

**MINUTES** of the virtual Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at\*\* <https://zoom.us/j/83898458013> (for Councillors who wished to attend) and [https://www.youtube.com/results?search\\_query=tavistock+town+council](https://www.youtube.com/results?search_query=tavistock+town+council) (for the public who wished to attend)

on **TUESDAY** the **21<sup>st</sup> July, 2020** at **5.00pm**

**PRESENT**

Councillor P Ward - **Chairman**

Councillor Mrs U Mann – **Vice Chairman**

Councillor Mrs A Johnson (**Mayor – ex officio**)

Councillor A Hutton (**Deputy Mayor – ex officio**)

Councillors Ms L Crawford, J Ellis, A Fey, G Parker, P Squire and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk

Office Administrator

Councillors A Lewis and B Smith (Ward Members)

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**459. APOLOGIES FOR ABSENCE**

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

**460. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 30<sup>th</sup> June, 2020 be confirmed as a correct record and will be signed by the Chairman at a later date (Appendix 1).

**461. DECLARATIONS OF INTEREST**

The following Declarations of Interest were made;

- Councillor G Parker Declared an Interest in Planning Application Nos. 2027/20/FUL and 2028/20/LBC – 48 Plymouth Road, Tavistock by virtue of having a past working relationship with the applicant
- Councillor P Squire Declared an Interest in Planning Application Nos. 0573/20/LBC and 0453/20/ADV – Abbey Chapel, Bedford Square, Tavistock by virtue of a friendship with the applicant

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

No items received.

#### **463. TOWN PLANNING ISSUES**

- a) The Committee had been asked to note a briefing report, as provided by a local resident, with regard dust issues at the Bovis Homes site, Callington Road, Tavistock (Appendix 2).

A discussion took place with particular reference being made to;

- the briefing report having been provided by a resident of Gulworthy Parish, but whose property was adjacent to the development;
- matters were not progressing as smoothly as hoped at the site, and that the Developer was not following the agreed guidelines;
- Devon County Council had not yet adopted the roundabout at the site;
- that both West Devon Borough Council and Devon County Council Planning Officers were aware of the issues with the site;
- it was reported that it was possible for the Borough Council, as Local Planning Authority, to revoke Paragraph 17 but this could have major financial repercussions for the Planning Authority;

RECOMMENDED THAT Tavistock Town Council forward the report to;

- all Tavistock Ward Members of West Devon Borough Council in order that they are aware of the issues raised, so that they would be able to take forward any issues they may not already be aware of;
- Mr Patrick Whymer at West Devon Borough Council (Head of Development Management Practice); and
- Devon County Council with regard the adoption of the roundabout at the site.

- b) Tavistock Active Travel Roundabout Meeting

The Committee had been asked to note the outputs, and copy presentation, from the Meeting which had taken place on 6th June 2020 (Appendix 3).

The Vice Chairman, who had attended the Meeting, gave an overview of what had been discussed;

- that some locations had put cycle areas/temporary street closures in place to encourage residents and visitors to use public transport and cycle paths;
- that it would be easier for the allocation of funds to take place, if a clear list of initiatives had been submitted to the County Council;
- that Transition Tavistock was planning to draft a list of active travel opportunities for the town, following consultation between August and November 2020, to be sent to the County Council. The list would be shared with

Members of West Devon Borough and Tavistock Town Councils.

A discussion took place with particular reference being made to;

- the omission of local bus services from the debate. Whilst there was a realisation that this was not included under 'active travel', there was a reference to S106 monies in the Notes of the Meeting. However, it was understood that walking and cycling would not come under this provision;
- that the anticipated £ 11.5m S106 monies from the Callington Road development would be reduced to iro £ 4.5m if less than 500 homes were delivered, which would have a major impact on available funding. Any S106 funds would need to be spent within 5 years to avoid it be re-allocated elsewhere;
- approximately £1.5m was available to develop green, alternative modes of transport but this was for the whole of Devon;
- larger Towns had introduced the use of ones forming a cycleway;
- the very high costs of implementing a cycle path between Yelverton/Plymouth, which would cost iro £1m per mile, and would also require the introduction of a Park & Ride facility at Yelverton;
- the need for Devon County Council to clear pavements of overgrown foliage, to allow safe walking;
- possibility of a pathway being created from the new Callington Road development to the canal path;
- improved signage for footpaths and cycle ways would be required

RECOMMENDED THAT at the next Meeting of Council a Member be appointed to liaise with Transition Tavistock, to take this matter forward on behalf of the Town Council.

