

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Monday 15th July, 2024** 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**

IN ATTENDANCE

Administrative & Democratic Services Officer
Councillor U Mann Chair of the Neighbourhood Development Plan Steering Group

67. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Lewis and R Poppe.

68. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 25th June, 2024 be confirmed as a correct record and signed by the Chairman (Appendix 1).

69. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

70. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

71. TOWN PLANNING ISSUES

No items received.

72. GENERAL CORRESPONDENCE

No items received.

73. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

The Committee received the updated Notes from the Chairman of the Neighbourhood Development Plan Steering Group (Appendix 2). These arrived too late for publication on the Agenda and were presented to the Attendees at the Meeting. The Chairman of the NDP Group brought to the Committee's attention the Key Developments since the last DM&L meeting.

The Chairman of the NDP Group left the Meeting.

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

No items brought forward.

75. PLANNING APPLICATIONS

a) **Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 3).

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 4).

Noted that The Vice Chair undertook to make enquiries regarding a document that was submitted with a past Application entitled "Whitchurch Conservation Area Appraisal".

76. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 6th August, 2024 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.20pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 15.07.2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock Town Council Boundary Hedgerow of Courtlands Park Tavistock P/A No. 1435/24/TPO	T40: Sycamore – reduce height by 4 metres due to deadwood and decaying bark in the stem growing towards property no.21 Hessary View	Neutral View Refer to Tree Specialist	Refusal of Consent with Agreed Lesser works	18 th June 2024
Greenbelt Group Ltd Woodland north of Saxon Road Tavistock PL19 8JS P/A No. 1511/24/TPO	Common Ash (G001) - Fell 3 trees. Infected with ash die back at 50% defoliation and above. Replace with 1 x Prunus padus & 2 x Carpinus betulus. Sycamore (T002) - Fell. Infected with Perenniporia fraxinea, with well established internal decay. Replace with 3 x Liriodendron tulipifera. Hornbeam (T007) - Fell. Extensive basal decay. Replace with 1 x Prunus padus. Common Beech (T008) - Dismantle to leave 8m habitat pole. Extensive colonisation of Kretzschmaria deusta. Replace with 3 x Fagus sylvatica. Sycamore (T009) - Fell. In decline and with notable lean to residential garden. Common Ash (T010) - fell. Infected with ash die back at 75- 100% defoliation. Sycamore (T012) - dismantle to leave 5m habitat pole.	Neutral View Refer to Tree Specialist	Refusal of Consent with Agreed Lesser works	19 th June 2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	Dead top to tree on woodland edge adjacent POS. Beech (R001) - reduce overhang into residential garden by up to 3m, following dropped limb in winter. General felling of laurel blocks and rhododendron understorey as budgets allow.			
Mr, Mrs and Ms A Clarke Eden and Catnach 3 Buddle Close Tavistock PL19 0EG P/A No. 0553/24/FUL	Repair and rebuilding of a stone-faced retaining wall to back boundary of the rear garden with demolition and rebuild of the garage for construction access	Support	Conditional Approval	12 th June 2024
Mr Hanley 4 Mount Ford Tavistock PL19 8EB P/A No. 1162/24/HHO	Householder application for internal layout alterations & changes to rear fenestration	Split Decision Support- the internal alterations Object- to the proposed rear fenestration as it would be harmful to the building. The Committee recommended that it be referred to the Heritage Officer	Conditional Approval	12 th June 2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Drs D & K Hutchins Middlemoor Cottage Middlemoor Tavistock PL19 9DY</p> <p>P/A No. 1630/23/HHO</p>	<p>READVERTISEMENT (amended plans & description) Householder application for extensions and alterations to existing dwelling</p>	<p>Object on the following basis;</p> <ul style="list-style-type: none"> • The Committee agreed with the Heritage Officer in that the demolition of the oldest part of the building as a Heritage Asset (not designated) would harm the Asset 	<p>Conditional Approval</p>	<p>14th June 2024</p>
<p>Mount Kelly Foundation Governors Former Hazeldon Preparatory School Parkwood Road Tavistock PL19 0JS</p> <p>P/A No. 4004/21/FUL</p>	<p>READVERTISEMENT (revised plans & documents) Refurbishment of Hazeldon House to form a single dwelling (including demolition of non listed structures), demolition of all other structures (including former classroom blocks) on site, the erection of 10 open market dwellings, reinstatement of original site access, restoration of parkland, associated infrastructure (including drainage and retaining structures), landscaping, open space, play space, removal of some trees, parking and boundary treatments</p>	<p>Neutral View however recommended that attention be made to;</p> <ul style="list-style-type: none"> • Sustainability; • The mix of types/sizes of houses proposed; • Site not included in the Joint Local Plan <p>Refer to policies;</p> <ul style="list-style-type: none"> • SP 22 (4); • SP 5 (1) • SP 5 (7) <p>However the provision of heat pumps was welcomed (DEV 32)</p>	<p>Refusal</p>	<p>11th June 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>Mr & Mrs Carr Virginia Cottage Mount Tavy Road Tavistock PL19 9JE</p> <p>P/A No. 1314/24/TPO</p>	<p>G1 - Group of rhododendrons - Remove and grind out stumps - In order to replant with different species in the aim to create a more bio-diverse garden G2 - Group of rhododendrons - Coppice leaving stems at 1m from ground level - To enable surrounding lesser established plants/small trees to thrive whilst the rhododendron recovers T1 - Yew stump- Remove and grind stump - Previously felled which has regenerated, offers very little amenity value</p>	<p>Neutral View Refer to Tree Specialist</p>	<p>Tree Works Allowed</p>	<p>11th June 2024</p>
<p>Mr Booth Land At Sx 474 740 Maudlins Park Tavistock</p> <p>P/A No. 0343/24/OPA</p>	<p>Proposed Dwelling</p>	<p>Support in principle - however concerns were raised with regards to the access to the site via an unadopted lane</p>	<p>Conditional Approval</p>	<p>21st June 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>Mr C Barker The Coach House Manor Close Tavistock PL19 0PN</p> <p>P/A No. 1095/24/HHO</p>	<p>Householder application for erection of new car port</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>19th June 2024</p>
<p>Mr & Mrs Nicholson 20 Dipper Drive Whitchurch PL19 9FS</p> <p>P/A No. 1258/24/HHO</p>	<p>Householder application for a single storey rear extension</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>19th June 2024</p>
<p>Mr B Chalk 28 Sycamore Avenue Tavistock PL19 9NL</p> <p>P/A No. 1547/24/TPO</p>	<p>T02: - Fell due to the trunk leaning so far, only a matter of time before it will fall across the stream & T03: - Fell due to leaning & will also fall across the stream to be replaced with natural trees (ie Hazel)</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Grant of Conditional Consent</p>	<p>3rd July 2024</p>

