

**MINUTES** of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **MONDAY** the **30<sup>th</sup> JULY, 2018** at **6.15pm**

**PRESENT** Councillor A Hutton (**Chairman**)  
Councillor Mrs M Ewings (**Vice Chairman**)  
  
Councillor P Ward (**Mayor ex officio**)  
Councillor Mrs A Johnson (**Deputy Mayor ex officio**)  
  
Councillors Ms L Crawford, A Lewis, P Squire, A Venning and Mrs J Whitcomb

**IN ATTENDANCE** Assistant to the Town Clerk

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**71. APOLOGIES FOR ABSENCE**

There were no apologies for absence as all Members were present.

**72. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 10<sup>th</sup> July, 2018 be confirmed as a correct record, and signed by the Chairman (Appendix 1).

**73. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**74. DARTMOOR NATIONAL PARK**

No items had been received.

**75. TOWN PLANNING ISSUES**

No items had been received.

**76. GENERAL CORRESPONDENCE**

No items had been received.

**77. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items were brought forward.

**78. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions by West Devon Borough Council**

Attached at Appendix A.

**b) 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.

**79. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 21<sup>st</sup> August, 2018 at 6.15pm.

The Meeting closed at 6.43pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF  
PLANNING DECISIONS (Appendix A)  
FOR MEETING 30.07.2018

<b>Applicant's Name, Site Location, P/App No.</b>	<b>Development Type</b>	<b>Town Council's Comments</b>	<b>Decision by Local Planning Authority</b>	<b>Date of Decision</b>
Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ  P/A No. 0532/18/FUL	Application for sub-division of part first floor retail premises to form new A4 use of western side in conjunction with approved ground floor scheme, change	<b>Support</b>	Conditional Approval	27 <sup>th</sup> June 2018

	of use of extra second floor to domestic apartment			
Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ  P/A No. 0533/18/LBC	Listed Building Consent for sub-division of part first floor retail premises to form new A4 use of western side in conjunction with approved ground floor scheme, change of use of extra second floor to domestic apartment	<b>Neutral view – refer to Conservation Officer</b>	Conditional Approval	27 <sup>th</sup> June 2018
Mrs L Hesketh 8c West Street Tavistock Devon PL19 8AD  P/A No. 1094/18/FUL	Change of Use from A1 to residential (C3)	<b>Support</b>	Conditional Approval	26 <sup>th</sup> June 2018
Miss E Jones 87 Redmoor Close Tavistock Devon PL19 0ER  P/A No. 1371/18/HHO	Householder Application for construction of raised timber decked area to the rear of the dwelling	<b>Support</b>	Conditional Approval	27 <sup>th</sup> June 2018
Mr K Coulston West View Warran Lane Tavistock Devon PL19 9DB  P/A No. 1727/18/NMM	Non-material amendment to approval 0179/18/HHO (relocation of entrance door)	<b>Not placed before TTC for consideration</b>	Conditional Approval	27 <sup>th</sup> June 2018

<p>David Wilson Homes Land at Butcher Park Hill Tavistock Devon PL19 0EH</p> <p>P/A No. 4371/17/ARM</p>	<p>Application for approval of reserved matters following outline approval 00610/2015 for construction of 110 no. dwellings, public open space, landscape planting, pedestrian, cycle and vehicular links and associated infrastructure</p>	<p><b>Neutral View – However, wish to be reassured that the conditions specified by the Planning Inspectorate Appeal Decision are met, including with particular regard to</b></p> <ul style="list-style-type: none"> <li>• <b>Surface water drainage</b></li> <li>• <b>Current trees and hedgerows being maintained</b></li> <li>• <b>Vehicle and pedestrian safety for all, including disabled</b></li> <li>• <b>Minimising disruption and noise pollution to adjacent residents and allotment holders during the construction phase</b></li> <li>• <b>Routing of services</b></li> </ul>	<p>Conditional Approval</p>	<p>27<sup>th</sup> June 2018</p>
<p>Mrs I Rencken Land adjacent to 24 Glanville Road Tavistock Devon PL19 0EB</p> <p>P/A No. 4426/17/FUL</p>	<p>Application for demolition of western boundary wall(s) and erection of 4 dwellings (two pairs of semi-detached dwellings)</p>	<p><b>Support – However concerns were raised regarding;</b></p> <ul style="list-style-type: none"> <li>• <b>Drainage issues and potential effect on Bannawell Street</b></li> <li>• <b>Appearance of elevation</b></li> </ul>	<p>Conditional Approval</p>	<p>29<sup>th</sup> June 2018</p>

		<b>facing Glanville Road which is potentially unsympathetic to surrounding properties</b>		
SEB Properties 32 Brook Street Tavistock Devon PL19 0HE  P/A No. 1198/18/FUL	New shop front and internal alterations to provide 2x shops	<b>Support</b>	Conditional Approval	4th July 2018
SEB Properties 32 Brook Street Tavistock Devon PL19 0HE  P/A No. 1425/18/FUL	Change of Use and subdivision of existing shop to form 2 office units and new shop front	<b>Support</b>	Conditional Approval	4 <sup>th</sup> July 2018
Mrs J Davies 43 Parkwood Road Tavistock Devon PL19 0HH  P/A No. 1870/18/HHO	Householder Application for a replacement greenhouse	<b>Support</b>	Conditional Approval	5 <sup>th</sup> July 2018
Mr & Mrs Kitcher 9 Chaucer Road Tavistock Devon PL19 9AJ	Non material amendment to Householder Consent 0362/18/HHO for new external walls to be rendered masonry to match existing	<b>Not placed before TTC for consideration</b>	Conditional Approval	6 <sup>th</sup> July 2018

