

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 20<sup>th</sup> February, 2024** at **6.30pm**.

**PRESENT**

Councillor B Smith            **Chairman**

Councillor P Ward            **Deputy Mayor ex officio**

Councillors S Hipsey, A Lewis, P Squire and A Venning.

**IN ATTENDANCE**

Assistant to the Town Clerk  
Administrative & Democratic Services Officer

**316. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors T Munro (Vice Chairman), A Hutton (Mayor).

**317. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 29<sup>th</sup> January, 2024 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**318. DECLARATIONS OF INTEREST**

The following Declaration of Interest was made;

Councillor S Hipsey in respect of Planning Application 4152/23/HHO Beech Tree House, 2B Roland Bailey Gardens, Tavistock PL19 0RB by virtue of being a neighbour. Councillor Hipsey left the meeting room during the consideration of this Planning Application.

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

a) Planning Application 0038/24 - Replace existing ancillary building at Ashlands Farm, Grenofen, Tavistock, Devon PL19 9EW was considered;

<https://url6.mailanyone.net/scanner?m=1rTLRe-0008aP-3v&d=4%7Cmail%2F90%2F1706272200%2F1rTLRe-0008aP-3v%7Cin6r%7C57e1b682%7C27869468%7C13636717%7C65B3A74E3A4AB0BACD298F805C89001F&o=%2Fphta%3A%2Fdtsoortlr-nmoc.inmasoetpoi.a%2F%2Ficmnnne%2Fidigftx.%3DI%3FahmiAgeaplctp%3Dnti6id1o%26n519ulag9%26ne%3Dega&s=ZC-vXdKc0jaqwWFtwvzRAyFC1Z0> (Appendix 2)

The decision was to 'support' the Application.

### **320. TOWN PLANNING ISSUES**

Provided for information only – Prior Notification from Kier Group of Road Closure – the Committee considered the Notification which had been received in respect of the road closure for Essential works: Scheme Name: Kilworthy Hill, Tavistock. Road Closure from outside The Ramblers to the boundary between The Leaze and 6, Kilworthy Hill. Works Reference Number: 14614 / 09977122. (Appendix 3). **Noted.**

### **321. GENERAL CORRESPONDENCE**

The Committee referred to the Local Planning Authority's decision on Planning Application 3776/23/HHO 239 Whitchurch Road, Tavistock PL19 9EG. This discussion was deferred to later in the Meeting, under Agenda Item 9a) Planning Decisions (Minute No. 324a below refers).

### **322. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)**

- a) The Committee received and considered the planning implications with regard to the Heritage Assets in the town as per the letter received from the Chairman of the Neighbourhood Development Plan Steering Group.

Following a review and discussion it was;

RECOMMENDED THAT –

Tavistock Town Council support the listing of the Jubilee Archway and the Bandstand in the Meadows as part of the Heritage Asset list.

Noted that;-

The River Walk was no longer included in the Heritage Asset list.

- b) The Committee had received a written update from the Chairman of the NDP with regards to the progress of the Consultation.

It was reported that;

- there had been positive feedback from the public who had attended the NDP Consultation at The Guildhall, and by those who had submitted response forms.
- there was substantive feedback online and via email with very interesting comments.

The Committee commended the Chairman for all her hard work, enthusiasm and for bringing the Plan to the wider public community.

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

No items brought forward.

### **324. PLANNING APPLICATIONS**

- a) **Planning Decisions**

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

Noted that;-

Planning Application No. 3776/23/HHO 239 Whitchurch Road, Tavistock  
PL19 9EG

Members of the Committee were encouraged to review the Decision Notice for this Application, which had been a 'Refusal' by the Local Planning Authority.

The Committee's comments;

- raised concerns with regard to highways safety, despite the changes proposed from the original application;
- referred to the Highway Authority not having raised an objection, with concerns also being raised with regards to recent Highways Authority decisions.

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).

**325. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Monday 11<sup>th</sup> March, 2024 at 6.30pm in the Council Chamber, Drake Road, Tavistock. (please note change of day).

The Meeting closed at 7.00pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 20.02.2024

