

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Monday 29th January, 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 S Hipsey, A Lewis, P Squire and A Venning.

IN ATTENDANCE

Councillor U Mann (Ward Member and Chairman of the Neighbourhood Development Plan Steering Group)

Office Administrator, Administrative & Democratic Services Officer

Representative of the Neighbourhood Development Plan Steering Group)

3 members of the public

291. APOLOGIES FOR ABSENCE

There were no apologies for absence received as all members of the Committee were present.

292. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 9th January, 2024 be confirmed as a correct record and signed by the Chairman (Appendix 1).

293. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

294. PLANNING DECISIONS and APPLICATIONS

At the discretion of the Chairman the following items were brought forward as a representative of an applicant was present, and addressed the Committee with regard to Application 3896/23/HHO.

a) **Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 2).

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 3).

295. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received

296. TOWN PLANNING ISSUES

- a) Provided for information only – Prior Notification from Airband of Road Closure – the Committee considered the Notification which had been received in respect of the road closure within the next 6 months at The Alexander Centre, 62 Plymouth Road, Tavistock, PL19 8BU. (Appendix 4)

RESOLVED THAT the Chairman would contact Airband to ascertain the exact location and check that the works had not already been carried out.

Noted That;

- concerns were raised with regards the lack of details around the 'Unsatisfactory Application' with regard to the location and section of road closure.

297. GENERAL CORRESPONDENCE

No items received

298. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

The Committee considered the various arrangements necessary, and as listed on the Agenda, associated with proceeding to consultation on the emerging Neighbourhood Development Plan (NDP) and Design Guide (to accord with the requirements of Regulation 14 and associated matters).

Copies of both documents, together with the current iteration of the Project Delivery Plan (Appendix 5), had previously been circulated.

By way of background representatives of the NDP Steering Group made reference, in particular, to:

- a) The main strands of the Plan and associated key content;
- b) Character Assessment, Design Code and associated key content;
- c) Progress to date;
- d) Next steps, from consultation through to delivery and review.

Following review and discussion it was:

RECOMMENDED THAT

- a) The Committee and Council endorse proceeding, under Regulation 14 of the Neighbourhood Planning Regulations, and undertake the pre-submission consultation (prior to submission for independent examination) for the:
 - i. Draft Tavistock Neighbourhood Development Plan Policies and related information
 - ii. Draft Tavistock Design Guide
- b) The Committee and Council authorise the Project Manager, in consultation with the Chairman of the Neighbourhood Development Plan Steering Group, to undertake any minor amendments, including but not limited to, amendments of an administrative, corrective or updating nature as may be required and prior to the commencement of the consultation period.
- c) The Committee and Council agree and authorise (subject to (a) above) the timetable for the Regulation 14 Consultation and related arrangements as set out in the Project Delivery Plan.
- d) the Notes of the Neighbourhood Development Plan Steering Group Meeting, held on the 10th January, 2024 be received and noted (Appendix 6).

Noted that: it was reported approval for the Technical Package had been received from Locality.

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

No items brought forward.

300. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 20th February, 2024 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 8.10pm.

Signed:

Dated:
CHAIRMAN

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr J Mulley 242 Whitchurch Rd Tavistock PL19 9EF P/A No. 3094/22/HHO	Householder application for extension & alterations to Existing dwelling	Support	Conditional Approval	19 th December 2023
Mr & Ms Scott & Pope Spring Hill Cottage Spring Hill Tavistock PL19 8LB P/A No. 3218/23/HHO	Householder application for alterations to roof pitch on South West elevation	Support	Conditional Approval	19 th December 2023
Mr J Taylor 58 Whitchurch Road Tavistock PL19 9BD P/A No. 4490/22/HHO	READVERTISEMENT (revised plans) Householder application for proposed demolition of single storey garden room & erection of two storey extension, over cladding of existing external envelope with insulation, slating & render systems & replacement windows & doors with thermally broken PPC aluminium & new porch to north east elevation	Support The measures being undertaken to improve the energy efficiency of the property were welcomed	Conditional Approval	20 th December 2023
Mrs A Hutton Littlecourt Down Road Tavistock PL19 9AQ P/A No.	T1 - Oak tree - Fell tree due to diseased & dead, threat to public	Not placed before TTC for consideration	Tree Works - No Objection Raised	22 nd December 2023