P/A No. 1922/18/NMM				
Ms I Chambers The Round House and Annexe Old Launceston Road Tavistock Devon PL19 8NA  P/A No. 1503/18/FUL	Swap the residential use of the Round House to the holiday let and the holiday use to the Round House and extend the current holiday let	<b>Neutral View</b>	Refusal	9 <sup>th</sup> July 2018
Dr & Mrs P Rowe Ashbrook Middlemoor Tavistock Devon PL19 9DY  P/A No. 1625/18/HHO	Householder Application for replacement single storey extension	<b>Support</b>	Conditional Approval	10 <sup>th</sup> July 2018
Mrs L Critchley Grey Wethers Down Road Tavistock Devon PL19 9AG  P/A No. 1714/18/TPO	G1: Yew x 3 – crown reduction to finished height of approx. 2.5m from ground level, to return to hedge/topiary management T1 & T2: Horse Chestnut – crown raise to approx. 4m from ground level, maximum cuts to not exceed 150mm T3: Variegated Yew – complete crown reduction to finished height of 2.5m from ground level to	<b>Neutral View refer to Landscape Officer</b>	Tree Works Allowed	13 <sup>th</sup> July 2018

	<p>return to hedge/topiary management</p> <p>T4: Holly – formative prune crown, lateral and vertical reduction by up to approx. 1.5m, remove trailing branches to approx. 1.5m from ground level</p> <p>T5: Yew – prune and reduce lateral lower branches to attain clearance of approx. 2m from garage, prune over-extended branches overhanging garage by approx. 1m</p>			
<p>Mr M White Pixon Lane Trading Centre Pixon Lane Tavistock Devon PL19 8DH</p> <p>P/A No. 1998/18/PAD</p>	<p>Application for prior notification of proposed demolition of Units 1-5 and 12-13</p> <p>(For information only)</p>	<b>Noted</b>	Prior Approval not Required	11 <sup>th</sup> July 2018

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B)  
FOR MEETING 30.07.2018

<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>	
<p><u>Devon County Council</u></p> <p>Civic Amenities Site Crowndale Road Tavistock Devon</p>	DCC/40 72/2018	-	Erection of a portacabin on top of existing cabin to create	<b>Support</b>

PL19 8JR			a two storey structure	
Mr & Mrs Ellett Manor Cottage 14 Launceston Road Tavistock Devon PL19 8LZ	P/A No. 1826/18 /HHO	Householder Application	Householder Application for removal of existing conservatory to be replaced with new ground floor rear extension	<b>Support</b>
Mr S Foster 1 Crowndale Cottages Crowndale Road Tavistock Devon PL19 8JP	P/A No. 1390/18 /HHO	Householder Application	Householder Application for two storey extension to dwelling including replacement garage	<b>Support</b>
Mr G Newby 24 Boughthayes Tavistock Devon PL19 8EF	P/A No. 1664/18 /FUL	Full	Construction of two detached dwellings	<b>Object;</b> <ul style="list-style-type: none"> <li>• <b>Over development of site</b></li> <li>• <b>Insufficient parking provision being planned</b></li> </ul>
Miss J Solman 4 Meadow Brook Tavistock Devon PL19 8BH	P/A No. 2318/18 /TPO	Work to Tree Preservation Order Trees	T1: Ash – fell T2: Ash – fell Trees within property boundary, branches falling following winter weather, damaged conservatory framework and fascia, create	<b>Neutral view – refer to Landscape Officer</b>



			excess branch and litter fall, trees serve no purpose in terms of privacy	
Mr & Mrs P Edge Tiddybrook House Brook Lane Tavistock Devon PL19 9DP	P/A No. 2314/18 /HHO	Householder Application	Householder Application for proposed carport and external alterations to dwelling	<b>Support</b>
Mr & Mrs S Moore 104 Whitchurch Road Tavistock Devon PL19 9BQ	P/A No. 2390/18 /HHO	Householder Application	Householder Application for formation of parking space in front garden, including alteration to garden wall	<b>Object;</b> <ul style="list-style-type: none"> <li>• <b>Will give less parking overall for the public</b></li> <li>• <b>Creates another access point onto an already very busy road</b></li> </ul>
Mr & Mrs R Law 98 Old Exeter Road Tavistock Devon PL19 0JD	P/A No. 2244/18 /HHO	Householder Application	Householder Application for demolition of existing carport and section of existing stone wall and replace with timber carport with glass roof	<b>Support</b>
Ms J Flatman The Leaze 7 Kilworthy Hill Tavistock Devon PL19 0EP	P/A No. 1738/18 /HHO	Householder Application	Householder Application for erection of wooden trellis and pergola	<b>Split decision;</b> <b><u>Support</u> erection of trellis and pergola</b>

				<b><u>Object</u> to the widening of the parking space which would mean part demolition of an historic wall and subsequent reduction of on-street parking provision</b>
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