

<b>MINUTES</b>	of the Meeting of the <b><u>DEVELOPMENT MANAGEMENT &amp; LICENSING COMMITTEE</u></b> held at the Council Chamber, Drake Road, Tavistock on <b><u>TUESDAY</u></b> the <b><u>12<sup>th</sup> DECEMBER, 2017</u></b> at <b><u>6.20pm</u></b>
<b>PRESENT</b>	Councillor P Ward <b>Chairman (Deputy Mayor – ex officio)</b> Councillor A Venning <b>Vice Chairman</b> Councillors Mrs M Ewings, A Hutton, A Lewis, and P Squire
<b>IN ATTENDANCE</b>	Market Development Officer

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**221. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor Mrs J Whitcomb

**222. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 21<sup>st</sup> November, 2017 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

**223. DECLARATIONS OF INTEREST**

Councillor P Ward declared a personal interest, by virtue of a personal relationship with the contractor, for the following Application;

- 4138/17/TPO

Councillor Ward therefore took no part in the discussion and decision making regarding this Application

**224. DARTMOOR NATIONAL PARK**

No items had been received

**225. TOWN PLANNING ISSUES**

No items had been received

**226. GENERAL CORRESPONDENCE**

No items had been received

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

No items were brought forward

**228. PLANNING DECISIONS and APPLICATIONS**

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

Attached at Appendix A.

It was NOTED THAT Tavistock Town Council had reached a different decision to the local Planning Authority on four separate applications listed within this document

**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.

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

The next Meeting of the Development Management & Licensing Committee to be held on Wednesday 3<sup>rd</sup> January, 2018 at 6.15pm (please note change of day due to the New Year break).

The Meeting closed at 7.04pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF  
PLANNING DECISIONS (Appendix A)  
FOR MEETING 12.12.2017

<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>
Nat West Bank plc Bedford Square Tavistock Devon PL19 0AQ  P/A No. 1540/17/LBC	Listed Building Consent for installation of a new wireless access point	<b>Neutral View – refer to Heritage Specialist</b>	Conditional Approval	6 <sup>th</sup> November 2017
Mr T Gibbins The Leaze 7 Kilworthy Hill Tavistock Devon PL19 0EP  P/A No. 2468/17/HHO	Householder Application for proposed parking space	<b>Support</b>  <b>However, at the Special Plans Meeting held on 22<sup>nd</sup> August 2017 this decision was changed to;-</b>  <b>'Oppose Application subject to Highways Authority and/or Heritage Officer confirming that parking issue and partial demolition of the wall</b>	Refusal	10 <sup>th</sup> November 2017

		<b>constitute material planning considerations indicating that the Application should be refused'</b>		
Mrs D Cunningham 42 Buctor Park Tavistock Devon PL19 8EP  P/A No. 2959/17/HHO	Householder Application for finishes to single storey extension, replacement windows and door and re-rendering and removal of dividing hedge and replaced with fence panels, gravel boards and shrubs	<b>Neutral View</b>	Conditional Approval	6 <sup>th</sup> November 2017
Mr A Deceico 25 Hawthorn Road Tavistock Devon PL19 9DL  P/A No. 3234/17/TPO	T1: Oak – crown height reduction by approx. 2m close to 4 properties, overhangs buildings and gardens, large branches and debris fall unexpectedly into garden where children play, excessive shading to whole garden which affects other plants and shrubs	<b>Neutral view – refer to Landscape Officer</b>	Refusal of Consent	22 <sup>nd</sup> November 2017
Ms I Chambers Annexe Round House Old Launceston Road	Householder Application for a single storey extension	<b>Support</b>	Refusal	16 <sup>th</sup> November 2017

