

MINUTES

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at <https://us02web.zoom.us/j/86871391408> (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 30th March, 2021 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, G Parker, B Smith and P Squire

IN ATTENDANCE

Assistant to the Town Clerk

281. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Fey, A Lewis and A Venning.

282. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 8th March, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

283. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

284. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

a) Dartmoor Local Plan Examination – a short update was provided with regard the examination sessions which had previously taken place.

Noted That – a Member undertook to provide a more detailed report to a future Meeting of the Committee

285. TOWN PLANNING ISSUES

- a) A Notification had been received, for information only, advising that on land adjacent to New Launceston Road, Tavistock the existing temporary closure of Footpath No. 3, which had been due to expire on 2nd April 2021, had been extended to 2nd October 2021. This would enable completion of site works (Appendix 2).

Noted

286. GENERAL CORRESPONDANCE

No items received.

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

No items brought forward.

288. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

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

Planning Application 2672/20/HHO – 31 Glanville Road, Tavistock

A Member provided an update on the outcome of a West Devon Borough Council Development Management & Licensing Committee Meeting, which he had attended, where the above Planning Application had been considered. Tavistock Town Council had previously objected to the Application, when it had been considered.

Whilst it was felt that the Town Council's comments had largely been ignored, it was however felt that 3 points had emerged from the Meeting which had been relevant to the points the Town Council had raised;

1. that the Applicant had refused to submit a Heritage Assessment, despite having been asked to, and that their Architects who were known for their heritage planning and design work, had also refused to provide such an Assessment;
2. that West Devon's Conservation Officer had subsequently prepared the document on the Applicant's behalf, which had been used to form the basis of his advice to the Committee;
3. that West Devon Officers had advised the Committee that their validation requirements were considered 'ambiguous', and cast doubt when a Heritage Assessment was required. The outcome of the Meeting was that the Planning Application was approved. However, the Head of Planning at West Devon confirmed that

he had been tasked with re-writing the validation requirements to make it clear that a Heritage Assessment was always required for Planning Applications affecting the World Heritage Site, the Conservation Area and Listed Buildings and their settings. It was also confirmed that Tavistock Town Council would be consulted on this matter.

b) NEW Planning Applications

New Planning Applications to West Devon Borough Council. The views of the Committee were 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 4).

289. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 19th April, 2021 at 5.00pm (please note change of day).

The Meeting closed at 5.50pm

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 30.03.2021

28.

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Dr S Mullin 15a Watts Road Tavistock PL19 8LF P/A No. 0061/21/ARC	Application for Approval of details reserved by Condition 4 of Planning Application 1593/19/HHO	Not placed before TTC for consideration	Discharge of Condition Approved	5 th March 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr B Gerry Tavy Signs Ltd Unit 18-20 Tavistock Retail Park Plymouth Road Industrial Estate Tavistock PL19 9QN P/A No. 0155/21/FUL	Subdivision and Change of Use from (A1) to unit 1 (class B2) and unit 2 to (class E)	Support	Conditional Approval	2 nd March 2021
Mrs A Wooldridge The Shippen Brook Lane Tavistock PL19 9DP P/A No. 2642/20/ARC	Application for Approval of details reserved by Condition 3 of Planning Application 3606/16/HHO	Not placed before TTC for consideration	Discharge of Condition Approved	1 st March 2021
Mr & Mrs Caldwell Highfield Crease Lane Tavistock PL19 8EW P/A No. 3428/20/NMM	Non-material minor amendment to Planning Approvals 0393/18/FUL and 3608/19/VAR	Not placed before TTC for consideration	Refusal	1 st March 2021
Mr & Mrs B Bassett 15 Chaucer Road Tavistock PL19 9AJ P/A No. 3891/20/HHO	Householder application for erection of single storey extension and new porch	Support	Conditional Approval	5 th March 2021
Mr D Quarry 48 Plymouth Road Tavistock Devon PL19 8BU P/A No. 0102/21/LBC	Listed Building Consent for accessibility and safety improvements	Support subject to; • The original doors being reinstated, once made fire retardant N.B. The absence of a Heritage	Conditional Approval	10 th March 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		Statement is regretted.		
Miss K Channon 10 Shelley Avenue Tavistock PL19 9AR P/A No. 0325/21/PHH	Application to determine if prior approval is required for a proposed single storey rear extension extending 6m beyond the rear wall, maximum height of 4m and 2.5m at eaves	Neutral View	Prior Approval Not Required	12 th March 2021
Mr & Mrs A Thomas Whitchurch Methodist Church Whitchurch Road Tavistock PL19 9EG P/A No. 3893/20/ARC	Application for Approval of details in part reserved by Condition 5 for Planning Application 2878/19/FUL	Not placed before TTC for consideration	Discharge of Condition Approved	9 th March 2021

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 30.03.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Miss A Reynolds 8 Fitzford Cottages Tavistock PL19 8DB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210403	Listed Building Consent for replacement of two windows	Object on the following basis; <ul style="list-style-type: none"> • The absence of an adequate Heritage Assessment; • The use of an inappropriate material i.e. UPVC, on a Listed Building in the Conservation Area and in a World Heritage Site

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr G Gourlay - RM-PM Tavyside Health Centre Abbey Rise Tavistock Devon PL19 9BB	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210550	Installation of 24-hour prescription dispenser, removal of 2 windows and 1 replaced with an elongated window	Support
Mr P Dawes Tavyside Health Centre Abbey Rise Tavistock Devon PL19 9BB	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210551	Advertisement Consent for signage on front of the prescription dispenser	Support
Mr D Buck 30 Ordulf Road Tavistock PL19 8NE	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210195	T1: Ash - Fell and remove due to ash dieback. T2: Sweet Chestnut - Crown height reduction by 2m, tree growing too large in close proximity to buildings. T3: Oak - Crown height reduction by 2m, reduction of large lower extending branch on North side by 3m, tree growing too large in close proximity to buildings.	Neutral View refer to Tree Specialist
Ms D Beynon Torview Down Road Tavistock PL19 9AQ	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210720	T36: Tulip - Crown thin by 15-20% removing epicormic growth from main stem & larger branches to promote even crown and improve amenity value	Neutral View refer to Tree Specialist
Miller & Son 2 Drake Road Tavistock PL19 0AU	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/204309	Conversion of first floor offices to two-bedroom flat	Support N.B. Thanks were conveyed to the applicant for the excellent Heritage Statement
Miller & Son 2 Drake Road Tavistock PL19 0AU	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/204310	Listed building consent for conversion of first floor offices to two-bedroom flat	Support
Mr R Elliott-Ogden Regal Heritage Limited Land Adjacent To	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210805	T15: Ash - Fell due to proximity to historic retaining wall and low amenity value	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
24 Glanville Road Tavistock			
Mr R Elliott-Ogden Regal Heritage Ltd Land Adjacent To 24 Glanville Road Tavistock	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210734	Application for variation of condition 2 (drawings) of planning consent 4426/17/FUL	<p>Neutral View, however the following issues were raised;</p> <ul style="list-style-type: none"> • that air source heat pumps mentioned in this Application were not mentioned in the original Planning Application, and would therefore require separate Planning Consent; • the potential noise which may be emitted by air source heat pumps which would impair the amenity of near neighbours
Mr G Moore 112 Whitchurch Road Tavistock PL19 9BQ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210405	Householder application for extension to provide utility room and enlarged kitchen	Support