

**MINUTES** of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **MONDAY 6<sup>th</sup> January, 2025** at **6.30pm**.

**PRESENT**

Councillor B Smith           **Chairman**  
Councillor G Parker       **Vice Chairman**

Councillor P Ward           **Mayor ex officio**  
Councillor S Hipsey       **Deputy Mayor ex officio**  
Councillors A Lewis and A Venning

**IN ATTENDANCE**

Ward Members – Councillors J Hughes and A Hutton  
Administrative & Democratic Services Officer

At 5pm a virtual presentation was received from Alison Ward (Director at Middlemarch) and Alex Rehaag (of West Devon Borough Council), with regards to the operation of Community Land Trusts.

**252. APOLOGIES FOR ABSENCE**

An Apology for Absence had been received from Councillor R Poppe.

**253. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 10<sup>th</sup> December, 2024 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**254. DECLARATIONS OF INTEREST**

The following Declaration of Interest were made in respect of Planning Application Nos. 2784/24/HHO and 2785/24/LBC – 31 Fitzford Cottages, Tavistock, PL19 8DB – Councillor S Hipsey by virtue of being a friend of the Applicants.

**255. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

No items received.

**256. TOWN PLANNING ISSUES**

a) The Committee considered a new application for a Premises Licence for The Trout n Tipple, Parkwood Road, Tavistock, PL19 0JS

The application was for:

- Live music indoor & outdoor Monday to Sunday 12:00 - 23:30.
- Recorded Music indoor & outdoor Monday to Sunday 11:00 - 00:00.

- Late Night Refreshment indoor & outdoor Monday to Sunday 23:00 - 00:30.
- Supply of Alcohol on & off Premise Monday to Sunday 11:00 – 00:00.
- Opening Hours Monday to Sunday 08:00 – 00:30

The Committee's response was – '**No Comment**' (Appendix 2)

- b) Received for information only - the Council had previously considered a proposal under Disability Parking and Control of Waiting Order No. 37 received from Devon County Council - reference 6045 [DPS:NL:DEV001/944:B] at – Old Exeter Road, Tavistock, Devon. The Council's response had been "No objections raised".

The Council were advised that this bay was no longer required, so there would be no change to the parking bays on Old Exeter Road. '**Noted**' (Appendix 3)

## **257. GENERAL CORRESPONDENCE**

No items received.

## **258. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)**

The Committee requested that the Chairman approach the Chairman of the Neighbourhood Development Plan Steering Group to ascertain the present situation and to provide an update to the Committee at the next Development Management & Licensing Meeting on the 28<sup>th</sup> January 2025.

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

No items brought forward

## **260. PLANNING APPLICATIONS**

### **a) Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 4).

### **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 5).

## **261. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 28<sup>th</sup> January, 2025 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.55pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 06.01.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Ms F Colamarino Devon County Council 62 Plymouth Road Tavistock PL19 8BU</p> <p>P/A No. 2950/24/LBC</p>	<p>Listed Building Consent for erection of 3m high anti- climb fencing</p>	<p><b>Object – As it will cause serious harm to the character and appearance of a Listed Building, Conservation Area and World Heritage site</b></p>	<p>Conditional Approval</p>	<p>27<sup>th</sup> November 2024</p>
<p>Devon County Council 62 Plymouth Road Tavistock PL19 8BU</p> <p>P/A No. 3200/24/FUL</p>	<p>Erection of 3m high anti-climb fencing</p>	<p><b>Object – As it will cause serious harm to the character and appearance of a Listed Building, Conservation Area and World Heritage site</b></p>	<p>Conditional Approval</p>	<p>27<sup>th</sup> November 2024</p>
<p>Mr P Philips Westcroft Mohuns Close Tavistock PL19 9BJ</p> <p>P/A No. 1546/24/FUL</p>	<p>Proposed Detached 'Velux' Roof Bungalow &amp; Proposed New Vehicle Access and Carport</p>	<p><b>Support in principle -however the Committee felt there was a lack of Fenestration on the Whitchurch Road frontage</b></p>	<p>Refusal</p>	<p>3<sup>rd</sup> December 2024</p>
<p>Mr P McAuley 242 Whitchurch Road Tavistock PL19 9EF</p> <p>P/A No 3385/24/HHO</p>	<p>Householder application for proposed alterations to store buildings including new roof, replacement of porch, installation of rooflights</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>4<sup>th</sup> December 2024</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mrs P Bennett Boundary Cottage Brook Lane Tavistock PL19 9DP</p> <p>P/A No. 3471/24/TPO</p>	<p>T1 &amp; T2: Oaks - Reduce branches on W side growing out towards property by 0.5 metres to reduce overhang over house and driveway. T3 &amp; T4: Oaks - Reduce branches on W side growing out over driveway by 1.5 - 2 metres to reduce overhang over drive and garden. T5 &amp; T6: Oaks - Reduce branches on W side growing over drive and neighbours' property by 1.25 - 1.75 metres to reduce overhang over drive and neighbour.</p>	<p><b>Neutral View - Refer to Tree Specialist</b></p>	<p>Refused</p>	<p>12<sup>th</sup> December 2024</p>
<p>Mr M Edwards Baker Estates Ltd Land at SX 481 728 Tavistock</p> <p>P/A No. 3582/24/TPO</p>	<p>T20 and T21 - see tree report</p>	<p><b>Neutral View - Refer to Tree Specialist</b></p>	<p>Conditional Consent</p>	<p>17<sup>th</sup> December 2024</p>
<p>MGW (Manor) Properties Limited Antex Park Westbridge Industrial Estate Tavistock</p> <p>3202/24/FUL</p>	<p>Erection of single storey extension to existing business units to provide new commercial unit</p>	<p><b>Support- the Committee suggested the usage is granted to reflect the JLP which extends the usage conditions, TTV18 refers</b></p>	<p>Conditional Approval</p>	<p>12<sup>th</sup> December 2024</p>

