

**MINUTES** of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **2<sup>nd</sup> OCTOBER, 2018** at **6.18pm**

**PRESENT** Councillor A Hutton **(Chairman)**

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

Councillors Ms L Crawford, A Fey, Mrs U Mann, P Squire and A Venning

**IN ATTENDANCE** Assistant to the Town Clerk

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**142. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors A Lewis, P Ward (Mayor) and Mrs J Whitcomb.

**143. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 11<sup>th</sup> September, 2018 be confirmed as a correct record, and signed by the Chairman (Appendix 1).

**144. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**145. DARTMOOR NATIONAL PARK**

- a) Consultation on Statement of Community Involvement – Have your Say. Members had been invited to provide feedback with regard this document by Monday 15<sup>th</sup> October 2018. **The document was 'noted', with no comments being made.** (Appendix 2).

**146. TOWN PLANNING ISSUES**

No items had been received.

**147. GENERAL CORRESPONDENCE**

No items had been received.

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

No items brought forward.

**149. PLANNING DECISIONS and APPLICATIONS**

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

Attached at Appendix A.

**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.

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

The next Meeting of the Development Management & Licensing Committee to be held on Monday 22<sup>nd</sup> October, 2018 at 6.15pm (please note change of day/date).

The Meeting closed at 7.03pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF  
PLANNING DECISIONS (Appendix A)  
FOR MEETING 02.10.2018

<u>Applicant's Name, Site Location, P/App No.</u>	<u>Development Type</u>	<u>Town Council's Comments</u>	<u>Decision by Local Planning Authority</u>	<u>Date of Decision</u>

<p>Mr P Gray Land adjacent to Rosebank Butcher Park Hill Tavistock Devon PL19 0EH</p> <p>P/A No. 1555/18/ARC</p>	<p>Application for approval of details reserved by conditions 2-7 of Planning Consent 2751/17/ARM</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Discharge of Condition Approved</p>	<p>4<sup>th</sup> September 2018</p>
<p>Mrs S Noordewier Down Lodge Down Road Tavistock Devon PL19 9AG</p> <p>P/A No. 2790/18/TPO</p>	<p>T1: Red Oak – dead, fell, remove</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Exempt Works</p>	<p>3<sup>rd</sup> September 2018</p>
<p>Mr J O'Shea Godshill Down Road Tavistock Devon PL19 9AD</p> <p>P/A No. 4290/17/FUL</p>	<p>Erection of 1 dwelling attached to existing dwelling</p>	<p><b>Object –</b></p> <ul style="list-style-type: none"> <li>• <b>Over development of the site</b></li> <li>• <b>Not in keeping with the neighbourhood</b></li> </ul>	<p>Conditional Approval</p>	<p>4<sup>th</sup> September 2018</p>
<p>Mr &amp; Mrs R Law 98 Old Exeter Road Tavistock Devon PL19 0JD</p> <p>P/A No. 2244/18/HHO</p>	<p>Householder Application for demolition of existing carport and section of existing stone wall and replace with timber carport with glass roof</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>11<sup>th</sup> September 2018</p>

Miss J Solman 4 Meadow Brook Tavistock Devon PL19 8BH  P/A No. 2318/18/TPO	T1: Ash – fell T2: Ash – fell Trees within property boundary, branches falling following winter weather, damaged conservatory framework and fascia, create excess branch and litter fall, trees serve no purpose in terms of privacy	<b>Neutral view – refer to Landscape Officer</b>	Refusal of Consent with Agreed Lesser Works	25 <sup>th</sup> September 2018

TAVISTOCK TOWN COUNCIL**DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B)  
FOR MEETING 02.10.2018**

<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>	
Mr R Moule Land to north of Buddle Close Tavistock Devon PL19 0EG	P/A No. 2851/18 /FUL	Full	Construction of single dwelling on un-used former agricultural land	<b>Support</b>
Mrs W George 5 The Heights Tavistock Devon PL19 8HQ	P/A No. 2853/18 /TPO	Work to Tree Preservation Order Trees	T1: Oak – in Devon hedge, reduce lateral spread to north over garage by 3.5m, reduce height of	<b>Neutral View – refer to Landscape Officer</b>

			ascending stem by 4.5m, to remove overhang touching garage roof	
Mr R Wraith 15 Deer Leap Tavistock Devon PL19 9RD	P/A No. 1881/18 /TPO	Work to Tree Preservation Order Trees	T5: Oak – deadwood removal (exempt), thin crown by up to 15%, crown lift to 3.5m from ground level. T6: Oak – deadwood removal (exempt), thin crown by up to 15%, crown lift to 3.5m from ground level.  T7: Oak – deadwood removal (exempt), thin crown by up to 15%, crown lift to 3.5m from ground level, works to improve light and growth conditions in the garden of 15 Deer Leap	<b>Neutral View – refer to Landscape Officer</b>
Mr C Sansom Beechwood Heights 32 Manor Road Tavistock Devon PL19 0PL	P/A No. 2457/18 /TPO	Work to Tree Preservation Order Trees	T1, T3: Beech – fell, badly formed, risk to property T2, T6: Beech – crown raise by up to 6m from ground level along western edge of garden, and lateral reduction by up to 3m of higher branches overhanging western garden boundary to free up space in garden, to reduce excessive shading T7: Sycamore – crown raise by up to 6m from ground level free up	<b>Neutral View – refer to Landscape Officer</b>

			space in garden, to reduce excessive shading, overhanging western boundary of property to include removal back to main stem of damaged limb at approx. 3m from ground level on eastern side	
Mr & Mrs Symons 12 Watts Road Tavistock Devon PL19 8LF	P/A No. 2964/18 /TCA	Works to Trees in a Conservation Area	T1: Eucalyptus – fell, due to nature of species of tree and potential for it to further outgrow its position which may cause problems to already compromised wall, post box, public footpath and services, previously been discussed with Alex Whish	<b>Neutral View – refer to Landscape Officer</b>
Bovis Homes Ltd Land adjacent to Callington Road Tavistock Devon	P/A No. 2780/18 /ARM	Reserved Matters	Application for approval of reserved matters for details of appearance, landscaping, layout and scale for residential development comprising 157 dwellings and associated landscaping and drainage infrastructure following Outline Approval 00554/2013	<b>Neutral View however the following points were raised;</b>  1. <b>That wherever possible the existing hedges are retained, where this is not possible they should be replaced with traditional Devon hedges;</b>  2. <b>That wherever possible existing trees are retained, where this is</b>

