

**MINUTES**

Minutes of the Meeting of the **Development Management & Licensing Committee** held at **Butchers' Hall, Tavistock** on **Tuesday 7<sup>th</sup> December, 2021** at **5.30pm**.

**PRESENT**

Councillor P Ward

**Chairman**

Councillor J Ellis

**Vice Chairman**

Councillor A Hutton

**Mayor – ex officio**

Councillor Mrs U Mann

**Deputy Mayor – ex officio**

Councillors Ms L Crawford, Mrs G Parker, B Smith, P Squire and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk

**252. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor A Fey.

**253. CONFIRMATION OF MINUTES**

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 15<sup>th</sup> November, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**254. DECLARATIONS OF INTEREST**

Councillor P Squire Declared an Interest in Planning Application 4213/21/TPO Virginia Cottage, Mount Tavy Road, Tavistock PL19 9JE by virtue of a friendship with the applicant.

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

a) The Inspector's Report on the Examination of the Dartmoor Local Plan 2018 – 2036, Modifications and Examination Pages was received and noted (Appendix 2).

**256. TOWN PLANNING ISSUES**

a) The Committee considered the additional information, as detailed in a Design Strategy and as provided by the Local Planning Authority, in respect of Planning Application 3652/20/FUL – Plymouth Road, Tavistock

The Chairman provided an overview of the current status of the 2 Planning Applications currently under consideration, and it was confirmed that the Chairman planned to attend the West Devon Borough Council Development Management & Licensing Committee Meeting, on the 14<sup>th</sup> December 2021, to present the views of the Town Council.

During the ensuing discussion, particular reference was made to;

- that only minimal changes had been made to the Planning Applications since their original submission;
- that the Applications were in conflict with the Joint Local Plan, which was the over-riding Planning Document for the area;
- that employment space requirements were still not being addressed (should have been 18,600sq<sup>2</sup>), which meant that local people would need to commute to settlements such as Plymouth and Ivybridge for work, thereby making Tavistock a commuter town;
- that there was a total lack of affordable housing for local families, which it was felt there was a great need for;
- the concerns raised that the decision on these Applications might be delegated to Planning Officers;
- the suggested extra care facility was still of immense mass and scale and would be overbearing on the entrance to the town, despite having been reduced from 5 to 4 storeys. It was felt that landscaping would not rectify this, and the Landscape Officers had suggested a building of no more than 2 storeys;
- that only 24 parking spaces had been allocated, despite it being a building of 60 units

The Chairman of the DM&L Committee would, on behalf of the Town Council, object to the Planning Applications on the basis previously submitted, that being;

- failure to deliver 18,600sq<sup>2</sup> of employment space;
- failure to deliver any affordable housing for local families;
- that the extra care facility was still too bulky and unsuitable for the area, and 4 storeys were too high

Noted That the Chairman undertook to provide a briefing note to the local press, for inclusion in the current week's issue of the local paper.

## **257. GENERAL CORRESPONDANCE**

- a) Sports Playing Fields in West Devon – the Committee considered the information provided under the Pitch Perfect Consultation, as it related to Tavistock, with regard the provision of playing pitches in the town.

The Committee's response was that the Consultation was welcomed, and it was felt that Tavistock was well served with playing pitches for a wide variety of sports.

## **258. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)**

The Chairman of the NDP Steering Group provided a verbal update, with particular reference to;

- the appointment of a volunteer Secretary to the Steering Group;
- that an informal meeting had taken place on 2<sup>nd</sup> November to prepare for the Steering Group's next Meeting, scheduled for 8<sup>th</sup> December, 2021;
- the appointment of Devon Communities Together as the Project Manager;
- that approval had been received from Dartmoor National Park Authority for the designation of the Neighbourhood Plan Area;
- that a quote had been received from Parish Online, who provided mapping software, which might be used for designing and annotating maps useful for both the Plan and the website;
- that the next Meeting of the Steering Group was scheduled for 12<sup>th</sup> January 2022, in The Guildhall

## **259. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No matters brought forward.

## **260. PLANNING DECISIONS and 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).

## 261. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 11<sup>th</sup> January, 2022 at 5.30pm in Butchers' Hall, Tavistock.

The Meeting closed at 6.17pm.