## TAVISTOCK TOWN COUNCIL

### DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

#### APPLICATIONS (Appendix B) FOR MEETING 06.01.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Keway Ltd 2 Kilworthy Hill Tavistock PL19 0AS	<a href="https://westdevon.planning-register.co.uk/Planning/Display/3360/24/VAR">https://westdevon.planning-register.co.uk/Planning/Display/3360/24/VAR</a>	Application for variation of Condition 2 (approved plans) of planning consent 3432/21/FUL	<b>Support</b>
Ms E Spettigue 31 Fitzford Cottages Tavistock PL19 8DB	<a href="https://westdevon.planning-register.co.uk/Planning/Display/2784/24/HHO">https://westdevon.planning-register.co.uk/Planning/Display/2784/24/HHO</a>	Householder application for single storey link extension & conversion of former piggery to en-suite bedroom	<b>Object –</b> <ul style="list-style-type: none"> <li>• <b>The bridging link between the main house and the piggery would be detrimental to the character and appearance of this Listed Building in a Conservation Area and World Heritage Site.</b></li> <li>• <b>Windows shown on the gable end of the house are an inappropriate design and will harm the character of this Listed Building</b></li> </ul>
Ms E Spettigue 31 Fitzford Cottages Tavistock PL19 8DB	<a href="https://westdevon.planning-register.co.uk/Planning/Display/2785/24/LBC">https://westdevon.planning-register.co.uk/Planning/Display/2785/24/LBC</a>	Listed Building Consent for single storey link extension & conversion of former piggery to en-suite bedroom	<b>Object –</b> <ul style="list-style-type: none"> <li>• <b>The bridging link between the main house and the piggery would be detrimental to the character and appearance of this Listed Building in a Conservation</b></li> </ul>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p><b>Area and World Heritage Site.</b></p> <ul style="list-style-type: none"> <li>• <b>Windows shown on the gable end of the house are an inappropriate design and will harm the character of this Listed Building</b></li> </ul>
<p>Mr G Vann 3 Downlea Tavistock PL19 9AW</p>	<p><a href="https://westdevon.planning-register.co.uk/Planning/Display/3944/24/TPO">https://westdevon.planning-register.co.uk/Planning/Display/3944/24/TPO</a></p>	<p>T4: Pissard Plum tree – Fell tree due to tree suffering significant damage during storm Darragh, one side has fallen leaving tree unbalanced with remaining branches over driveway, remaining part of tree overhangs the driveway close to front door &amp; an electric vehicle charging point. Concerned remaining branches will fall onto driveway during future storms.</p>	<p><b>Neutral View - Refer to Tree Specialist</b></p>
<p>Tavistock Town Council New Cemetery 119 Plymouth Road Tavistock PL19 8BY</p>	<p><a href="https://westdevon.planning-register.co.uk/Planning/Display/3884/24/TCA">https://westdevon.planning-register.co.uk/Planning/Display/3884/24/TCA</a></p>	<p>T140 (referred to as T176 in attached Tree Inspection Report) : Spruce - remove the tree to a stump and replant nearby with a Caucasian Wingnut Tree</p>	<p><b>Neutral View - Refer to Tree Specialist</b></p>