**464. GENERAL CORRESPONDENCE**

No items received.

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

No business brought forward.

**466. PLANNING DECISIONS and APPLICATIONS**

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

Attached at Appendix A. (Appendix 4)

**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. (Appendix 5)

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

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 11<sup>th</sup> August, 2020 at 5.00pm.

The Meeting closed at 6.25pm.

Signed.....

Dated.....  
CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)  
FOR MEETING 21.07.2020

<b><u>Applicant's Name, Site Location, P/App No.</u></b>	<b><u>Development Type</u></b>	<b><u>Town Council's Comments</u></b>	<b><u>Decision by Local Planning Authority</u></b>	<b><u>Date of Decision</u></b>
Mr H Walker Harry Walker Accountancy Ltd Ground Floor 65 West Street Tavistock PL19 8AJ  P/A Nos. 0809/20/LBC & 1099/20/ADV	Listed Building Consent for signage advertising the business in the premises. One main sign with HWA logo, one smaller sign with HWA logo and contact details  Advertisement consent for signage advertising the business in the premises. One main sign with HWA logo, one smaller sign with HWA logo and contact details	<b>Split decision;</b>  <b>Support - the small sign at ground floor level to the side of the door</b>  <b>Object - to the larger sign above the door as considered harmful to the character and appearance of a Grade 2 Listed Building in a Conservation Area and in a World Heritage site.</b>	Conditional Approval  Advertisement Consent	19 <sup>th</sup> June 2020  19 <sup>th</sup> June 2020
Mr & Mrs A Kelly 56 Priory Close Tavistock PL19 9DG  P/A No. 0987/20/HHO	Householder application for proposed 1st floor extension over garage, replacement porch, 2 new dormers, replace flat roof dormers with pitched dormers and install new rear roof light	<b>Support</b>	Conditional Approval	15 <sup>th</sup> June 2020

Mr & Mrs S Crosher 35 Mohuns Park Tavistock PL19 9BL  P/A No. 1150/20/HHO	Householder application for proposed storey and a half extension and decking / patio area to rear	<b>Support</b>	Conditional Approval	16 <sup>th</sup> June 2020
Mr & Mrs G Moule Mount Tavy Cottage Mount Tavy Road Tavistock PL19 9JL  P/A No. 1152/20/FUL	Alterations to existing building to provide letting bedroom to be used as private bedroom and changing area for bridal parties and also use as part of ongoing bed and breakfast business	<b>Support</b>	Conditional Approval	16 <sup>th</sup> June 2020
Mr R Baylis 9 James Road Whitchurch Tavistock PL19 9NJ  P/A No. 1324/20/TPO	T2: Holly - Fell. Tree is dead and overcrowding Scotch Pine	<b>Neutral View – refer to Landscape Officer</b>	Tree Works Allowed	17 <sup>th</sup> June 2020
Mr & Mrs C Bellers 19 College Avenue Tavistock PL19 0HU  P/A No. 1755/20/CLP	Certificate of Lawfulness for proposed alterations to existing fenestration and installation of replacement windows	<b>Not placed before TTC for consideration</b>	Certificate of Lawfulness (Proposed) Certified	17 <sup>th</sup> June 2020
Mount Kelly Governors Former Hazeldon House Preparatory School Parkwood Road Tavistock Devon PL19 0JS	Lawful development certificate for existing use of Hazeldon House as a residential dwelling	<b>Neutral View – TTC would refer partially to its previous view that refer you to application 2236/17/OPA and subsequent site visit, which described the building as being a school; therefore this being its lawful use (would remove comment “ostensibly the applicant has not provided any supporting evidence”)</b>	Certificate of Lawfulness (Existing) Certified	19 <sup>th</sup> June 2020
Linden Homes SW Land at SX 482 725 Plymouth Road	Outline Application with some matters reserved for development of 250	<b>Object - in view of the following concerns;</b>	Conditional Approval	18 <sup>th</sup> June 2020