<p>Tavistock Devon PL19 8NA</p> <p>P/A No. 2622/17/HHO</p>				
<p>Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ</p> <p>P/A No. 3005/17/FUL</p>	<p>Application for sub-division of ground floor to form a new A4 use of western side and remain retail to eastern side. Retain front door and add new glazing bar to window and narrowing side window to west elevation</p>	<p><b>Neutral View – refer to Heritage Specialist</b></p>	<p>Conditional Approval</p>	<p>14<sup>th</sup> November 2017</p>
<p>Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ</p> <p>P/A No. 3006/17/LBC</p>	<p>Listed Building Consent for sub-division of ground floor to form a new A4 use of western side and remain retail to eastern side. Retain front door and add new glazing bar to window and narrowing side window to west elevation</p>	<p><b>Neutral View – refer to Heritage Specialist</b></p>	<p>Conditional Approval</p>	<p>14<sup>th</sup> November 2017</p>
<p>Ms J E Leyland 9 Dolvin Road Tavistock Devon PL19 9EA</p> <p>P/A No. 3037/17/HHO</p>	<p>Application for rear extension</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>16<sup>th</sup> November 2017</p>

<p>Ms J E Leyland 9 Dolvin Road Tavistock Devon PL19 9EA</p> <p>P/A No. 3038/17/LBC</p>	<p>Listed Building Consent for rear extension</p>	<p><b>Neutral View – refer to Heritage Specialist</b></p>	<p>Conditional Approval</p>	<p>16<sup>th</sup> November 2017</p>
<p>Tavistock Town Council Town Hall Bedford Square Tavistock Devon PL19 0AE</p> <p>P/A No. 3122/17/LBC</p>	<p>Listed Building Consent for interior refurbishment of the Rundle Room, with installation of new air conditioning unit and secondary glazing</p>	<p><b>Neutral View – refer to Heritage Specialist</b></p>	<p>Conditional Approval</p>	<p>14<sup>th</sup> November 2017</p>
<p>Mr C Ray 16 Watts Road Tavistock Devon PL19 8LG</p> <p>P/A No. 3407/17/TCA</p>	<p>T1: Maple – crown reduction by 2m</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>15<sup>th</sup> November 2017</p>
<p>Mr O Appleby Buddle Quarry Butcher Park Hill Tavistock Devon PL19</p> <p>P/A No. 3582/17/AGR</p>	<p>Application for prior notification of agricultural or forestry development – proposed building</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Agricultural Determination details not required</p>	<p>15<sup>th</sup> November 2017</p>
<p>Mrs M Cook 3 Marshall Close Whitchurch Tavistock Devon</p>	<p>T1: Yew – crown height reduction by up to 1.5m, shaping of main canopy by</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>24<sup>th</sup> November 2017</p>

PL19 9RB  P/A No. 2948/17/TPO	removing horizontal lateral growth by up to a maximum of 2m diameter without altering main canopy of tree. Further works to T2 and T3 – Yew trees, again reducing and reshaping canopies			
Mr W Egan 51 Milton Crescent Tavistock Devon PL19 9AL  P/A No. 0089/17/OPA	Outline Planning Application with some matters reserved for erection of single detached dwelling to rear of house	<b>Objection – concerns noted due to the close proximity of surrounding properties and the detrimental effect on current and future residents as per previous planning application</b>	Conditional Approval	22 <sup>nd</sup> November 2017
Mrs F Hodgson 5 Watts Road Tavistock Devon PL19 8LF  P/A No. 3970/17/TCA	T1: Ash – dismantle to low stump, extensive decay, less than 50% remaining, honey fungus infection	<b>Neutral view – refer to Landscape Officer</b>	Exempt Works	22 <sup>nd</sup> November 2017
Mr R White 2 Grove Park Tavistock Devon PL19 9HJ  P/A No. 2342/17/TPO	T1: Sycamore – coppice to approx. 0.75m from base, extensive squirrel damage, poorly formed crown, situated in old hedge bank close to and encroaching crown of T2;	<b>Neutral view – refer to Landscape officer</b>	Tree Works Allowed	11 <sup>th</sup> October 2017