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
3853/23/TEX				
Mr Singh 103 Plymouth Road Tavistock PL19 8BY P/A No. 2618/23/HHO	Householder application for creation of vehicular access to provide parking space for 1 car	<p>Neutral View however</p> <ul style="list-style-type: none"> ● concerns were raised with regards to safety aspects of vehicles crossing the pavement; ● the view of the Highways Authority on highway safety with regards to entering and exiting the site were awaited 	Conditional Approval	15 th December 2023
Mr R Boghurst 8 Roland Bailey Gardens Tavistock PL19 0RB P/A No. 3367/23/TPO	T1: Oak - full crown reduction of 2-3m to reduce sail affect and RoH	Neutral View refer to Tree Specialist	Grant of Conditional Consent	8 th January 2024
Mrs A Mackenzie 24 Priory Close Tavistock PL19 9DJ P/A No. 3460/23/TPO	TS41: Oak - Raise crown to achieve a 3.5m ground clearance across the garden due to branches interfering with garden maintenance, reduce lateral growth on south side by 1.5- 2m due to this aspect of tree heavily biased, reduce crown on north, east & west aspects by 1-1.5m due to tree losing middle section in the past & prune to	Neutral View refer to Tree Specialist	Grant of Conditional Consent	16 th January 2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	reduce exposure of this part of the tree and Remove hazardous dead wood (deadwood exempt)			
Mr T Morris South Hams District Council 20 Plymouth Road Tavistock PL19 8AY P/A No. 1318/23/FUL	READVERTISEMENT (Amended location plan) Conversion of existing offices into three flats of varying sizes, associated courtyard area & soft landscaping to front	Support – previous comments still apply, in particular concerns over the lack of parking provisions	Conditional Approval	10 th January 2024
Mr R Rouse 19 Yellowmead Tor Close Tavistock PL19 8GB P/A No. 3438/23/TCA	T1: Oak - Crown lift to 4M from garden level and a lateral reduction by 1.5 t 2M on the western canopy aspect.	Neutral View refer to Tree Specialist – However, concerns were raised that works are requested to a tree on a new housing development	Tree Works - No Objection Raised	10 th January 2024
Mr H Gray Sunnymead, Launceston Road Tavistock PL19 8NG P/A No. 4074/23/ARC	Application for approval of details reserved by conditions 4 (Surface Water Drainage), 13 (CEMP), 14 (Carbon Reduction) and 17 (External Lighting) of planning consent 4600/21/OPA	Not place before TTC for consideration	Discharge of Conditions – Split Decision	12 th January 2024

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 29.01.2024

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Ms F Kelly 67 Westmoor Park Tavistock PL19 9AB	https://westdevon.planning-register.co.uk/Planning/Display/3942/23/HHO	Householder application for two-storey side extension and single storey rear extension to dwelling	Support
Mr T Haigh and Ms N Batten 31 Champion Rise Tavistock PL19 9PU	https://westdevon.planning-register.co.uk/Planning/Display/3896/23/HHO	Householder application for side extension (linking dwelling to garage), conversion of garage, alteration to front, erection of porch, removal of rear conservatory & associated landscaping & ground works	Support – The application was welcomed as it is well presented and thorough with the inclusion of numerous green and environmental aspects
Ms L Crawford 25 Bannawell Street Tavistock PL19 0DJ	https://westdevon.planning-register.co.uk/Planning/Display/3978/23/TCA	T1: Goat Willow - reduce to ground level. T2: Laurel - reduce to ground level. T3: Acer - crown height reduction of 2m.	Neutral View refer to Tree Specialist
Mrs S Jones The Myrtles 69 Parkwood Road Tavistock PL19 0HH	https://westdevon.planning-register.co.uk/Planning/Display/0143/24/TCA	T1: Cotirus - Crown height reduction by up to 3 mtrs, T2: Japanese Maple - Crown height reduction by up to 2 mtrs, T3: Japanese Maple - Crown height reduction by up to 3 mtrs, T4: Beech - Crown height reduction by up to 4 mtrs, T5: Beech - Crown height reduction by up to 4 mtrs, T6: Star Magnolia - Crown height reduction by up to 2 mtrs, T7: Ornamental Cherry - Crown height reduction by up to 3 mtrs, T8: Crab Apple - Crown height reduction by up to 3 mtrs, T9: Japanese Maple - Crown height reduction by up to 3 mtrs, T10: Beech - Crown height reduction by up to 4 mtrs, T11: Rowan - Crown height reduction by up to 3 mtrs, T12: Holly -	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		Crown height reduction by up to 3 mtrs & T13: Arbutus - Crown height reduction by up to 3 mtrs	
Mrs Logan 1 Vigo Mews Tavistock PL19 0RG	https://westdevon.planning-register.co.uk/Planning/Display/0160/24/TCA	T1 Sycamore - reduce in height by 3 metres to below wall level, T2 Alder - reduce in height by 3 metres to below wall level, T3 Holly - reduce in height by 2 metres and trim sides by 0.5m to shape & T4 Cherry - reduce crown by 2 metres to contain shape in small shrub bed	Neutral View refer to Tree Specialist
Diocese of Plymouth Our Lady and St Mary Magdalen Catholic Church Callington Road Tavistock PL19 8EH	https://westdevon.planning-register.co.uk/Planning/Display/0086/24/FUL	Proposed fencing to rear garden of Church and provision of new double gates to the side of the Church	Support in principle – Provided the Conservation Officer believes it is sympathetic to the surrounding Conservation Area. The Committee also felt it would be appropriate for the Church to seek advice from the local Crime Prevention Officer to ensure that the proposal is suitable for their needs
Mr M Brunsten Land at SX 493 728 Whitchurch Tavistock	https://westdevon.planning-register.co.uk/Planning/Display/0179/24/TPO	T1, T2, T3: Ash - dismantle due to leaning and broken trees, dropping limbs onto road.	Neutral View refer to Tree Specialist
Tavistock Town Council Flat 1, 27 West Street Tavistock PL19 8JY	https://westdevon.planning-register.co.uk/Planning/Display/4218/23/TCA	T143: Eucalyptus - lateral crown reduction of 2-3m on Dartmoor Dental side	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mrs A Wood Home Farm House Church Hill Whitchurch PL19 9ED</p>	<p>https://westdevon.planning-register.co.uk/Planning/Display/4228/23/FUL</p>	<p>READVERTISEMENT External alterations incl. roof & veranda (amended application type from HHO to FUL)</p>	<p>Support – The Committee was pleased to see a valuable old building being restored to its original function as a dwelling</p>
<p>Ms S Barker 30 Sycamore Avenue Tavistock PL19 9NL</p>	<p>https://westdevon.planning-register.co.uk/Planning/Display/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>