Signed:

Dated:  
CHAIRMAN

### TAVISTOCK TOWN COUNCIL

#### DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 07.12.2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr & Mrs S Gliddon Plot 2 Land adjacent to Fernside Crease Lane Tavistock PL19 8EW  P/A No. 2887/21/FUL	Installation of photovoltaic panels on south facing roof slope of dwelling (Retrospective)	<b>Support</b>	Conditional Approval	4 <sup>th</sup> November 2021
Mr K Bryant Bryants of Tavistock 76 West Street Tavistock PL19 8AJ  P/A No. 3273/21/LBC	Listed building consent for layout amendments to ground, first, second and third floors, reroofing rear third floor, slate hanging and upper rear floor decking (Retrospective)	<b>Support</b>	Conditional Approval	1 <sup>st</sup> November 2021
Mr K Bryant Bryants of Tavistock 76 West Street Tavistock PL19 8AJ	Layout amendments to ground, first, second and third floors, reroofing rear third floor, slate	<b>Support</b>	Conditional Approval	1 <sup>st</sup> November 2021

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. 3272/21/FUL	hanging and upper rear floor decking (Retrospective)			
Airband Community Internet Ltd Footpath near St John's Avenue Whitchurch Road Tavistock PL19 9EY  P/A No. 3982/21/COM	Notice of Intention to install electronic communications apparatus comprising one equipment cabinet 1610mm x 550mm x 1517mm on the footpath	<b>Not placed before TTC for consideration</b>	Permitted Development	5 <sup>th</sup> November 2021
Mr R Spackman Village Hall Church Hill Whitchurch PL19 9ED  P/A No. 3659/21/TPO	T1: Ash - Fell, T2: Ash - Fell due to Ash Dieback and leaning towards community hall	<b>Neutral View - refer to Tree Specialist</b>	Grant of Conditional Consent	16 <sup>th</sup> November 2021
Tavistock Golf Club Down Road Tavistock PL19 9AQ  P/A No. 1975/21/TPO	T1 & T2: Fir – fell and remove as dead	<b>Neutral View - refer to Tree Specialist</b>	Grant of Conditional Consent	16 <sup>th</sup> November 2021
Mrs H Moon Langmead Down Park Drive Tavistock PL19 9AH  P/A. No 3079/21/TPO	T1: Oak - Removal of limb at approximately 4m from ground level on North East side to reshape tree, removal of limb at approximately 17m from ground level on North East side as limb has died	<b>Neutral View - refer to Tree Specialist</b>	Refusal of Consent	15 <sup>th</sup> November 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr T Green 46 Plymouth Road Tavistock PL19 8BU  P/A No. 2338/21/HHO	Householder application for installation of wooden summer house to rear	<b>Support</b>	Conditional Approval	12 <sup>th</sup> November 2021
Mr P Hodges 80 Parkwood Road Tavistock PL19 0HH  P/A No. 2736/21/TCA	T1: Willow - Crown thin by 20% and lateral reduction by 2m on North and West sides. Tree encroaching on neighbouring properties and blocking light	<b>Neutral View - refer to Tree Specialist</b>	Tree Works No Objections Raised	8 <sup>th</sup> November 2021
Mr & Mrs J Spettigue 52 Westmoor Park Tavistock PL19 9AB  P/A No. 3030/21/HHO	Householder application for replacement of small garage with new store and single storey rear extension with decking	<b>Support</b>	Conditional Approval	9 <sup>th</sup> November 2021
Mrs A Kirkman 33 Mohuns Park Tavistock PL19 9BL  P/A No. 3276/21/HHO	Householder application for replacement of existing rotting wooden decking	<b>Support</b>	Conditional Approval	12 <sup>th</sup> November 2021
Mr A Meckiff Heathlea 7 Drake Villas Tavistock PL19 8DA  P/A No. 3412/21/HHO	Householder application for replacement of two roofs with single roof and reconfiguration of window and door positions on single storey rear extension	<b>Support</b>	Conditional Approval	12 <sup>th</sup> November 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr R Eberlie 6 Vigo Mews Tavistock PL19 0RG  P/A No. 3514/21/TCA	T1, T2 and T3: Elms - Fell to 3m from ground level due to being dead; T4: Elm - Fell completely due to being dead	<b>Neutral View - refer to Tree Specialist</b>	Tree Works No Objections Raised	8 <sup>th</sup> November 2021
Mr & Mrs P Beilby Home Down House 231 Whitchurch Road Tavistock PL19 9DQ  P/A No. 1461/21/HHO	READVERTISEMENT (Revised plans and description) Householder application for proposed single storey side extension to dwelling	<b>Support</b>	Conditional Approval	15 <sup>th</sup> November 2021
Mr & Mrs M Barnes 10 Deer Park Close Tavistock PL19 9HE  P/A No. 2363/21/HHO	Householder application for 20 ground mounted solar panels on two frames of 10 in the garden	<b>Support</b>	Conditional Approval	16 <sup>th</sup> November 2021
Mr C Speed - New Homes South West Ltd Land Opposite Wilminstone Industrial Est at NGR: SX 4918 7541 Old Exeter Road Tavistock  P/A No. 4257/20/OPA	Outline application with all matters reserved for erection of 10 dwellings	<b>Recommended that Tavistock Town Council object to the Application on the following basis;</b> <ul style="list-style-type: none"> <li>• <b>The site is in an unsustainable location with no public transport available, there will therefore be a reliance on the use of private cars;</b></li> <li>• <b>This is unjustified development in the countryside;</b></li> <li>• <b>*There appears to be the potential for significant harm to a nearby</b></li> </ul>	Refusal	19 <sup>th</sup> November 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		<p><b>monument (The Trendle)</b></p> <p><b>At the Council Meeting held on 9<sup>th</sup> March 2021, the following points were added to the above;</b></p> <ul style="list-style-type: none"> <li><b>* There appears to be the potential for significant harm to a nearby 'statutory' monument (The Trendle) where there may be significant findings under the site, which are as yet unknown (Section 16 NPPF);</b></li> <li><b>• Lack of safe pedestrian access to the site;</b></li> <li><b>• Whilst there is a cycle path nearby, this is not easily accessible due to it being on the old railway line some distance away from the site</b></li> </ul>		
<p>Mr Denne 15 Plymouth Road Tavistock PL19 8AU</p> <p>P/A No. 4051/21/TCA</p>	<p>T1: Ash - Fell tree due to dieback. To prevent tree falling and damaging property</p>	<p><b>Neutral View – refer to Tree Specialist</b></p>	<p>No Objections Raised</p>	<p>29<sup>th</sup> November 2021</p>
<p>Mrs Gill 2 Vigo Mews Tavistock PL19 0RG</p> <p>P/A No. 3994/21/TCA</p>	<p>G1: Alder/Willows - Crown height reduction by 3 metres. To prevent shading and branches falling on</p>	<p><b>Neutral View – refer to Tree Specialist</b></p>	<p>No Objections Raised</p>	<p>29<sup>th</sup> November 2021</p>

