

MINUTES

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at: <https://us02web.zoom.us/j/81644804418> (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 16th February, 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, A Fey, A Lewis, G Parker, B Smith, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

234. APOLOGIES FOR ABSENCE

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

235. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 25th January, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

236. DECLARATIONS OF INTEREST

The following Declaration of Interest was made;

- Councillor Mrs A Johnson – Planning Application No. 0221/21/FUL Mount Kelly College, Tavistock by virtue of having both a close family member working at the location, and the family living on site

237. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

- a) Dartmoor Local Plan Examination – it was reported that the Inspector had requested further information on 11 issues raised with regard

this Consultation, however Tavistock Town Council was not required to respond on any of these issues.

It was also reported that the Examination sessions would be broadcast via Youtube, and Members were encouraged to view these. Topics which Members might find of particular interest would be streamed on the following dates;

- 3rd March 2021 – Housing Policies;
- 5th March 2021 – Environmental Issues;
- 10th March 2021 – Settlement Boundaries

Noted That the Member taking the lead on providing feedback on this Consultation undertook to provide the link to the sessions above, via the Assistant to the Town Clerk.

238. TOWN PLANNING ISSUES

The Chairman reported that he had joined West Devon Borough Council's Development Management & Licensing Committee Meeting that day, to speak on behalf of Tavistock Town Council on two Planning Applications it had previously objected to;

- Planning Application No. 2560/20/HHO – 6 Tiddy Brook Road, Whitchurch, Tavistock

It was reported that after TTC had submitted its decision, a letter had been submitted to the Planning Authority by the Planning Agent, which if the Town Council had had sight of it prior to making its decision, a different view may have been reached.

The letter confirmed that the Application referred to a re-location of the business within the property, rather than an expansion of the business. Therefore, the Town Council's concerns with regard additional visitors/customers to the property which would have led to an increase in parked vehicles in the area, and the negative impact this would inevitably have on neighbours were unfounded.

Planning Consent had been granted;

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

The Chairman reported that this Application had been withdrawn from the Planning Authority's Agenda at short notice, but it was likely that it would be reconsidered at the next West Devon DM&L Meeting, in March 2021.

An update would be provided in due course.

239. GENERAL CORRESPONDANCE

No items received.

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

No items brought forward.

241. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 2).

Attention was drawn to the differing views between the two Authorities with regard Planning Applications 1956/20/FUL and 3904/20/VAR, with explanations being provided on how the Planning Authority had reached its decisions.

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 3).

242. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 8th March, 2021 at 5.00pm (please note change of day).

The Meeting closed at 6.40pm

Signed:

