

AGENDA ITEM 7ii

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Monday 22nd May, 2023** at **6.30pm**.

PRESENT

Councillor P Ward **Deputy Mayor – ex officio**

Councillors T Munro, B Smith, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

13. ELECTION OF CHAIRMAN

Nominations were invited for the Election of Chairman of the Development Management & Licensing Committee for the 2023-2024 Civic Year.

A nomination, duly seconded, was received in respect of Councillor B Smith.

RESOLVED THAT Councillor B Smith be appointed Chairman of the Development Management & Licensing Committee for the ensuing Civic Year.

14. ELECTION OF VICE CHAIRMAN

Nominations were invited for the Election of Vice Chairman of the Development Management & Licensing Committee for the 2023-2024 Civic Year.

A nomination, duly seconded, was received in respect of Councillor T Munro.

RESOLVED THAT Councillor T Munro be appointed Vice Chairman of the Development Management & Licensing Committee for the ensuing Civic Year.

15. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors S Hipsey, A Hutton (Mayor ex-officio) and A Lewis.

16. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 18th April, 2023 be confirmed as a correct record and signed by the Chairman (Appendix 1).

17. DECLARATIONS OF INTEREST

The following Declaration of Interest was made;

- Councillor P Squire in respect of Planning Application 1150/23/FUL Land at SX 488 729 Marshall Close, Whitchurch by virtue of a friendship with the applicant, and took no part in the consideration of this Application.

18. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

- Received for information only – confirmation had been received that Planning Application 0077/23 Single storey annex extension to existing dwelling at Ashlands Farm, Grenofen, Tavistock PL19 9EW had received 'Conditional Consent' on 25th April, 2023. The Committee's response had been to a 'Neutral View' – **Noted** (Appendix 2).

19. TOWNPLANNING ISSUES

- Road Closure Notification – the Committee considered the Notification received in respect of the closure of Russell Street, Tavistock on 21st September, 2023 whilst civil engineering works were undertaken, and whether or not, and how, the Council should respond to same (Appendix 3) – **Noted, no concerns raised;**
- Road Closure Notification – the Committee considered the Notification received in respect of the closure of Old Exeter Road, Tavistock between 25th and 29th September, 2023 whilst civil engineering works were undertaken, and whether or not, and how, the Council should respond to same (Appendix 4) – **noted, no concerns raised;**
- New Alcohol Premise Licence Application (Appendix 5) – the Committee considered the Licence Application received for Stannary Brewing Company Ltd., Unit 3, Pixon Trading Centre, Pixon Lane, Tavistock PL19 8DH for;
 - Supply of Alcohol for consumption on and off the premises 9.00 – 22.00 Monday to Saturday and 12.00 – 20.00 Sundays;
 - Hours open to the public 9.00 – 22.30 Monday to Saturday and 12.00 – 20.30 Sundays;The decision was to '**Support**' the Application.
- New Alcohol Premise Licence Application (Appendix 6) – the Committee considered the Licence Application received for Pym Street Coffee Lounge, 1b Pym Street, Tavistock PL19 0AW for;
 - Sale of alcohol for consumption on and off the premises Monday to Sunday 9.00 – 5.30pm.

The decision was to '**Support**' the Application.

20. GENERAL CORRESPONDENCE

No items received.

21. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

a) The Committee received and noted the Notes of the Neighbourhood Development Plan Steering Group Meeting, held on 19th April 2023, together with the appendices received (Appendix 7).

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

No items brought forward.

23. PLANNING DECISIONS and APPLICATIONS

a) **Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 8).

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 9).

24. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 13th June, 2023 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.45pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 22.05.2023