<p>Tavistock Devon</p> <p>P/A No. 3614/18/OPA</p>	<p>dwelling and 2.0 hectares of B1 commercial use</p>	<ul style="list-style-type: none"> <li>● <b>The general lack of additional infrastructure planned, especially with regard highways and schools (we are aware there is a lack of additional capacity at Whitchurch Primary School, which is the proposed Primary School for the development);</b></li> <li>● <b>The proximity of the high density housing to the main A386, and the lack of green space in that area. The green space appears to be allocated at the top end of the development where houses are more widely spaced and have bigger gardens;</b></li> <li>● <b>The lack of obvious waste/recycling facilities;</b></li> <li>● <b>There appears to be no footpath planned to allow residents to walk safely to nearby shops;</b></li> <li>● <b>There appears to be no provision for electric charging points for cars, which would encourage future residents to buy such vehicles;</b></li> <li>● <b>There appears to be no plan on how to re-route the existing public footpath either during the construction phase or on completion of the site;</b></li> <li>● <b>The probability that a large number of residents will work in Plymouth, which will require a right-turn onto a very busy, fast road.</b></li> </ul> <p><b>Could the installation of traffic light be considered?</b></p>		
<p>Mr S Brocklesbury 34a Glanville Road Tavistock Devon</p>	<p>Approval of Details Reserved by Condition 5 of Planning Consent 2813/19/HHO</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Discharge of Condition Approved</p>	<p>17<sup>th</sup> June 2020</p>

<p>PL19 0ED</p> <p>P/A No. 3747/19/ARC</p>				
<p>Mr S Tripp 8 Frobisher Way Tavistock PL19 8RE</p> <p>P/A No. 1362/20/TPO</p>	<p>T1 &amp; T2: Ash – Re-pollard to previous pruning points to 4m from ground level. T3: Oak - Crown height reduction by 5m and removal of branches at various heights from ground level on all sides. Trees are blocking light and overhanging garden.</p>	<p><b>Neutral View – refer to Landscape Officer</b></p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>2<sup>nd</sup> July 2020</p>
<p>Dr S Andrew Primrose Cottage 11 Mount Tavy Road Tavistock PL19 9JB</p> <p>P/A No. 1091/20/HHO</p>	<p>Householder application for internal and external alterations to property, including demolition of first floor shower room on East elevation, alterations to windows and doors, fitting of insulation, erection of summerhouse in garden and increase in height of garden fence</p>	<p><b>Split decision;</b></p> <p><b>support the demolition of the shower room and associated alterations to the windows, doors and insulation</b></p> <p><b>object to the summerhouse application due to potential effects on drainage into the river, and nearby flora and fauna.</b></p> <p><b>No comments to make with regard the Certificate of Lawfulness.</b></p>	<p>Conditional Approval</p>	<p>30<sup>th</sup> June 2020</p>
<p>Mr &amp; Mrs M Wood Hurdwick Golf Club House Hurdwick Tavistock PL19 0LL</p> <p>P/A No. 4092/19/FUL</p>	<p>Construction of new dwelling on site of redundant golf house</p>	<p><b>Object – on the basis that as the existing building is not fit for conversion this would be classed as a new build in a non-sustainable rural area.</b></p> <p><b>Previously submitted objections:</b></p> <ul style="list-style-type: none"> <li>• <b>Unjustified loss of a recreational facility, contrary to Policy DEV 3 (JLP);</b></li> <li>• <b>Unjustified development in the countryside, contrary to Policy TTV 26 (JLP);</b></li> </ul>	<p>Conditional Approval</p>	<p>1<sup>st</sup> July 2020</p>

		<ul style="list-style-type: none"> <li>• <b>Badly located with regard public services, this will require the inevitable use of a private car, contrary to Policy SPT2 (JLP)</b></li> </ul>		
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TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
FOR MEETING 21.07.2020