Dated:
CHAIRMAN

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Greenbelt Group Ltd Woodland surrounding The Manor Development Saxon Road Tavistock PL19 8JS</p> <p>P/A No. 3573/20/TPO</p>	<p>T3: Beech - Remove; tree nearly dead. T9: Beech - Form into habitat pole 5m from ground level; tree dead. T10: Ash - Remove; split stem at ground level and leaning into another tree. T12: Beech - Remove; extensive basal decay. T13: Horse Chestnut - Remove; due to decay. T19: Elm x2 - Remove; trees dead.</p>	<p>Neutral View -refer to Tree Specialist</p>	<p>Grant of Conditional Consent</p>	<p>20th January 2021</p>
<p>Mrs D Carpenter 14 Tremayne Rise Tavistock Devon PL19 8RD</p> <p>P/A No. 3692/20/TEX</p>	<p>T1: Sycamore – removal of dead tree as per safety Inspection Report from DCC Highways ELM-H14-8046- 19413</p>	<p>Not placed before TTC for consideration</p>	<p>Grant of Exemption</p>	<p>20th January 2021</p>
<p>Mr Thornton Ebford Courtenay Road Tavistock PL19 0EE</p> <p>P/A No. 1555/0/ARC</p>	<p>Application for approval of details reserved by Condition 4 of Planning Consent 1926/19/HHO</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>11th January 2021</p>
<p>Mr & Mrs S Symons 12 Watts Road Tavistock PL19 8LF</p> <p>P/A No. 1846/20/HHO</p>	<p>Householder application for demolition of stone garden wall and creation of single- storey kitchen extension, widening of drive entrance</p>	<p>Support</p>	<p>Refusal</p>	<p>12th January 2021</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Ms I Chambers The Old Milking Parlour Higher Wilminstone Farm Wilminstone Tavistock PL19 0JT</p> <p>P/A No. 1956/20/FUL</p>	<p>Householder application for proposed garage</p>	<p>Object on the following grounds; - Unjustified development in the countryside - Outside of the permitted residential area - Unrelated to existing main residence and development and therefore contrary to Policy TTV 26 (2) of The Joint Local Plan</p> <p>As previously requested, it is strongly recommended that the Planning Authority visit this site. We are not aware that any such Site Inspection has been undertaken</p>	<p>Conditional Approval</p>	<p>13th January 2021</p>
<p>Reverend & Mrs Hinckley 2 Bedford Villas Spring Hill Tavistock PL19 8LA</p> <p>P/A No. 2443/20/ARC</p>	<p>Application for approval of details reserved by Condition 7 (Landscaping) of Planning Permission 2094/19/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>11th January 2021</p>
<p>Mr S Gliddon Plot 3 - Land adjacent to Fernside Crease Lane Tavistock Devon PL19 8EW</p> <p>P/A No. 3790/20/FUL</p>	<p>Planning application for amendment to elevation of plot 3 on application 0393/18/FUL and minor extension to the rear</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>14th January 2021</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs L Donnelly 11 Oak Road Bishopsmead Tavistock PL19 9EZ P/A No. 3741/20/TPO	T1: Norway Maple - Crown height reduction by 1.5m and lateral reduction by 1.5m on all sides due to close proximity of tree to house	Neutral View - refer to Tree Specialist	Grant of Conditional Approval	22 nd January 2021
Whitchurch Primary School School Road Whitchurch Tavistock PL19 9SR P/A No. 3544/20/TPO	T1: Ash - Fell due to ash dieback	Neutral View - refer to Tree Specialist	Grant of Conditional Approval	22 nd January 2021
Mr & Mrs D Bishop 71 Deacons Green Tavistock PL19 8BN P/A No. 2816/20/TPO	T1: Oak - reduction of 4x limbs by 3m to nearest growing point at roof apex height on North side due to proximity to house guttering and overhanging neighbouring garden	Neutral View - refer to Tree Specialist	Refusal of Consent with Agreed Lesser Works	22 nd January 2021
Mr J Eadie Taylor Square Properties Ltd 26 King Street Tavistock PL19 0DT P/A No. 3787/20/LBC	Listed Building Consent for change of use from Class A2 office to dwelling	Support	Conditional Approval	20 th January 2021
Mr Palmer 18 Deer Park Crescent Tavistock PL19 9HH P/A No. 4109/20/PHH	Application to determine if prior approval is required for proposed larger home extension, extending 5.30m beyond rear wall,	Neutral View	Prior Approval Note Required	18 th January 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	maximum height of 3.95m and 2.70m height at eaves			
Mr T Walker Rockmount Drake Road Tavistock PL19 0AX P/A No. 1262/20/ARC	Application for approval of details reserved by conditions 3 and 4 of Householder Consent 4154/19/HHO	Not placed before TTC for consideration	Discharge of Condition Approved	26 th January 2021
Ms Eden 22 Trelawny Road Tavistock PL19 0EN P/A No. 3739/20/HHO	Householder application for rear extension to form link passage	Support	Conditional Approval	26 th January 2021
Mr & Mrs M Hanson The Barn Higher Wilminstone Farm Wilminstone Tavistock PL19 0JT P/A No. 3904/20/VAR	Application for variation of condition 5 of planning consent 6996/2005/TAV regarding a holiday let condition	Object on the basis; • that the existing condition describes both adequately and accurately the nature of the use, and the means of controlling it	Conditional Approval	25 th January 2021
Mr P Rowe & Ms K Northam Redundant Barn Anderton Farm Whitchurch Tavistock PL19 9DU P/A No. 4021/20/PDM	Application to determine if prior approval is required for proposed change of use of agricultural building to dwelling house (Class C3) and for associated operational development (Class Q(a + b))	Noted (submitted for information only)	Prior Approval Required and Refused	26 th January 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr M Turner 19 Newtake Road Whitchurch Tavistock PL19 9BX</p> <p>P/A No. 4140/20/ARC</p>	<p>Application for approval of details reserved by condition 5 of Planning Application 1880/20/HHO</p>	<p>Not placed before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>29th January 2021</p>
<p>Ms A Dawe Land adjoining The Grove Mount Tavy Road Tavistock PL19 9JE</p> <p>P/A No. 3710/20/TCA</p>	<p>T1: Laurel - Lateral reduction by 7m on North side and crown lift by 8m on North side. T2: Ash - Remove to ground level due to ash dieback. T3: Ash - Remove to ground level due to ash dieback. T4: Sycamore - Lateral reduction by 7m on North side and crown lift by 8m on North side. T5: Sycamore - Lateral reduction by 7m on North side and crown lift by 8m on North side.</p>	<p>Neutral View refer to Tree Specialist</p>	<p>No Objections Raised</p>	<p>5th February 2021</p>
<p>Lady E Burnett Berry Chollacott Lane Tavistock PL19 9DD</p> <p>P/A No. 3960/20/TPO</p>	<p>T1: Oak - Crown height reduction by 3m and lateral reduction by 3m on all sides. T2: Holly - Crown height reduction by 3m and lateral reduction by 3m on all sides. T3: Hazel - Crown height reduction by 3m and lateral reduction by 3m on all sides.; to maintain hedge and protect neighbouring properties. T4: Beech - Crown lift to</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Split Decision</p> <p>T1: Oak – Refusal with lesser works granted</p> <p>T2: Holly & T3: Hazel – Approval</p> <p>T4: Beech, T5: Beech & T6: Chestnut – Refusal with lesser works granted</p>	<p>5th February 2021</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	6-7m from ground level. T5: Beech - Crown lift to 6-7m from ground level. T6: Chestnut - Crown lift to 6-7m from ground level; to reduce excessive shading to garden			
Mr G Prest Albany 11 Deer Leap Tavistock PL19 9RD P/A No. 4205/20/TPO	G7: Oak x 7 - Crown height reduction by 5m, trees are overshadowing property	Neutral View refer to Tree Specialist	Refusal of Consent	8 th February 2021