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 15.07.2024

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr R Bird Land At Sx 488 729 Marshall Close Whitchurch	https://westdevon.planning-register.co.uk/Planning/Display/2735/23/FUL	READVERTISEMENT (amended documents) Proposed development of 8 elderly person bungalows with access, parking & external works (resubmission of 1150/23/FUL)	Support
Mr P McAuley 242 Whitchurch Road Tavistock PL19 9EF	https://westdevon.planning-register.co.uk/Planning/Display/1604/24/HHO	Householder application for proposed alterations to store buildings including new roof, replacement of porch, installation of rooflights, new access to highway and parking	Split Decision Support – the building works as the proposal will preserve and enhance the building. Object – works to the wall would be harmful in a Conservation Area. In addition, the sight lines both for any emerging vehicle and traffic from both directions is extremely poor.
Le Page Architects Limited Mount Kelly Parkwood Road Tavistock PL19 0HZ	https://westdevon.planning-register.co.uk/Planning/Display/1997/24/LBC	Listed building consent for removal of stone parapets & re-bedding	Support – pleased to see a Heritage Asset being cared for in a responsible way
Mr P Gray Woodacre Down Road Tavistock PL19 9AQ	https://westdevon.planning-register.co.uk/Planning/Display/2077/24/TPO	T1: x1 Deodar Cedar - remove.	Neutral View – If approval is granted it is hoped that a suitable replacement is provided.

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mr D Wilde Chilcott's Law 10-12 Plymouth Road Tavistock PL19 8AY</p>	<p>https://westdevon.planning-register.co.uk/Planning/Display/1929/24/TCA</p>	<p>T1: Prunus Cerasifera, Pissardii - remove epicormic shoots from 1st meter of trunk, cut 10mm from trunk, lateral reduction of entire crown to previous cut points at approximately 2.5m. Overgrown, unbalanced, touching overhead wires</p>	<p>Neutral View Refer to Tree Specialist</p>