| Applicant's Name,<br>Site Location,<br>P/App No.  | Development Type  | Town Council's<br>Comments  | Decision by<br>Local Planning<br>Authority | Date of<br>Decision                         |
|---|---|---|--|---|
| <p>Mr J Hall<br/>239 Whitchurch<br/>Road<br/>Tavistock<br/>PL19 9EG</p> <p>P/A No.<br/>3776/23/HHO</p>          | <p>Householder<br/>application for<br/>demolition of<br/>wall to create an<br/>access<br/>(resubmission of<br/>0026/23/HHO)</p>   | <p><b>Neutral View -<br/>however concerns<br/>were still raised<br/>with regard to<br/>highway safety,<br/>despite the<br/>changes proposed<br/>from the original<br/>application.<br/>Therefore, it was<br/>requested that the<br/>Highways<br/>Authority be<br/>invited to review<br/>the proposals to<br/>ensure the safety<br/>measures<br/>proposed were<br/>sufficient.</b></p> | <p>Refusal</p>                             | <p>19<sup>th</sup><br/>January<br/>2024</p> |
| <p>Mr W Southall<br/>Town Hall<br/>Bedford Square<br/>Tavistock<br/>PL19 0AE</p> <p>P/A No.<br/>1015/23/LBC</p> | <p>Listed Building<br/>Consent for stone<br/>facade repairs,<br/>replacement<br/>rainwater goods,<br/>replacement of lead<br/>internal downpipe to<br/>north west roof<br/>gutter upgrading of<br/>lead abutment<br/>gutters to southern<br/>roof slope</p> | <p><b>Support</b></p>   | <p>Conditional<br/>Approval</p>            | <p>24<sup>th</sup><br/>January<br/>2024</p> |
| <p>Mr S &amp; Mrs L Beale<br/>2 Hurdwick Road<br/>Tavistock<br/>PL19 8LW</p> <p>P/A No.<br/>3758/23/HHO</p>     | <p>Householder<br/>application for<br/>demolition of<br/>existing<br/>conservatory,<br/>construction of rear<br/>single storey<br/>extension &amp; increase<br/>in depth of existing<br/>garage</p>   | <p><b>Support</b></p>   | <p>Conditional<br/>Approval</p>            | <p>25<sup>th</sup><br/>January<br/>2024</p> |
| <p>Stinson - Devon<br/>Block Management</p>   | <p>T1 - Norway maple -<br/>Reduce entire<br/>canopy by 1.5m</p>   | <p><b>Not placed before<br/>TTC for<br/>consideration</b></p>   | <p>Conditional<br/>Approval</p>            | <p>5<sup>th</sup><br/>February<br/>2024</p> |

| Applicant's Name,<br>Site Location,<br>P/App No.   | Development Type  | Town Council's<br>Comments  | Decision by<br>Local Planning<br>Authority | Date of<br>Decision                 |
|--|---|---|--|-------------------------------------|
| Muralto House<br>Callington Road<br>Tavistock<br><br>P/A No.<br>3841/23/TPO  | leaving the tree<br>standing at 10m,<br>aiming to alleviate<br>strain on previous<br>pruning wounds<br>whilst maintaining<br>the natural shape of<br>the tree |   |  |                                     |
| Mr P Stanton<br>Exeter Diocesan<br>Board of Finance Ltd<br>Vicarage<br>5A Plymouth Road<br>Tavistock<br>PL19 8AU<br><br>P/A No.<br>3954/23/TCA | T8: Copper beech -<br>Crown lifting to<br>3.0m and 2.0m<br>lateral spread<br>reduction only to the<br>south eastern<br>canopy elevation.                      | <b>Not placed before<br/>TTC for<br/>consideration</b>  | No Objection<br>Raised                     | 5 <sup>th</sup><br>February<br>2024 |
| Tavistock Parish<br>Church<br>Tavistock Parish<br>Church Centre<br>5 Plymouth Road<br>Tavistock<br>PL19 8AU<br><br>P/A No.<br>4233/23/TCA      | T1: Young lime tree<br>- to be dismantled<br>down to a stump  | <b>Neutral View refer to<br/>Tree Specialist</b>  | No Objection<br>Raised                     | 5 <sup>th</sup><br>February<br>2024 |
| Ms L Crawford<br>25 Bannawell Street<br>Tavistock<br>PL19 0DJ<br><br>P/A No.<br>3978/23/TCA  | T1: Goat Willow -<br>reduce to ground<br>level. T2: Laurel -<br>reduce to ground<br>level. T3: Acer -<br>crown height<br>reduction of 2m                      | <b>Neutral View refer to<br/>Tree Specialist</b>  | No Objection<br>Raised                     | 5 <sup>th</sup><br>February<br>2024 |
| Mrs P Hookway<br>45 Westbridge<br>Cottages<br>Plymouth Road<br>Tavistock<br>PL19 8DQ   | Listed building<br>consent to replace<br>existing single<br>glazed wooden<br>windows and door   | <b>Support – we believe<br/>what is being<br/>proposed preserves<br/>and protects a<br/>heritage building,<br/>and being double<br/>glazed will improve<br/>energy efficiency</b> | Conditional<br>Approval                    | 2 <sup>nd</sup><br>February<br>2024 |

|  |                  |                            |  |                     |
|--|------------------|----------------------------|--|---------------------|
| Applicant's Name,<br>Site Location,<br>P/App No. | Development Type | Town Council's<br>Comments | Decision by<br>Local Planning<br>Authority | Date of<br>Decision |
| P/A No.<br>0850/23/LBC                           |                  |                            |  |                     |

