

MINUTES

Minutes of the Meeting of the **Development Management & Licensing Committee** held at **Tavistock Town Hall** on Monday 10th May, 2021 at 5.30pm.

PRESENT

Councillor A Hutton (Mayor – ex officio)
Councillor Mrs U Mann (Deputy Mayor – ex officio)
Councillors Ms L Crawford, J Ellis, A Fey, Mrs G Parker, G Parker, B Smith, P Ward and P Williamson

IN ATTENDANCE

Town Clerk and Assistant to the Town Clerk
Councillors A Lewis, H Smith and P Squire (Ward Members)

12. ELECTION OF CHAIRMAN

Nominations were invited for the election of Chairman for the Development Management & Licensing Committee for the 2021-2022 Civic Year.

Nominations, duly seconded, were received in respect of Councillors P Ward and J Ellis. Following a written vote it was:-

RESOLVED THAT Councillor P Ward be appointed Chairman of the Development Management & Licensing Committee for the ensuing Civic Year.

13. ELECTION OF VICE CHAIRMAN

Nominations were invited for the election of Vice Chairman for the Development Management & Licensing Committee for the 2021-2022 Civic Year.

A nomination, duly seconded, was received in respect of Councillor J Ellis. There being no further nominations it was:-

RESOLVED THAT Councillor J Ellis be appointed Vice Chairman of the Development Management & Licensing Committee for the ensuing Civic Year.

14. APOLOGIES FOR ABSENCE

No apologies for absence had been received, as all Members were present.

15. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Wednesday 28th April, 2021 be confirmed as a correct record and signed by the Vice Chairman (in the Chair for that Meeting) (Appendix 1).

16. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

17. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

a) Dartmoor Local Plan Examination – it was reported that the Inspector’s Report had been received and was awaiting final checking. Members would be advised when the Report was available for viewing.

18. TOWN PLANNING ISSUES

No items received.

19. NEIGHBOURHOOD PLANNING

The Committee was invited to respond to the instructions of Council as contained in Minute No. 297, namely that:

the Development Management & Licensing Committee, in its capacity as organisational lead body for planning, development and the built environment:

i) Consider the position with regard to whether to proceed with a NDP at the present time and make a recommendation to Council in principle accordingly;

ii) In the event the answer is in the affirmative, the Committee to meet with WDBC Strategic Planning Officers to review the extant planning policy framework in the round (national and local and the implications of the mooted Government changes to planning), then to make further recommendation(s) to Council as to:

a. how best and when to proceed in view of the current position in respect of changes to the planning framework nationally;

b. identify those critical planning areas that the Committee considers essential a meaningful NDP should address 5 (i.e. those areas where the existing superior plans are

inadequate or insufficient and/or where a NDP could appropriately add value through measures 'in conformity' with superior plans).

In the ensuing discussion particular reference was made to:

- a) Potential benefits and drawbacks associated with Neighbourhood Planning, associated timelines, costs and other factors;
- b) Should a plan proceed, the importance attached to whole community involvement, accessing hard to reach groups and making the plan accessible and relevant to the whole demographic;
- c) How best to support the Town post-pandemic;
- d) The extent to which a Neighbourhood Development Plan could fit within, and conform to, the wider planning process in areas such as site allocation, heritage, design codes and town centre development;
- e) The importance attached to probity and good governance, including but not limited to financial controls and effective communication mechanisms.

Arising from the foregoing it was;

RECOMMENDED THAT

- i. Tavistock Town Council proceed with the preparation of a Neighbourhood Development Plan for the whole of the Tavistock Town Council area, as set out in the Designation Notice issued by West Devon Borough Council in September 2017;
- ii. The Clerk prepare an initiation report for the Neighbourhood Plan to be reported to the Development Management & Licensing Committee on June 22nd 2021, covering, but not limited to the following:
 - a. Terms of Reference for a Neighbourhood Plan Steering Group including governance arrangements and the appointment arrangements for the initial members of the Group
 - b. An overview of the plan making process, including public consultation and working arrangements with other local authorities.
 - c. Arrangements for financing the Plan preparation, including grant applications and budget allocations from the Town Council and (if appropriate) partners and arrangements for oversight of capital and revenue income and expenditure.
- iii. the Clerk, in consultation with the Mayor, identify up to 4 Members with whom the Clerk can consult in the preparation of the report (para 2 refers);
- iv. authority be delegated to the Development Management and Licensing Committee, at its Meeting on 22nd June 2021, to

agree the mobilisation arrangements for a Neighbourhood Development Plan as set out above (all Councillors being invited to attend).