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 16.02.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs Selley 10 Ford Street Tavistock Devon PL19 8DY	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191355	READVERTISEMENT (Revised plans received) Erection of 6 flats, 1 cottage and associated car parking (Resubmission of 2147/17/FUL)	Object on the following basis; <ul style="list-style-type: none"> • That the proposal introduces an incongruous, overbearing building featuring balconies which clash severely with the character and appearance of a Conservation Area and World Heritage Site; • The applicant has done nothing to respond to Historic England's requirements to protect the view, to and from the Catholic Church, along Chapel Street as also recognised in paragraph 5.1 of the

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>original Heritage Assessment;</p> <ul style="list-style-type: none"> • The car parking layout does not facilitate all vehicles entering and leaving in forward gear; • The proposal will have a harmful impact on residents of the adjoining Fitzford Lodge by virtue of overlooking; • The proposal contains no contribution towards open space, education or public transport; • The proposal contains no provision to widen the road fronting the site; • The proposal removes natural light from side windows of No. 9 Ford Street, causing harm to their residential amenity <p>N.B. The Local Planning Authority is requested not to determine the Application until the supporting documents have been updated, and to then re-consult with Historic England as this organisation has itself requested.</p>
<p>Mr D Pilkington 15 Newtake Road Whitchurch Tavistock PL19 9BX</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204171</p>	<p>Householder application for proposed porch</p>	<p>Support</p>
<p>Mr D Quarry 48 Plymouth Road Tavistock Devon PL19 8BU</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210102</p>	<p>Listed Building Consent for accessibility and safety improvements</p>	<p>Support subject to;</p> <ul style="list-style-type: none"> • The original doors being reinstated, once made fire retardant <p>N.B. The absence of a Heritage Statement is regretted.</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Gardner Property Investments Ltd Land to the rear of 3 Brook Street Tavistock Devon PL19 0HD</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204223</p>	<p>Listed Building Consent for construction of 2 two bedroom residential units in a new single storey building (resubmission of 0126/20/LBC)</p>	<p>Object on the following basis;</p> <ul style="list-style-type: none"> • This is an incongruous building featuring render, picture windows and roof lights on both faces of the roof. It neither protects nor enhances the character and appearance of the Conservation Area and World Heritage Site; • The absence of natural light to one of the houses, the absence of cycle parking, the overlooking of neighbouring land and lack of usable open space. This is overdevelopment of the site thus it is contrary to policies DEV10, DEV20, DEV 21 and DEV 29 of the Local Plan and Section 16 of the NPPF; • Severe concerns were raised with regard the current and future integrity of the wall, and future responsibility for the maintenance and repair of that wall; • Concerns were also raised with regard the disruption which will be caused by delivery/construction vehicles to businesses and residents in Paddons Row, Brook Street and Old Exeter Road during the construction phase. <p>N.B. If however the LPA is inclined to approve the Application we urge that no permission is granted until the impact of the development on the</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			retaining wall is determined, and appropriate measures taken to secure its future.
Gardner Property Investments Ltd Land to the rear of 3 Brook Street Tavistock Devon PL19 0HD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204222	Construction of 2 two bedroom residential units in a new single storey building (resubmission of 0126/20/LBC)	Please see comments above - Planning Application No. 4223/20/LBC which also apply to this Application
Mr B Gerry Tavy Signs Ltd Unit 18-20 Tavistock Retail Park Plymouth Road Industrial Estate Tavistock PL19 9QN	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210155	Subdivision and Change of Use from (A1) to unit 1 (class B2) and unit 2 to (class E)	Support
Mr M Bassett The Milking Parlour Higher Wilminstone Farm Wilminstone Tavistock PL19 0JT	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210169	Householder application for erection of porch	Support
Mr G Ayling Mount Kelly College Parkwood Road Tavistock PL19 0HZ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210221	Proposed conversion of the redundant squash courts into additional classrooms and sports administration offices	Support N.B. Compliments were extended for the very comprehensive Heritage Impact Assessment issued with this Application
Mr & Mrs Lyall 13 Mohuns Park Tavistock Devon PL19 9BL	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204086	Householder application for rear extension	Support
Miss K Channon 10 Shelley Avenue Tavistock PL19 9AR	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210325	Application to determine if prior approval is required for a proposed single storey rear extension extending 6m	Neutral View