## TAVISTOCK TOWN COUNCIL

### DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 20.02.2024

| Applicant's Name & Location  | P/App Link  | Proposal  | Deadline to respond   |
|--|---|---|---|
| Mr P Benny<br>Hillbrook<br>11 Cole Moore<br>Meadow Tavistock<br>PL19 0ES | <a href="https://westdevon.planning-register.co.uk/Planning/Display/4098/23/TPO">https://westdevon.planning-register.co.uk/Planning/Display/4098/23/TPO</a> | T3: Common Sycamore - Removal of any branches below 5 metres from ground level (on Wyatt's Lane), incl. any dead branches – dead branches falling onto lane, T4: Common Sycamore - Removal of any branches below 5 metres from ground level (on Wyatt's Lane), incl. any dead branches – dead branches falling onto lane, T5: Common Sycamore - Removal of low hanging branches below 5 metres from ground level (on Wyatt's Lane), incl. any dead branches due to branches on T5 (Wyatt's Lane Side) are causing an obstruction to vehicles as per images. | <b>Neutral View refer to Tree Specialist</b>  |
| Mrs J Ames<br>32 Whitham Park<br>Tavistock<br>PL19 9BP                   | <a href="https://westdevon.planning-register.co.uk/Planning/Display/4184/23/HHO">https://westdevon.planning-register.co.uk/Planning/Display/4184/23/HHO</a> | Householder application for ground floor extension to side and front of property (resubmission of 1399/23/HHO)  | <b>Neutral View - However, the Committee hoped that the Planning Officer would take into consideration the loss of Privacy if</b> |

| Applicant's Name & Location   | P/App Link  | Proposal  | Deadline to respond  |
|---|---|---|--|
|   |   |   | <b>frosted glass isn't used which will impact the neighbouring property. Please refer to the neighbour's objection received.</b> |
| Mrs C Lezmore<br>11A Mount Tavy<br>Road Tavistock<br>PL19 9JB           | <a href="https://westdevon.planning-register.co.uk/Planning/Display/4169/23/HHO">https://westdevon.planning-register.co.uk/Planning/Display/4169/23/HHO</a> | Householder application for the erection of a double garage.  | <b>Support</b>   |
| Mr J Searle<br>15 The Heights<br>Tavistock<br>PL19 8HQ                  | <a href="https://westdevon.planning-register.co.uk/Planning/Display/0338/24/TPO">https://westdevon.planning-register.co.uk/Planning/Display/0338/24/TPO</a> | Proposal: T14: Oak - Crown height reduction to previous pruning points approx. 1.5 to 2 mtrs - tree is close to buildings, Reduce lower limb on N side to aspect of boundary - some squirrel damage evident & Reduce lower limb on SE aspect to inside of boundary to suitable growth point due to damage remove dead wood (exempt) | <b>Neutral View refer to Tree Specialist</b>   |
| Miss I Stanswood<br>The Shack<br>6 Dolvin Road<br>Tavistock<br>PL19 9EA | <a href="https://westdevon.planning-register.co.uk/Planning/Display/0414/24/TCA">https://westdevon.planning-register.co.uk/Planning/Display/0414/24/TCA</a> | T1: Prunus Laurocerasus – cut off limbs at base 3-4m in length, base diameter for final cut 120mm, T2: Acer Pseudoplatanus - cut off limbs at base 4-6m in length, base diameter for final cut 120- 150mm. T3: Fraxinus Excelsior - cut off limbs at base 4-6m in length, base diameter for final cut                               | <b>Neutral View refer to Tree Specialist</b>   |

| Applicant's Name & Location  | P/App Link  | Proposal  | Deadline to respond |
|--|---|---|---------------------|
|  |   | 120- 150mm. T4: Cupressus Leylandii - reduce height to 4m to a previous cut height, final cut diameter up to 120mm. T5: Fraxinus Excelsior - lay some which are closer to the property to thicken the hedgerow. |                     |
| Mr C Miller<br>Boundary Cottage<br>Brook Lane<br>Tavistock<br>PL19 9DP                       | <a href="https://westdevon.planning-register.co.uk/Planning/Display/0337/24/HHO">https://westdevon.planning-register.co.uk/Planning/Display/0337/24/HHO</a> | Householder application for a proposed carport & garden store   | <b>Support</b>      |
| Mr S & Mrs A Cox<br>Beech Tree House<br>2B Roland Bailey<br>Gardens<br>Tavistock<br>PL19 0RB | <a href="https://westdevon.planning-register.co.uk/Planning/Display/4152/23/HHO">https://westdevon.planning-register.co.uk/Planning/Display/4152/23/HHO</a> | Erection of garden room with potting shed   | <b>Support</b>      |