

**MINUTES**

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at: <https://us02web.zoom.us/j/87426473151> (for Councillors who wished to attend) and [https://www.youtube.com/results?search\\_query=tavistock+town+council](https://www.youtube.com/results?search_query=tavistock+town+council) (for the public who wished to attend) on Tuesday 22<sup>nd</sup> September, 2020 at 5.00pm.

**PRESENT**

Councillor P Ward – Chairman

Councillor J Ellis – Vice Chairman

Councillor Mrs A Johnson (Mayor – ex officio)

Councillor A Hutton (Deputy Mayor – ex officio)

Councillors Ms L Crawford, A Fey, A Lewis\*, G Parker, B Smith, P Squire and A Venning

\*Attended part of the Meeting

**IN ATTENDANCE**

Town Clerk and Assistant to the Town Clerk

**80. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**81. CONFIRMATION OF MINUTES**

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

**82. DECLARATIONS OF INTEREST**

The following Declarations of Interest were made;

- Councillor P Squire – Planning Application No. 2624/20/TCA Co-op, Brook Street, Tavistock PL19 0BJ by virtue of being a member of the organisation;
- Councillor A Fey - Planning Application No. 2624/20/TCA Co-op, Brook Street, Tavistock PL19 0BJ by virtue of owning the adjacent building;
- Councillor J Ellis – Agenda Item 5c Conservation Area Consultation by virtue of owning a property in a street within the Conservation Area;
- Councillor Ms L Crawford – Agenda Item 5b Appeal notification in respect of Land adjacent to Haseley, Butcher Park Hill, Tavistock (P/A No. 3799/19/FUL) by virtue of being an allotment holder.

### **83. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

No items received.

### **84. TOWN PLANNING ISSUES**

- a) West Devon Borough Council Licensing Policy Consultation (Appendix 2) – This matter had been deferred from the Meeting of the DM&L Committee held on 1<sup>st</sup> September, 2020.

The Members considered the draft Policy, which detailed the proposed changes in red.

During the ensuing discussion particular reference was made to;

- the current situation with regard the COVID-19 pandemic, and the changes in Government Regulations which were anticipated would unfold over the coming weeks;
- that any updated Policy would be in effect for the next five years, until the next review (five-yearly cycle);
- the extensive section on Safeguarding, which was welcomed, which not only applied to children but also vulnerable adults;
- the new commitment to partnership working, which was also welcomed;
- the clarification on what were considered as off-sales, and those considered on-sales.

RESOLVED THAT the draft Policy be supported, and welcomed. This decision to be submitted to the Licensing Authority.

Councillor A Lewis joined the Meeting.

- b) The Report of the Chairman of the Committee was received and considered (Appendix 3), with regard to the Appeal notification

received against refusal of Planning Consent for the erection of a detached three-bedroom bungalow with garage and associated works at Land adjacent to Haseley, Butcher Park Hill, Tavistock (P/A No. 3799/19/FUL) (Minute No. 45 refers).

The Chairman was commended on the quality of the submission and the amount of work which had gone into drafting it. The Chairman also thanked colleagues for their input.

RESOLVED THAT the document, as received, be submitted to the Planning Inspectorate as the Town Council's response.

- c) The Committee considered the consultation document 'The Tavistock Conservation Area Boundary, the Appraisal and Management Plan' (Appendix 4) as found at <https://www.engagement.westdevon.gov.uk/tavistock-conservation-area>. The Committee had been given delegated authority by Council (Council Minute No. 70 (c) refers), to respond on behalf of the Council, due to the short timescale to respond.

During the ensuing discussion, particular reference was made to a range of elements including, but not limited to;

- the references to the condition of the street furniture, and consequential matters including where such policies most appropriately sat;
- the extensive references made to the location of the ice cream van on the permit holders space on Bedford Square which, as a temporary use in a location no longer available, were considered inappropriate within the document;
- that the previous Conservation Area Management Plan had not been adopted by Tavistock Town Council, due to the significant implications it contained for the Town Council, which had not been acceptable to it at that time;
- the merits, or otherwise, of including Buddle Quarry and the allotments in the proposed extended Conservation Area boundary;
- whether or not Councillors could, or should, respond to the consultation in a private capacity. It was confirmed that this would be acceptable providing it was made clear in what capacity the response was being made;
- if the allotments were included within the Conservation Area boundary, whether or not planning consent would be required for the erection of sheds and greenhouses onsite;
- an upcoming meeting of the World Heritage Site Partnership, to be attended by a Member, which might provide an

opportunity for further discussion, in view of the timeframe for response to the consultation.

