

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Monday 22nd April, 2024** at **6.30pm**.

PRESENT

Councillor B Smith **Chairman**
Councillor T Munro **Vice Chairman**

Councillor A Hutton **Mayor ex officio**
Councillor P Ward **Deputy Mayor ex officio**

Councillors A Venning.

IN ATTENDANCE

Councillor R Poppe (Ward Member)
Administrative & Democratic Services Officer

389. APOLOGIES FOR ABSENCE

An Apology for Absence had been received from Councillor S Hipsey.

390. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 2nd April, 2024 be confirmed as a correct record and signed by the Chairman (Appendix 1).

391. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

392. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

393. TOWN PLANNING ISSUES

- a) The Committee considered the Temporary Pavement Licence Application - 76 Tavistock Limited, 76 West Street, Tavistock, PL19 8AJ. The application was for;
- Two tables and four chairs on the pavement directly alongside the business main frontage and window;
 - The furniture would be put out between 11.30am and 17.00pm Monday to Sunday. (Appendix 2)

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

- b) The Committee considered a suggestion from the Leader of WDBC that the two Authorities might consider working together in connection with

the preparation of the Consultation draft Tavistock Conservation Area Management Plan and Appraisal.

RECOMMENDED THAT: Tavistock Town Council welcome and accept the offer to collaborate with WDBC in any way that would progress the Plan and Appraisal.

394. GENERAL CORRESPONDENCE

No items received.

395. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

The Committee received the Notes of the Neighbourhood Development Plan Steering Group Meeting, held on Wednesday 10th April, 2024 (Appendix 3). These arrived too late for publication on the Agenda and were presented to the Attendees at the Meeting.

Noted That: The Screening Option Environmental Report is now not required (SEA)

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

No items brought forward

397. PLANNING APPLICATIONS

a) **Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 4).

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 5).

398. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 13th May, 2024 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 7.20pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 22.04.2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr S Roberts 52 Parkwood Road Tavistock PL19 0HH</p> <p>P/A No. 2567/23/LBC</p>	<p>Listed building consent for installation of replacement windows</p>	<p>Support Pleased to see a heritage asset returned to the original appearance and trust the work includes the ¼ sliding section to provide ventilation</p>	<p>Conditional Approval</p>	<p>22nd March 2024</p>
<p>Mr C Miller Boundary Cottage Brook Lane Tavistock PL19 9DP</p> <p>P/A No. 0337/24/HHO</p>	<p>Householder application for a proposed carport & garden store</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>22nd March 2024</p>
<p>Mr J White 1 Grove Park Tavistock PL19 9HJ</p> <p>P/A No. 2896/23/TPO</p>	<p>T1: Oak – Crown reduction of height & lateral overextending growth by 6mtrs, to reduce risk of wind damage & provide safety over property, T2: Oak – Reduce lateral crown by 6mtrs & reduce height of crown by 6mtrs to provide more light & safety to the property below, over extended limbs that have grown through the thuja below are to be reduced by 1mtr in front of existing thuja, providing better</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Refusal</p>	<p>28th March 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>streetlight visibility at night & safety over neighbours property, T4: Sycamore – Pollard to 8mtrs from base of the tree & any extended lateral to 2mtrs to provide safety to footpath, the adjacent road, neighbours property & better lighting at night, T6: Multi-stem Sycamore – prune over extended lateral growth by 3mtrs to prevent potential wind damage and retain overall shape, T7: Sycamore - to reduce lowest extended lateral growth by 5 meters to improve lighting in garden & avoid entanglement, remove deadwood, apply cobra bracing system between main stem & lower bowing limb overhanging road to prevent limbs from falling on any vehicles parked below in the event of a storm & to protect pedestrians using the path adjacent, removal of two lowest limbs to branch bark collar overhanging road the road to give better clearance for high sided vehicles & machinery, T8: Turkey Oak – apply cobra bracing</p>			