20. GENERAL CORRESPONDANCE

No items received.

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

No items brought forward.

22. PLANNING DECISIONS and APPLICATIONS

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. The views of the Committee were 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. (Appendix 3).

23. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Wednesday 2nd June, 2021 at 5.30pm in the Town Hall (please note change of day).

The Meeting closed at 7.15pm

Signed:

Dated:
CHAIRMAN

28.

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr J Bateman Unit 8 Tavistock Retail Park Plymouth Road Industrial Estate Tavistock PL19 9QN</p> <p>P/A No. 0529/21/FUL</p>	<p>Change of use to car showroom</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>12th April 2021</p>
<p>Mr J Stewart 36 Parkwood Road Tavistock PL19 0HH</p> <p>P/A No. 1374/20/LBC</p>	<p>Listed building consent to re-roof the property using existing slates, replacing any worn lead flashing, re- point chimney and repair guttering</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>12th April 2021</p>
<p>Mr J Eadie Taylor Square Properties Ltd 26 King Street Tavistock PL19 0DT</p> <p>P/A No. 3786/20/FUL</p>	<p>Change of use from Class A2 office to C3 dwelling</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>14th April 2021</p>
<p>Mr P Morris 8 Deer Leap Tavistock PL19 9RD</p> <p>P/A No. 0108/21/TPO</p>	<p>T1: Norway Maple - Crown height reduction by 2m, tree overhanging property and road. T2: Birch - Crown height by 2m, tree overgrown. T3: Birch - Crown height reduction by 2m, tree overgrown</p>	<p>Neutral View – refer to Tree Specialist</p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>23rd April 2021</p>
<p>Ms D Beynon Torview Down Road</p>	<p>T36: Tulip - Crown thin by 15-20% removing epicormic</p>	<p>Neutral View - refer to Tree Specialist</p>	<p>Refusal of Consent</p>	<p>23rd April 2021</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock PL19 9AQ P/A No. 0720/21/TPO	growth from main stem & larger branches to promote even crown and improve amenity value			
Mr R Elliott-Ogden Regal Heritage Limited Land Adjacent To 24 Glanville Road Tavistock P/A No. 0805/21/TCA	T15: Ash - Fell due to proximity to historic retaining wall and low amenity value	Neutral View - refer to Tree Specialist	No Objections Raised	23 rd April 2021
Mr J Sawyer 9 Ford Street Tavistock PL19 8DY P/A No. 0866/21/TCA	T1: Lawson's Cypress – fell T2: Lawson's Cypress – fell T3: Lawson's Cypress – fell	Neutral View - refer to Tree Specialist	No Objections Raised	23 rd April 2021
Mr P Morris 8 Deer Leap Tavistock PL19 9RD P/A No. 0108/21/TPO	T1: Norway Maple - Crown height reduction by 2m, tree overhanging property and road. T2: Birch - Crown height by 2m, tree overgrown. T3: Birch - Crown height reduction by 2m, tree overgrown	Neutral View – refer to Tree Specialist	Refusal – Lesser Tree Works allowed	23 rd April 2021
Mr G Gourlay - RM- PM Tavyside Health Centre Abbey Rise Tavistock Devon PL19 9BB	Installation of 24- hour prescription dispenser, removal of 2 windows and 1 replaced with an elongated window	Support	Conditional Approval	21 st April 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. 0550/21/FUL				
Mr P Dawes Tavyside Health Centre Abbey Rise Tavistock Devon PL19 9BB P/A No. 0551/21/ADV	Advertisement Consent for signage on front of the prescription dispenser	Support	Conditional Approval	21 st April 2021
Ms D Beynon Torview Down Road Tavistock PL19 9AQ P/A No. 0720/21/TPO	T36: Tulip - Crown thin by 15-20% removing epicormic growth from main stem & larger branches to promote even crown and improve amenity value	Neutral View - refer to Tree Specialist	Refusal	23 rd April 2021
Mr R Elliott-Ogden Regal Heritage Limited Land Adjacent To 24 Glanville Road Tavistock P/A No. 0805/21/TCA	T15: Ash - Fell due to proximity to historic retaining wall and low amenity value	Neutral View - refer to Tree Specialist	Tree Works No Objections Raised	23 rd April 2021
Mr J Sawyer 9 Ford Street Tavistock PL19 8DY P/A No. 0866/21/TCA	T1: Lawsons Cypress - Fell; T2: Lawsons Cypress - Fell; T3: Lawsons Cypress - Fell	Decision made before consideration by TTC due to rescheduling of Meeting	Tree Works No Objections Raised	23 rd April 2021
Mr N Edwards Land adjacent to Brook Farm Brook Lane Tavistock PL19 9DP	Application for Approval of details reserved by Conditions 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 20 of	Not placed before TTC for consideration	Discharge of Conditions – Split Decision	20 th April 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. 3862/19/ARC	Planning Consent 0955/17/FUL			
Mr R Lezmore 11a Mount Tavy Road Tavistock PL19 9JB P/A No. 4205/19/HHO	READVERTISEMENT (revised plans received) Retrospective householder application for enlargement of patio area	Object on the same basis as the previous objection, which remains unchanged, that being; <ul style="list-style-type: none"> • Harm to visual amenity of the neighbourhood; • Harmful impact on immediate neighbours; • The above contrary to Policy DEV10 	Refusal	21 st April 2021