RESOLVED THAT

1) Preliminary Consultation Response

Management Plan

a) The Local Planning Authority be requested to confirm whether the Tavistock Conservation Area Management Plan Review 2019 is intended to be read alongside, or in place of, the original 2009 document;

b) Where the Management Plan variously refers to a 'Neighbourhood Plan' (or similar) these references should be replaced with 'appropriate planning policy' (or equivalent) reflecting the need to coordinate planning policy in the round and also not to pre-judge the scope of the emerging Neighbourhood Development Plan;

c) Section 2.2.4 this section should be removed from the Management Plan – it relates to a transient use in a now inaccessible location. It is also not considered appropriate for the Management Plan to seek to regulate temporary trading activity, in uncertain terms, within the commercial heart of the Town.

d) Section 2.5 'Action for delivery' – the removal of the word 'supporting' to appropriately reflect the need for a collective and equal approach by the Mineral Authority, Local Planning Authority and Town Council

e) Section 2.6.3 Tavistock Historic Buildings Preservation Trust – this section be retitled and reworked to provide greater scope for different approaches recognising the depth and breadth of heritage assets in the Town. It should include replacing the existing proposal with a commitment for the Local Planning Authority, Minerals and Highway Authority and Town Council to collectively exploring and identifying how best applicable heritage assets can be protected, preserved and enhanced.

Appraisal

Boundaries – The Council endorse the proposed extension to the boundary of the Conservation Area which is welcomed and endorsed.

2) Notwithstanding the above, the matter be further considered by the Committee in light of any relevant feedback received regarding the views of the World Heritage Site Partnership.

Noted That

- a copy of the preliminary views as outlined above was circulated during the Meeting to Committee Members, and endorsed by those responding;
- the question outlined in item (a) above had been clarified.

Councillor Lewis left the Meeting during consideration of the above item on the Agenda.

#### **85. GENERAL CORRESPONDANCE**

No items received.

#### **86. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items brought forward.

#### **87. PLANNING DECISIONS and APPLICATIONS**

##### **a) Planning Decisions**

Planning Decisions by West Devon Borough Council attached at Appendix A. (Appendix 5)

##### **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 6)

During consideration of the Applications before the Committee, the Town Clerk advised the Members that a large tree in the Plymouth Road Cemetery would have to be removed, as it was considered dangerous. Unfortunately, due to the size of the tree, that would negatively impact on the scene within the Cemetery. It was hoped, if at all possible, to replace the tree in due course.

#### **88. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 13<sup>th</sup> October, 2020 at 5.00pm.

The Meeting closed at 7.15pm

Signed:

Dated:  
CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING  
DECISIONS (Appendix A)  
FOR MEETING 22.09.2020

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Redrow Homes Limited Land at SX 487 726 North East of Dipper Drive Whitchurch Tavistock PL19 9FS  P/A No. 2198/20/TPO	T1: Ash - Fell due to suspected ash dieback	<b>Neutral View – refer to Landscape Officer</b>  <b>However, TTC asks that a condition of consent be the replacement of the ash with a semi mature tree of another species</b>	Grant of Conditional Consent	25 <sup>th</sup> August 2020
Mr K Moore Too Topsy Ltd The Explorer/ The Ordulph Arms Pym Street Tavistock PL19 0AW  P/A No. 1765/20/LBC	Listed building consent for re- building of part rear/side wall	<b>Support</b>	Conditional Approval	21 <sup>st</sup> August 2020
Mr T Faircloth Higher Wilminstone Farm Wilminstone Tavistock PL19 0JT  P/A No. 2565/19/FUL	READVERTISEMENT (Revised plans received) Retrospective application for the erection of agricultural storage building	<b>Object – on the basis that the Committee could see no justification for an agricultural building of this scale, in a location of this size (TTV26 and DEV15).</b>	Conditional Approval	4 <sup>th</sup> September 2020

		<b>It is strongly recommended that the Planning Authority visit this site.</b>		
Mr & Mrs M McManus Meldon Bolt House Close Tavistock PL19 8LN  P/A No. 2423/20/ARC	Application for approval of details reserved by conditions 3 and 4 of Planning Consent 2669/19/HHO	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	2 <sup>nd</sup> September 2020
Mr Gude Treveglos Church Hill Whitchurch Tavistock PL19 9EL  P/A No. 2222/20/TPO	T1: Oak - Lateral reduction on North side by 3-4m. Limb is storm damaged and extending over Listed Building. T2: Oak - Deadwood removal(exempt) and lateral reduction on West side by 2-3m. Tree is becoming unbalanced. T3: Beech - Reduction of 3 limbs at 15m from ground level by 3-4m. Limbs are extending past canopy.	<b>Neutral View – refer to Landscape Officer</b>	Grant of Conditional Consent	11 <sup>th</sup> September 2020
Mrs R Salisbury 17 Ordulf Road Tavistock PL19 8NE  P/A No. 2221/20/TPO	T1: Oak - Removal of crown and pollard to 4-5m from ground level. Due to dieback and unbalanced crown	<b>Neutral View – refer to Landscape Officer</b>	Grant of Conditional Consent	11 <sup>th</sup> September 2020
Mr D Anderson 21 Deacons Green Tavistock PL19 8BN  P/A No. 2220/20/TPO	T1: Sycamore - Overall crown reduction by 4-5m. T2: Sycamore - Overall crown reduction by 4-5m. T3: Sycamore - Overall crown reduction by 3 -4m Trees are growing in close proximity to	<b>Neutral View – refer to Landscape Officer</b>	Refusal of Consent	11 <sup>th</sup> September 2020

	property and blocking light and growing over access to car park on North side.			
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TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B)  
FOR MEETING 22.09.2020