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|---|---|--|--|--------------------------------|
| Mrs J Davies 43 Parkwood Road Tavistock PL19 0HH P/A No. 0862/23/TEX | T1: Laburnum (Robina) – fell due to tree having extensive rot and has fallen at the base and now imminent danger of collapsing onto people or building | Not placed before TTC for consideration | Grant of Exemption | 5 th April 2023 |
| Mr & Mrs D Apps 27 Chaucer Road Tavistock PL19 9AJ P/A No. 4269/22/HHO | Householder application for alteration & extension, replacement porch, provision of an overflow parking space & associated refurbishment to dwelling | Split Decision Support – the alterations and extension, and the replacement porch Object – to the provision of overflow parking under Policy DEV10 (Subsection 6) – 'Development of Garden Space' | Conditional Approval | 4 th April 2023 |
| Mr & Mrs G Ewing The Retreat Down Park Drive Tavistock PL19 9AH P/A No. 4302/22/HHO | Householder application for extensions to dwelling | Support | Conditional Approval | 5 th April 2023 |
| Ms H Brignall 32 Fitzford Cottages Tavistock PL19 8DB P/A No. 0135/23/ARC | Application for approval of details reserved by Condition 4 (doors, windows and rooflight) of Planning Consent 2403/21/HHO | Not placed before TTC for consideration | Discharge of Condition Refused | 11 th April 2023 |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|---|--|--|--|-----------------------------------|
| <p>Ms H Brignall 32 Fitzford Cottages Tavistock PL19 8DB</p> <p>P/A No. 0209/23/ARC</p> | <p>Application for approval of details reserved by Condition 4 (doors, windows and rooflight) of Planning Consent 2404/21/LBC</p> | <p>Not placed before TTC for consideration</p> | <p>Discharge of Condition Refused</p> | <p>11th April 2023</p> |
| <p>Mr and Mrs Wilson 8 Plymouth Road Tavistock PL19 8AY</p> <p>P/A No. 0223/23/HHO</p> | <p>Householder application for proposed reinstatement of front garden railings & gate</p> | <p>Support – as it will involve the reinstatement of original features, which will have a positive impact on the Conservation Area and World Heritage Site</p> | <p>Conditional Approval</p> | <p>11th April 2023</p> |
| <p>Mr and Mrs Wilson 8 Plymouth Road Tavistock PL19 8AY</p> <p>P/A No. 0224/23/LBC</p> | <p>Listed Building Consent for proposed reinstatement of front garden railings & gate</p> | <p>Support – as it will involve the reinstatement of original features, which will have a positive impact on the Conservation Area and World Heritage Site</p> | <p>Conditional Approval</p> | <p>11th April 2023</p> |
| <p>Mrs P Hext First and Second Floors 1 West Street Tavistock PL19 8AD</p> <p>P/A No. 0536/23/LBC</p> | <p>Listed Building Consent for proposed conversion of first & second floor back to residential use & new garden wall at rear</p> | <p>Support - on the following basis;</p> <ul style="list-style-type: none"> • the improvement of a heritage building in the Conservation Area; • an increase in the number of residential units in the town centre; • preventing further dilapidation of the property | <p>Conditional Approval</p> | <p>13th April 2023</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 Pearson 5 Manor Close Tavistock Devon PL19 0PN</p> <p>P/A No. 0765/23/TPO</p> | <p>T23: Holly - crown height reduction by 2.5m to rejuvenate canopy and be more aesthetic</p> | <p>Neutral View refer to Tree Specialist</p> | <p>Grant of Conditional Consent</p> | <p>18th April 2023</p> |
| <p>Mr Thomson Gatesgarth Down Road Tavistock PL19 9AF</p> <p>P/A No. 4108/22/TPO</p> | <p>T1: Beech - Fell due to poor primary branch attachments, weak compression forks & tree overhanging garage & neighbouring property. Previously lost large branch. Tree can't mature in this condition or in this position. Felling will allow adjacent Beech (T2) more room so that it can be more visually pleasing in the long run, T2: Beech - Crown reduce by 1.5-2 metres to allow more pleasing shape/form and TG3: 2x Birch - Crown reduce by 1-1.5 metres to allow more pleasing shape/form. trees to be shaped as single unit</p> | <p>Neutral View refer to Tree Specialist</p> | <p>Refusal of Consent</p> | <p>17th April 2023</p> |
| <p>Mr Richards Dawn Lodge Down Road Tavistock PL19 9AG</p> | <p>T1: Dead or Cedar - Lateral reduction by 1-2 metres on south side to suitable growth points, where this is not possible removing</p> | <p>Neutral View refer to Tree Specialist</p> | <p>Grant of Conditional Consent</p> | <p>18th April 2023</p> |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|--|---|--|--|--------------------------------|
| P/A No. 0434/23/TPO | the branch in its entirety to reduce overhang of property | | | |
| Mr & Mrs L James 9 Frobisher Way Tavistock PL19 8RE P/A No. 0568/23/TPO | T1: Oak - 2 metre reduction around the whole tree & getting rid of any deadwood at the same time, this will improve the health of tree, allowing it to grow suitably and also prevent more overshadowing into properties | Neutral View refer to Tree Specialist | Refusal of Consent | 18 th April 2023 |
| Mr P Benny 11 Cole Moore Meadow Tavistock PL19 0ES P/A No. 0400/23/TPO | T2: Ash – Removal of lower branches by 5 metres overhanging Wyatt's Lane including overhang to property, T3, T4 & T5 Sycamore - Crown thin by 20%, remove dead crossing branches (deadwood exempt) & lower selected minor branches overhanging garden and Wyatt's Lane, T3, T4 & T5 required work to increase light levels, reduce wind resistance & reduce major over- hang to Public road Wyatt's Lane and property garden | Neutral View refer to Tree Specialist | Refusal of Consent | 21 st April 2023 |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|--|--|---|--|--------------------------------|
| Mr W Hancock Environment Agency Gauging Station adjacent to Market Road Tavistock P/A No. 0343/23/FUL | Replacement of existing Environment Agency gauging station | Support | Conditional Approval | 19 th April 2023 |
| Mr R Scholefield Livewest Godolphin House Whitchurch Road Tavistock PL19 9EY P/A No. 1101/23/TCA | T98: Birch - Reduce branch tips by 1 metre to prevent contact with gutter, T102: Maple - Crown lift by 6 metres over road & 3 metres over footpaths as branches causing an obstruction to vehicles and pedestrian and T145: Ash - Remove due to presence of Ash dieback & proximity to road | Neutral View refer to Tree Specialist | Tree Works No Objections Raised | 18 th April 2023 |
| Mr S Buckley 80 Priory Close Tavistock PL19 9DG P/A No. 3406/22/HHO | Householder application for replacement porch (part retrospective) | Support | Conditional Approval | 18 th April 2023 |
| Mr Adam Simpson - Sitec Infrastructures 36 Fitzford Cottages Tavistock PL19 8DB P/A No. 0512/23/LBC | Listed Building Consent for repairs to roof & associated works | Support – it was appreciated that the works planned to protect the patina and use of heritage slates | Conditional Approval | 27 th April 2023 |