				<p><b>not possible they should be replaced with at least semi-mature trees;</b></p> <p><b>3. Concerns were raised regarding the lack of a crossing point on such a busy road, to take pedestrians to the wider pavement on the far side of the development;</b></p> <p><b>4. Concern that this phase does not include the provision of the school or shop, which will be required early on for the initial residents;</b></p> <p><b>5. The preference would be that house sales/social housing should be available to those with a 'local connection' only;</b></p> <p><b>6. The preference would be for a higher % of affordable housing, it is felt that the current provision planned is insufficient</b></p>
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Mrs K Laye-Sion The Barn 5 Market Road Tavistock Devon PL19 0BW	P/A No. 2681/18 /ADV	Advertisement Consent	Application for consent to display two externally illuminated advertisements	<b>Support</b>
Mr J McDowall 22 West Street Tavistock Devon PL19 8AN	P/A No. 2518/18 /FUL	Full	Demolition of existing single storey garage/storage building and erection of 3x 2-bed dwellings and a 1-bed dwelling	<b>Object;</b> <ul style="list-style-type: none"> <li>• <b>Over development of site;</b></li> <li>• <b>Lack of parking provision for 4 houses;</b></li> <li>• <b>Public safety concern for pedestrians using the lane</b></li> </ul>
Miss I Chambers The Milking Parlour Higher Wilminstone Tavistock Devon PL19 0JT	P/A No. 2206/18 /FUL	Full	Change of Use of agricultural land to residential garden	<b>Neutral View – however concerns were raised that this may lead to a future application for housing development</b>
Miss I Chambers The Milking Parlour Higher Wilminstone Tavistock Devon PL19 0JT	P/A No. 3135/18 /HHO	Householder Application	Householder Application for erection of conservatory	<b>Support</b>
Mr T Faircloth Higher Wilminstone Farm	P/A No. 2557/18 /VAR	Application for Variation of Condition	Application for Variation of Condition 6 following grant of planning	<b>Support</b>



<p>Road past Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT</p>			<p>permission 4173/16/FUL</p>	
<p>Mr &amp; Mrs Brock 53 Milton Crescent Tavistock Devon PL19 9AL</p>	<p>P/A No. 2957/18 /TPO</p>	<p>Work to Tree Preservation Order Trees</p>	<p>T1: Sycamore – complete crown reduction on all sides by up to 3m to previous pollarding points T2: Hazel – complete crown reduction on all sides by up to 1m to remove over-extended growth T3: Sycamore – complete crown reduction on all sides by up to 3m to previous pollarding points T4: Sycamore – complete crown reduction on all sides by up to 3m to previous pollarding points, trees in need of maintenance and ongoing management, garden dominated by hedge, shades greenhouse and vegetable patch</p>	<p><b>Neutral View – refer to Landscape Officer</b></p>
<p>Mr L Wilcox 78 Whitchurch Rd Tavistock Devon PL19 9BE</p>	<p>P/A No. 3013/18 /HHO</p>	<p>Householder Application</p>	<p>Householder Application for the construction/relocation of driveway entrance</p>	<p><b>Support</b></p>

Mr P Gray Highlights Down Road Tavistock Devon PL19 9AQ	P/A No. 3050/18 /HHO	Householder Application	Householder Application for a gazebo	<b>Support</b>
Mrs P Hemsworth 1 Deer Park Lane Tavistock Devon PL19 9HB	P/A No. 3102/18 /TCA	Works to Trees in a Conservation Area	T1: Ash – fell, partially dead, risk to road below, branches dying, overhangs road and footpath	<b>Neutral View – refer to Landscape Officer</b>
Mrs L Murphy 1 Downlea Tavistock Devon PL19 9AW	P/A No. 3170/18 /TPO	Work to Tree Preservation Order Trees	H1: x 5 Lawson Cypress – fell to near ground level, significant defoliation, low amenity value, previously managed as hedge T1: Lime – crown raise lower tertiary and secondary branches to 4.5m from ground level over road, footpath and driveways, interfering with vehicles and pedestrians	<b>Neutral View – refer to Landscape Officer</b>
Tavistock Town Council The Meadows Footpaths from Fitzford Gateway to Abbey Bridge Tavistock Devon PL19 8AU	P/A No. 3155/18 /TCA	Works to Trees in a Conservation Area	T1: Leyland Cypress – fell, dying, risk of falling onto BMX track T2: Leyland Cypress - fell, dying, risk of falling onto BMX track T3: Leyland Cypress - fell, dying, risk of falling onto BMX track T4: Cherry – fell, diseased, dying, risk of limbs falling across adjacent footpath, intend to replace with x1 standard Carb Apple in same location	<b>Support</b>

			<p>T5: Leyland Cypress – fell group of x3 trees, dying</p> <p>T6: Lime – crown lift to 4m from ground level to ease access along footpath and increase light</p>	
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