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

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B) FOR MEETING 07.12.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs D Boyer 38 West Street Tavistock PL19 8JZ	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/214022">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/214022</a>	Householder application for proposed rear external staircase to improve access from dwelling to elevated rear garden	<b>Support</b>
Mrs S Rowe 16 Brook Street Tavistock PL19 0HD	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213885">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213885</a>	T1: Sycamore - Fell due to overhanging property and retaining wall; T2: Pittosporum - Fell due to overhanging retaining wall; T3: Sycamore- Fell due to overhanging retaining wall; T4: Cherry - Fell due to overhanging retaining wall	<b>Neutral View refer to Tree Specialist</b>
Mr & Mrs Craig & Ms S McGowan Raheen Down Road Tavistock PL19 9AD	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/214135">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/214135</a>	Variation of condition 2 (approved plans) of planning consent 4244/17/HHO	<b>Support</b>
Mr R Barker Thompson and Jackson Solicitors Trustees of Crowndale Estate Crowndale Farm Crowndale Road Tavistock PL19 8JR	<a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213129">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213129</a>	Listed Building consent for repair work to barn ranges	<b>Support</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mr J Irwin Devon County Council Wallabrook Quarry Tavistock PL19 0JP</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/214064">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/214064</a></p>	<p>T1(ref ELM-DTS1-9530-1): Ash - Pollard at 10metres from ground level due to being dead; G2(ref ELM-DTS1-9530-2): Ash x 6 - Pollard to 5metres from ground level due to Ash dieback</p>	<p><b>Neutral View refer to Tree Specialist</b></p>
<p>Mrs C Carr Virginia Cottage Mount Tavy Road Tavistock PL19 9JE</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/214213">http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/214213</a></p>	<p>T1: Cotoneaster Frigidus - Crown reduction by 1-1.5m on all sides to contain and prevent encroachment on other trees. T2: Yew - Crown height reduction by 0.5m and lateral reduction by approx. 0.2m on all sides to contain and prevent encroachment on other trees. T3: Ash - Fell due to ash dieback. T4: Oak - Crown reduce Southern lateral branches by approx. 2m, crown lift to 4m from ground level, tree is suppressed and growing low over garden. G5: Lawson Cypress x3 - Fell to near ground level due to shading property</p>	<p><b>Neutral View refer to Tree Specialist</b></p>