	T2: Turkey Oak – remove deadwood (exempt works), reduce by approx. 3m x2 lowest branches overhanging footpath on north aspect			
Mr S Buckley 80 Priory Close Tavistock Devon PL19 9DG  P/A No. 2531/17/HHO	Householder Application for proposed dormer extension	<b>Support</b>	Conditional Approval	10 <sup>th</sup> October 2017
Mr J Coote Tanglewood 5 Deer Park Close Tavistock Devon PL19 9HE  P/A No. 2680/17/HHO	Householder Application for new garage in lieu of existing car port	<b>Support</b>	Conditional Approval	10 <sup>th</sup> October 2017
Mr & Mrs Lake 62 Oak Road Tavistock Devon PL19 9EZ  P/A No. 2705/17/HHO	Householder Application for proposed single storey extension to front	<b>Support</b>  <b>N.B. Cllr Mrs M Ewings abstained</b>	Conditional Approval	10 <sup>th</sup> October 2017
Mr & Mrs B Pryde 4 Tiddy Brook Road Whitchurch Tavistock Devon PL19 9BZ	Householder Application for porch extension to front of house	<b>Support</b>	Conditional Approval	10 <sup>th</sup> October 2017



P/A No. 2763/17/HHO				
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*TAVISTOCK TOWN COUNCIL*  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B)  
FOR MEETING 12.12.2017

<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>	
Mrs M Steevenson 23 Watts Road Tavistock Devon PL19 8LG	P/A No. 3971/17 /TCA	Works to Trees in a Conservation Area	T1: Beech – complete crown reduction by up to 3m to allow more light and space to surrounding trees, reduce dominance in garden, improve visual aspects, avoid conflict with overhead cables	<b>Neutral View refer to Landscape Officer</b>
Mr C Ray 16 Watts Road Tavistock Devon PL19 8LG	P/A No. 3857/17 /HHO	Householder Application	Householder Application to widen front gates and widen drop kerbs of existing property	<b>Support</b>
Mrs L Dower 13 Churchill Road Tavistock Devon PL19 9BU	P/A No. 3781/17 /FUL	Full	Change of Use from spare room, cloakroom and utility to playroom for the purpose of running a business for personal and residential use	<b>Support</b>
Mr Faircloth 5 Deacons Green Tavistock Devon	P/A No. 3830/17 /HHO	Householder Application	Householder Application for proposed side extension single	<b>Support</b>

PL19 8BN			garage (resubmission of previously approved scheme)	
Mr & Mrs J McGowan Land adjacent to Raheen Down Road Tavistock Devon PL19 9AD	P/A No. 3937/17 /FUL	Full	Erection of single detached 3 bed dwelling with detached double garage	<b>Support</b>
Churchill Retirement Living Harewood House 66 Plymouth Road Tavistock Devon PL19 8BU	P/A No. 2232/17 /FUL	Full	READVERTISEMENT (Revised Plans received) Redevelopment to form 48 apartments for the elderly, guest apartment, communal facilities, access, car parking and landscaping	<b>Support</b>
Mrs A Koch 46 Parkwood Road Tavistock Devon PL19 0HH	P/A No. 3552/17 /LBC	Listed Building Consent	Listed Building Consent to re-roof the property using existing slates, replacing any worn lead flashing, re- point chimney and repair guttering	<b>Support</b>
Mr & Mrs F Clark 2 Ford Street Tavistock Devon PL19 8DY	P/A No. 4151/17 /HHO	Householder Application	Householder Application for demolition of rear single storey kitchen and construction of new 2 storey rear/side extension for improved kitchen, utility room, wc and additional bedroom	<b>Support - with the condition that heritage grade wooden windows are used due to the location of the property within the Conservation Area and World Heritage Site</b>

<p>Abbey Surgery Partnership 28 Plymouth Road Tavistock Devon PL19 8BU</p>	<p>P/A No. 4039/17 /FUL</p>	<p>Full</p>	<p>Planning Application for a single storey extension to provide enlarged entrance lobby and dispensary</p>	<p><b>Support – although design not considered to be aesthetically pleasing with regard to the location being within both the Conservation Area and World Heritage Site</b></p>
<p>Mrs L Donnelly 11 Oak Road Tavistock Devon PL19 9EZ</p>	<p>P/A No. 4138/17 /TPO</p>	<p>Work to Tree Preservation Order Trees</p>	<p>T3: Norway Maple – complete crown reduction by approx. 1 metre to previous pruning points to maintain distance from house</p>	<p><b>Neutral View refer to Landscape Officer</b></p>