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	system in upper canopy			
<p>Tavistock Town Council Tavistock Footpath 26 Tavistock PL19 9EY</p> <p>P/A No. 0666/24/TCA</p>	<p>T91: 2x Ash - low vigour, infected with ADB, 50% canopy loss, fell. T93: Group of Elms – dead, fell. T70: (Tag 952) Ash - low vigour, infected with ADB, 50% canopy loss, fell. T71: (Tag 951) 4x Ash - low vigour, infected with ADB, 50% canopy loss, fell. T72: Tag 950) 2x Ash - low vigour, infected with ADB, 50% canopy loss, fell. T73, T92: Ash - low vigour, infected with ADB, 50% canopy loss, fell.</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Tree Works No Objection Raised</p>	<p>2nd April 2024</p>
<p>Mr M Brunsdon Land at SX 493 728 Whitchurch Tavistock</p> <p>P/A No. 0179/24/TPO</p>	<p>T1, T2, T3: Ash - dismantle due to leaning and broken trees, dropping limbs onto road.</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Conditional Approval</p>	<p>2nd April 2024</p>
<p>Ms S Barker 30 Sycamore Avenue Tavistock PL19 9NL</p> <p>P/A No. 4099/23/TPO</p>	<p>T1: Alder tree – Crown height reduction by 3 metres and crown lift to 4 metres to allow for more light and to reduce the risk of falling branches potentially harming someone</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Refusal of Consent with Agreed Lesser works</p>	<p>2nd April 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>Miss R Rowe Tavistock Town Council Footpath from Canal Road to Swimming Pool Tavistock PL19 8SP</p> <p>P/A No. 0702/24/TCA</p>	<p>Ash copse – fell. T78 Tag 694: Silver Maple - crown reduce all around by 3-4m. T81 Tag 223: Horse Chestnut - crown raise to achieve 5.2m highway clearance & 2.4m clearance over pavement. T82 Tag 224: Sycamore – fell. T84 Tag 225: Common Lime - reduce upper crown on SW side of secondary stem by 3m. T85 Tag 401: Silver Maple - remove hanging branch at 15m on the S side. T86 Tag 675: Common Beech – fell. T89 Tag 227: Common Lime x2 - reduce secondary stem in both trees by 4m.</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Tree Works No Objection Raised</p>	<p>4th April 2024</p>
<p>Our Lady and St Mary Magdalen Catholic Church Callington Road Tavistock PL19 8EH</p> <p>P/A No. 055724/TPO</p>	<p>T1-6 : Lime Trees - Remove epicormic growth at base. Reduce laterals spread of branches on SSE side and to south by no more than 2 - 2.25 metres to reduce overhang & shading to neighbouring gardens and sheds T7: Holly - Crown lift on SE side by 2 metres from ground level to lift of neighbouring garden T8: Sycamore - Reduce height throughout on all</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Refusal of Consent with Agreed Lesser works</p>	<p>8th April 2024</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	ascending stems by no more than 3.5 metres due to overhanging neighbour			
Mrs A Wood Home Farm House Church Hill Whitchurch PL19 9ED	READVERTISEMENT External alterations incl roof & veranda (amended application type from HHO to FUL)	Support - The Committee was pleased to see a valuable old building being restored to its original function as a dwelling	Conditional Approval	3 rd April 2024

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 22.04.2024

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<u>DCC Planning Application</u> Mr Booth Portflair Quarries Ltd Wilminstone Quarry Wilminstone Tavistock PL19 0JT	https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4391/2024&cuuid=410F956E-BCD9-47A0-A140-EDA948A478D1	Variation of conditions 1 and 3 of planning permission reference 4012/18/DCC (Reprocessing of inert construction and demolition waste used in the creation of base levels required under planning permission 01083/2010 to remove high quality material capable of being used as secondary aggregate including, temporarily for a period of 5 years, importation of up to 25,000t per annum of inert waste for recycling and resale with the residue being used for	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		finishing off the levels required under extant permission 01083/2010) to extend the time allowed for completion of the development	
Mr Booth Land At Sx 474 740 Maudlins Park Tavistock	https://westdevon.planning-register.co.uk/Planning/Display/0343/24/OPA	Proposed Dwelling	Support in principle – however concerns were raised with regards to the access to the site via an unadopted lane
Mr, Mrs and Ms A Clarke Eden and Catnach 3 Buddle Close Tavistock PL19 0EG	https://westdevon.planning-register.co.uk/Planning/Display/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
Drs D & K Hutchins Middlemoor Cottage Middlemoor Tavistock PL19 9DY	https://westdevon.planning-register.co.uk/Planning/Display/1630/23/HHO	READVERTISEMENT (amended plans & description) Householder application for extensions and alterations to existing dwelling	Object on the following basis; • 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
Mr J Osbourne 57 Lyd Gardens Tavistock PL19 9HU	https://westdevon.planning-register.co.uk/Planning/Display/0813/24/HHO	Householder application to install a conservatory to the rear of the property (part retrospective)	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs A Cole Courtenay Cottage Plymouth Road Tavistock PL19 9DS	https://westdevon.planning-register.co.uk/Planning/Display/1176/24/TPO	G1: Oak, Ash and Beech - lower limbs (up to 20 cm in diameter) will be removed to balance crown and prolong the life of the trees. The landowner will also be erecting stock proof fencing to protect the trees for the future and keep browsing stock off the tree trunks.	Neutral View refer to Tree Specialist
Mrs J Ames 32 Whitham Park Tavistock PL19 9BP	https://westdevon.planning-register.co.uk/Planning/Display/1083/24/HHO	Householder application for ground floor extension to side and front of property to form new porch, kitchen, utility and WC	Support in principle – however concerns were raised with regards to the bifold doors which appear to allow access at first floor level with no exterior ground floor plan Split Decision
Mr Hanley 4 Mount Ford Tavistock PL19 8EB	https://westdevon.planning-register.co.uk/Planning/Display/1162/24/HHO	Householder application for internal layout alterations & changes to rear fenestration	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
Mr W Bonner 2 Bramble Avenue Tavistock PL19 8FT	https://westdevon.planning-register.co.uk/Planning/Display/1121/24/HHO	Householder application to install new window 0.675m x 0.75m to ensuite toilet of Master	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		Bedroom at First Floor on West Elevation	
Mr A Cackett 30 Whitchurch Road Tavistock PL19 9BB	https://westdevon.planning-register.co.uk/Planning/Display/1096/24/HHO	Householder application for removal of existing garage, conservatory & utility room, & erection of new ground floor rear & side extension including adjoining garage & first floor rear extension	Support
Mr P Desmond 136 Whitchurch Road Tavistock PL19 9DE	https://westdevon.planning-register.co.uk/Planning/Display/0724/24/HHO	Householder application for lower ground floor and ground floor extensions to existing dwelling, including screening to the neighbouring properties	Support