| Applicant's Name, Site Location, P/App No. | Development Type | Town Council's Comments | Decision by Local Planning Authority | Date of Decision |
|---|--|---|--------------------------------------|-----------------------------|
| Miss E Wannell Flat 3 27 West Street Tavistock PL19 8JY P/A No. 0722/23/LBC | Listed building consent for installation of replacement bathroom window | Support – on the basis that this would improve a property within the Conservation Area, as well as using appropriate materials | Conditional Approval | 28 th April 2023 |
| Mr Naylor 19 Hawthorn Road Tavistock PL19 9DL P/A No. 1029/23/TPO | T1: Oak - lateral reduction of 2-3m on E and SE aspects due to unbalances canopy causing excessive shading | Neutral View refer to Tree Specialist | Refusal of Consent | 5 th May 2023 |

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 22.05.2023

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|---|---|--|--|
| Mrs H Mein Little Church Park Church Hill Whitchurch PL19 9EL | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231201 | T1: Ash - Pollard to pole to 6m in height due to ADB, T2 & T5: Ash - Remove due to ADB, T3: Beech - Reduce lateral spread on W side by 2.5 -3m, Crown height reduction by 2.5-3m excessive shading, T4: Hawthorn - Pollard to 4m, T6: Sycamore juvenile - Reduce height by 2.5m, T7: Beech - Reduce lateral spread on W side by 2.75m, Crown height reduction by 2.5m, tree causes excessive shading, T8: Cotoneaster - Remove, T9 & T10: Sycamore - Remove, T11: Witch-hazel - Remove due to decay, T12: Beech - Reduce lateral spread on S side by 2.5m & Crown height | Neutral View refer to Tree Specialist |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|--|---|--|---|
| | | reduction by 2.5m, T13: 2x Conifers - Remove & T14: Stand of Beech poles around telegraph poles, reduce to existing heave height | |
| Mr & Mrs P Whitehead 73b Bannawell Street Tavistock PL19 0DP | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230891 | Listed building consent for replacement roof to main dwelling, repairs to two chimneys and replacement roof & other alterations to outbuilding | Support – the application is welcomed as it is conserving a heritage building, we would however anticipate that the choice of slate will be determined by a 'condition', and will be sympathetic to a Listed Building in the Conservation Area |
| Mr & Mrs P Whitehead 73b Bannawell Street Tavistock PL19 0DP | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230890 | Householder application for replacement roof to main dwelling, repairs to two chimneys and replacement roof & other alterations to outbuilding | Support – the application is welcomed as it is conserving a heritage building, we would however anticipate that the choice of slate will be determined by a 'condition', and will be sympathetic to a Listed Building in the Conservation Area |
| Ms M Stead 1 Mitre Close Tavistock PL19 8BP | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230869 | Householder application for side extension to dwelling | Support |
| Mr S Evans Land at SX 483 745 Dolvin Road Tavistock PL19 9EA | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231328 | T1: Willow - (x3 multi-stem) remove | Neutral View refer to Tree Specialist |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|---|---|---|---|
| Mr Ford Chaldron House Down Road Tavistock PL19 9AE | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231322 | G3: Lime/Ash/Birch - Crown reduction by maximum 1-1.5 metres due to all 3 trees are tightly spaced & can't mature in this location without intervention & T7: Oak - Crown reduction by 1-1.5 metres to re-shape | Neutral View refer to Tree Specialist |
| Mr R Jones Tavistock Community Sensory Garden Land at SX 477 740 Plymouth Road Tavistock PL19 8BS | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230949 | T1, T2, T3, T4: Goat Willow - Removal of up four oversized limbs to improve the overall shape & Pollard to reduce the height by maximum of 2 metres to reduce overhanging to herbaceous borders & footpaths | Neutral View refer to Tree Specialist |
| Ms L Pitts GB Property Management and Lettings London House 7 West Street Tavistock | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230598 | Listed building consent for replacement of existing lead roof covering on barrel vaulted roof with lead grey coloured single ply membrane. Associated lead lined valleys and balconies also replaced with lead coloured single ply membrane | Support in principle the work to preserve a heritage building, however do not feel competent to remark on the suitability of the materials proposed to be used |