Applicant's Name & Location	P/App Link	Proposal	
Mrs C Jacobs Sangers Mohuns Close Tavistock PL19 9BJ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202530">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202530</a>	Householder application for infill extension to side of property to link main dwelling with the garage, also to be converted into habitable accommodation. Existing conservatory to be replaced and incorporated into layout of main house	<b>Support</b>
CO-OP Tavistock Brook Street Tavistock PL19 0BJ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202624">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202624</a>	T1 & T2: Beech - Lateral reduction by 2m on all sides, crown raise by 2m. To allow more room for delivery lorries.	<b>Neutral View – refer to Landscape Officer</b>
Mr K Bryant Bryants of Tavistock 76 West Street Tavistock PL19 8AJ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202730">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202730</a>  <a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202743">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202743</a>	Application for approval of details reserved by condition 5 of planning consent 3006/17/LBC  Application for approval of details reserved by conditions 3, 4 ,5 and 6 of planning consent 0533/18/LBC	<b>Object on the basis that both Planning Applications required detailed information on the location of various flues etc. but this information has not been provided</b>
Mr M Palmer-Samborne Moorfield 1 Glanville Road Tavistock PL19 0EA	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202737">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202737</a>	T1: Juniper - Remove and take stump to ground level; T2: Lawson Cypress - Remove and take stump to ground level	<b>Neutral View – refer to Landscape Officer</b>  <b>Would like to see at least one of the trees replaced</b>
Mr & Mrs B Sharland 15 Campion Rise Tavistock PL19 9PU	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202440">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/202440</a>	Householder application for proposed replacement front porch, soft landscaping and driveway widening	<b>Support</b>

Mr L Flambard 27 King Street Tavistock PL19 0DT	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202639">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202639</a>	Listed building consent for removal of existing sand and cement render on front elevation and replacement with lime render (part retrospective)	<b>Support</b>
Mr P Hodges 80 Parkwood Road Tavistock PL19 0HH	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202640">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202640</a>	T1: Ash - Fell due to ash dieback	<b>Neutral View – refer to Landscape Officer</b>  <b>Would like to see the tree replaced with a tree of a different variety</b>
Miss E Scott Devon & Somerset Fire and Rescue Authority Tavistock Fire Station Abbey Rise Tavistock PL19 9FD	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202742">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202742</a>	Weather-proofing of existing palisade fence compound. Addition of single pitch roof to compound. Addition of gate access to northwest elevation.	<b>Support</b>  <b>Would comment that the map provided is incorrect and includes the Dartmoor Search &amp; Rescue Team’s building. It would appear that the red outline on the plan is incorrect.</b>
J Ware Walter C Parson Ltd 32G West Street Tavistock PL19 8JY	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202778">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202778</a>	Advertisement consent for fascia signs to North East & South West elevations	<b>Split decision;</b>  <b>Support – NE elevation sign</b>  <b>Object – to the SW elevation sign on the basis that the sign is oversized, is visually obtrusive harming the location of the Conservation Area and World Heritage Site.</b>
Mrs H Kingwell 150 Tamar Avenue Tavistock PL19 9JA	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200639">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/200639</a>	Householder application for new front porch and two storey extension	<b>Support</b>  <b>Would however comment that it was felt the application did not provide as much information</b>

			<b>as would wish to be seen.</b>
Mr N Eadie The Original Pasty House Bedford House West Street Tavistock PL19 0AD	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202833">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202833</a>  <a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202835">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202835</a>	Retrospective listed building consent for erection of fascia tray sign to east elevation (North Street) over side entrance  Advertisement consent for fascia tray sign in black with vinyl graphics to east elevation (North Street) over side entrance	<b>Object – on the basis the accumulation of signs on this building is visually discordant and obtrusive causing harm to the Listed Building, Conservation Area and World Heritage Site</b>
Mrs F Redfarn 5 West Street Tavistock Devon PL19 8AD	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202796">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202796</a>	Erection of two storey dwelling	<b>Object – in the absence of a Heritage Assessment, as required by the NPPF and JLP, the proposal does not demonstrate that it would preserve or enhance the character and appearance of the Conservation Area, World Heritage Site, the Listed Buildings and nearby Scheduled Monuments. The harm that is caused by this proposal is not balanced by the public benefit.</b>
A Williams St Maurice Down Road Tavistock PL19 9AD	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202685">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202685</a>	T1: Willow - storm damaged, remove detached material, deadwood removal (AQW agreed exempt works), clean wound, lateral reduction of remaining crown on West side by up to 4 metres to re-balance tree following storm damage.	<b>Neutral View – refer to Landscape Officer</b>