 2021</p>
<p>TSB Bank plc Bedford Square Tavistock PL19 0AG</p>	<p>Advertisement consent for 2x new non illuminated fascia, 2x new non illuminated</p>	<p>Support – however reference was made to the absence of a Heritage</p>	<p>Conditional Approval</p>	<p>25th October 2021</p>

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. 2865/21/ADV	projecting sign and 2x ATM non illuminated tablet	Assessment, which should have been included as the property falls within the Conservation Area		
TSB Bank plc Bedford Square Tavistock PL19 0AG P/A No. 3197/21/LBC	Listed building consent for replacement new external signage, internal decorations including flooring, artwork, furniture, lighting and machines	Support	Conditional Approval	25 th October 2021
Mr P Hodges 80 Parkwood Road Tavistock PL19 0HH P/A No. 2736/21/TCA	T1: Willow - Crown thin by 20% and lateral reduction by 2m on North and West sides. Tree encroaching on neighbouring properties and blocking light	Neutral View - refer to Tree Specialist	No Objections Raised	8 th November 2021
Mr R Eberlie 6 Vigo Mews Tavistock PL19 0RG P/A No. 3514/21/TCA	T1, T2 and T3: Elms - Fell to 3m from ground level due to being dead; T4: Elm - Fell completely due to being dead	Neutral View - refer to Tree Specialist	No Objections Raised	8 th November 2021

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 15.11.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Truro Diocesan Board of Finance 77 West Street	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/212905	Listed Building consent for re-rendering of front chimney and removal of rear chimney	Object - on the following basis;

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Tavistock PL19 8AQ			<p>• the proposal to demolish the rear chimney is harmful to a heritage building and there appears to be no justification for its removal</p> <p>Also, would wish to be reassured that the re-rendering of the front chimney will be an effective and long lasting remedy</p>
Mr G Thomas 5 Frobisher Way Tavistock PL19 8RE	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213603	<p>T1: Oak - Lateral reduction by 1.5metres on North East side in order to prevent growth over double garage;</p> <p>T2: Hawthorn - Complete removal down to height of fence, complete lateral reduction of approx. 6m to prevent encroachment onto Oak tree</p>	Neutral View – refer to Tree Specialist
Mr P Glanville 12 Hurdwick Road Tavistock PL19 8LW	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213902	<p>T1: Oak - removal of 4 x limbs at approximately 40 feet (12 metres) from ground level on East side in order to improve shape, light and risk of damage to building</p>	Neutral View – refer to Tree Specialist
Mr K Moore 2 Kilworthy Hill Tavistock PL19 0AS	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213433	<p>Listed building consent for change of use of existing entrance building serving first floor access, change of use of formerly A4/Sui Generis to C3 use (dwelling), closing of single door opening in east gable to separate proposed use classes</p>	Support
Mr K Moore 2 Kilworthy Hill Tavistock PL19 0AS	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213432	<p>Change of use of existing entrance building serving first floor access, change of use of formerly A4/Sui Generis to C3 use (dwelling), closing of single</p>	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		door opening in east gable to separate proposed use classes	
Mr & Mrs Pickles 34 Chaucer Road Tavistock PL19 9AJ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213839	Householder application for proposed new/replacement single storey side and rear extension	Support
Ms O Langmead 220 Whitchurch Road Tavistock PL19 9DQ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213893	Householder application to reconfigure existing driveway gate posts, replace entrance gates and widen drive	Support
Mr B D'Crus 12 Heritage Park Tavistock PL19 0BY	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213256	Listed Building consent for canopy over lounge rear window	Support
Mr B D'Crus 12 Heritage Park Tavistock PL19 0BY	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210947	Householder application for canopy over lounge rear window	Support
Ms J Flatman The Leaze 7 Kilworthy Hill Tavistock PL19 0EP	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213587	Householder application for replacement windows	Support
Miss C Jacobs Sangers Mohuns Close Tavistock PL19 9BJ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213637	Application for variation of condition 2 (approved plans) of planning consent 2530/20/HHO	Support
Mr J Tuppen 10 Little Field Court Green Lane Tavistock PL19 9FA	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213539	T1: Alder - Fell. Tree has outgrown garden.	Neutral View – refer to Tree Specialist
Mrs Gill 2 Vigo Mews Tavistock PL19 0RG	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213994	G1: Alder/Willows - Crown height reduction by 3 metres. To prevent shading and branches falling on neighbouring properties.	Neutral View – refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr Denne 15 Plymouth Road Tavistock PL19 8AU	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214051	T1: Ash - Fell tree due to dieback. To prevent tree falling and damaging property.	Neutral View – refer to Tree Specialist
CVS (UK) Limited 1 Brook Lane Tavistock PL19 9BA	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213887	Part retrospective application for the installation of 11 external air conditioning units	Support