| Ms L Pitts GB Property Management and Lettings London House 7 West Street Tavistock | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230597 | Householder application for replacement of existing lead roof covering on barrel vaulted roof with lead grey coloured single ply membrane. Associated lead lined valleys and balconies also replaced with lead coloured single ply membrane | Support in principle the work to preserve a heritage building, however do not feel competent to remark on the suitability of the materials proposed to be used |
| Mr R Brown Land At Sx 479 748 Drake Road Tavistock | https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230937 | Removal of building & erection of dwelling | Object on the following basis; • the design of the building, and the proposed materials to be used, are considered harmful to the Conservation |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|---|--|--|---|
| | | | <p>Area and World Heritage Site;</p> <ul style="list-style-type: none"> • the design is not in keeping with the surroundings; • concerns were also raised with regard the loss of a long-established access route to the Trelawny Road cottages (although aware this is not a Material Planning Consideration) |
| <p>Mr J Hall 239 Whitchurch Road Tavistock PL19 9EG</p> | <p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/230026</p> | <p>Householder application for demolition of part of wall to create an access</p> | <p>Neutral – whilst in principle we do not object to what is proposed, we would leave it to the Highways Authority to determine if this enhances or diminishes highway safety</p> |
| <p>Mr I Dennis 2 Greensway Road Tavistock PL19 8HB</p> | <p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231098</p> | <p>Householder application for single storey extension to side & rear</p> | <p>Support</p> |
| <p>Mrs L Brockington Tanglewood Brook Lane Tavistock PL19 9DP</p> | <p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231364</p> | <p>T1: Beech - Crown lift to 5.3 metres to reduce impact on to structure below (garage), Crown reduction by approx. 2 metres on western aspect of tree & removal of deadwood (deadwood exempt) & T2: Maple - Lateral reduction by 2.5 metres on southern & western sides</p> | <p>Neutral View refer to Tree Specialist</p> |
| <p>Mr T Welch 9 Dolvin Road Tavistock PL19 9EA</p> | <p>https://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/231407</p> | <p>T1: Ash - remove due to dieback</p> | <p>Neutral View refer to Tree Specialist</p> |

| Applicant's Name & Location | P/App Link | Proposal | Deadline to respond |
|---|---|---|---|
| Mr & Mrs S Thomson Gatesgarth Down Road Tavistock PL19 9AF | https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231071 | Householder application for alterations & extension to dwelling & garden works (part retrospective) (resubmission of 4339/22/HHO) | Support |
| Mrs P Hookway 45 Westbridge Cottages Plymouth Road Tavistock PL19 8DQ | https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/230850 | Listed building consent to replace existing single glazed wooden windows and door | Support – we believe what is being proposed preserves and protects a heritage building, and being double glazed will improve energy efficiency |
| Mr M Coombs 38 Plymouth Road Tavistock PL19 8BU | https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/224511 | G1: Fir Trees - fell | Neutral View refer to Tree Specialist |
| Mr M Pain The Town House 13 Watts Road Tavistock PL19 8LF | https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231039 | Householder application for restoration of existing barn & coach house for ancillary use (resubmission of 2105/22/FUL) | Support |
| Mr R Bird Land At SX 488 729 Marshall Close Whitchurch | https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231150 | Proposed development for 8 elderly person bungalows (5 No x 2 bedroom and 3 No x 1 bedroom) with associated access and external works | Support |
| Mr T Morris South Hams District Council The Kiosk Bus Station 20 Plymouth Road Tavistock PL19 8AY | https://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/231318 | Conversion of existing offices into three flats of varying sizes, associated courtyard area & soft landscaping to front | Support |