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 10.05.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr J Dean 15 Watts Road Tavistock PL19 8LF	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210979	Householder application for single storey flat-roofed extension to west side of existing property, comprising a kitchen and family room	Object on the following basis; The proposal will cause harm to the Conservation Area and to the World Heritage Site by virtue of an inappropriate extension to the building and the removal of a section of a boundary wall, both of which are identified as positive features in the area. Accordingly, the proposal is contrary to JLP Policies DEV 21 and DEV 22, and

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			to Policies P3 and C2 of the WHS Management Plan.
Mr J Hough The Old Vicarage Church Hill Whitchurch Tavistock PL19 9ED	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211220	T1: Beech - Lateral reduction by 3m on North side - tree causing excessive shading over neighbouring garden. T2: Hawthorn - Crown height reduction by 3m and lateral reduction by 2m on all sides to form part of Devon hedge - tree starting to damage wall.	Neutral View refer to Tree Specialist
Mr & Mrs J Davies 50 Plym Crescent Tavistock PL19 9HX	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210850	Householder application for construction of two-storey side and rear extension to replace existing single-storey structure	Support
Mr & Mrs Huxham Romany Chollacott Lane Tavistock PL19 9DD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210890	Householder application for proposed two storey side extension with internal alterations	Support
HSBC Holdings plc HSBC Bedford Square Tavistock PL19 0AH	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211296	Listed Building consent for external marketing and ATM removal and new glazing installation	Support However the LPA's attention is drawn to the previous repair to the building, which was deemed to have been carried out using inappropriate materials
Mrs S & Mr P Whitehead 73b Bannawell Street Tavistock PL19 0DP	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211105	Householder application for replacement roof and alterations to existing workshop/store	Support The quality and relevance of the Heritage Statement was commended

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs S & Mr P Whitehead 73b Bannawell Street Tavistock PL19 0DP	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211106	Listed building consent for replacement roof and alterations to existing workshop/store	See above
Mr I Higham 11 Watts Road Tavistock PL19 8LF	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203530	READVERTISEMENT (revised plans received) Change of use of basement to allow rental / holiday let, associated works, change current window to access door, change bedroom to kitchen	Support However the Committee would draw the LPA's attention to the means of escape