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		beyond the rear wall, maximum height of 4m and 2.5m at eaves	
Normington - Boots UK Ltd Boots Maisonette 6a Duke Street Tavistock Devon PL19 0BA	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210216	Removal of the redundant chimney stack down to roof level and replacement of defective timber sash windows with PVCu windows	Object on the following basis; <ul style="list-style-type: none"> • That the Application fundamentally changes the appearance of a designated positive building within the Conservation Area and World Heritage Site without good justification; • The reason for the removal of the chimney and windows is a failure to maintain the property properly thus Paragraph 191 of the NPPF applies; • The Application has not demonstrated by means of a Dry Rot Survey and Structural Survey that the deterioration is so severe that the removal of the chimney and windows is the only solution; • The use of PVCu, as set out in Paragraph 2.5 of the Conservation Area Management Plan, is not acceptable in the Conservation Area and World Heritage Site

28.

29. **For information only – Planning Applications deferred from DM&L Meeting on 25th January 2021**

Applicant's Name & Location	Proposal	Decisions submitted on 27 th January 2021
Mr R Lezemore 11a Mount Tavy Road Tavistock PL19 9JB P/A No. 0094/20/FUL	READVERTISEMENT (Revised Plans Received) Alterations to building and creation of new vehicular access and hard surfacing of forecourt	OBJECT on the following basis; <ol style="list-style-type: none"> 1. The proposed building works, including the removal of sections of the wall, the installation of "ornate granite pillars to create the impression that there was historically an entrance here", and the

		<p>creation of extensive hard paved areas will cause unacceptable harm to the setting of Listed and positive buildings, the World Heritage Site and the Tavistock Conservation Area.</p> <ol style="list-style-type: none"> 2. The application should be accompanied by a Heritage Statement, in accordance with the LPA's Validation Checklist and the NPPF. 3. A recent Certificate of Lawfulness was refused. Therefore, the use of 11b Tavy Road as a shop or computer repair business would require a change of use application to be made. 4. Tavistock Town Council is of the view that this is an unsuitable location for such a commercial use. 5. Tavistock Town Council notes and endorses the concerns of the Environment Agency regarding the closeness of the back of the building to the river and the possible consequences of excavation and construction on the stability of the river bank.
<p>Mr & Mrs Lucas 5 Chaucer Road Tavistock PL19 9AJ P/A No. 4189/20/HHO</p>	<p>Householder application for proposed single storey rear extension to bungalow (resubmission of 1461/20/HHO)</p>	<p>Support</p>