<u>Applicant's Name &amp; Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
Mr R Bird Abbey Chapel Bedford Square Tavistock PL19 0AD	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200573">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200573</a>  <a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200453">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200453</a>	<p>READVERTISEMENT (revised plans received) Listed Building Consent for backlit timber cross mounted on facade of the building</p> <p>READVERTISEMENT (revised plans received) Advertisement Consent for backlit timber cross mounted on facade of the building</p>	<p><b>Support</b></p> <p><b>Support</b></p>
Dr M Symes The Hollies 8 Newtake Road Whitchurch Tavistock PL19 9BX	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/201818">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/201818</a>	T1: Oak - overall crown reduction by 2-3m due to concerns of falling branches and excessive shading to properties	<b>Neutral View refer to Landscape Officer</b>
Mr & Mrs A Kinsman Cranmere Chollacott Lane Tavistock PL19 9DD	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/201816">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/201816</a>	Householder application for proposed extension to form enclosed porch/sitting area	<b>Support</b>
Mr G Morrell 8 Sunway Close Tavistock PL19 8LU	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/201735">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/201735</a>	Householder application for proposed single storey rear/side extension to replace rear porch	<b>Support</b>
Mr R Lezmore 11a Mount Tavy Road Tavistock PL19 9JB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200094">http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/200094</a>	READVERTISEMENT (Revised Plans Received) Alterations to building and creation of new vehicular access and hard surfacing of forecourt	<b>Object - on the basis that the proposed building does unacceptable harm to the setting of Listed Buildings, the World Heritage</b>



<p>Mr R Lezmore Tavyside Models 11a Mount Tavy Road Tavistock PL19 9JB</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202068">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202068</a></p>	<p>Lawful development certificate for existing use of outbuilding as model railway retail shop (Class A1)</p>	<p><b>site and the Conservation Area. It is contrary to DEV22 of the Joint Local Plan.</b></p> <p><b>Neutral View; Whilst no evidence to submit, local knowledge supports that the building has been used for this purpose for in excess of 60 years, so meets requirements for the Lawful Development Certificate</b></p>
<p>Mr M Turner 19 Newtake Road Whitchurch Tavistock PL19 9BX</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201880">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201880</a></p>	<p>Householder application for extension to existing garage workshop</p>	<p><b>Support</b></p>
<p>Mr &amp; Mrs S Symons 12 Watts Road Tavistock PL19 8LF</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201846">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201846</a></p>	<p>Householder application for demolition of stone garden wall and creation of single-storey kitchen extension, widening of drive entrance</p>	<p><b>Support</b></p>
<p>Mr &amp; Mrs Hughes 22 Newtake Road Whitchurch Tavistock PL19 9BX</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201990">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201990</a></p>	<p>T3: English Oak - Reduction of leaning stem on East side by 2-3m so crown extends to edge of verge. Deadwood removal (exempt).</p>	<p><b>Neutral View refer to Landscape Officer</b></p>
<p>National Care Group 48 Plymouth Road Tavistock PL19 8BU</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202027">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202027</a></p> <p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202028">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202028</a></p>	<p>Proposed change of use from hotel (C1) to supported living accommodation (C2), including minor internal alterations</p> <p>Listed Building Consent for proposed change of use from hotel (C1) to supported living accommodation (C2), including minor internal alterations</p>	<p><b>Support</b></p> <p><b>Support</b></p>
<p>Mrs W Walpole Land adjacent to Beechwood Middlemoor</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201761">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201761</a></p>	<p>Outline application with some matters reserved for proposed new dwelling</p>	<p><b>Object on the following grounds;</b></p>

<p>Whitchurch Tavistock PL19 9DY</p>			<p>- <b>Unjustified development of a greenfield site in the countryside</b> - <b>the development is not sustainable and contrary to SPT1 &amp; 2</b> - <b>there is insufficient space for the development of the main residence and associated off road parking for both the existing and proposed dwellings</b> - <b>Not in keeping with surrounding dwellings</b> - <b>Contrary to Policies SPT 1, SPT 2, TTV 2, TTV 26 &amp; 27 of the Joint Local Plan and Strategic Plan SO10.</b></p>
<p>Mr K Moore Too Topsy Ltd The Explorer/ The Ordulph Arms Pym Street Tavistock PL19 0AW</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201765">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201765</a></p>	<p>Listed building consent for re-building of part rear/side wall</p>	<p><b>Support</b></p>
<p>Ms I Chambers The Old Milking Parlour Higher Wilminstone Farm Wilminstone Tavistock PL19 0JT</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201956">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201956</a></p>	<p>Householder application for proposed garage</p>	<p><b>Object on the following grounds;</b> - <b>Unjustified development in the countryside</b> - <b>Outside of the permitted residential area</b> - <b>Unrelated to existing main residence and development and therefore contrary to Policy TTV 26 (2) of The Joint Local Plan</b></p>

			<b>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</b>
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