

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 1st November, 2022** at **5.30pm**.

PRESENT

Councillor Mrs U Mann **Chairman**
Councillor B Smith **Vice Chairman**

Councillor P Ward **Mayor – ex officio**

Councillors Ms L Crawford, A Lewis, P Squire and A Venning

IN ATTENDANCE

Office Administrator

Ward Members Councillors Ms M Ewings, A Hutton, Mrs A Johnson and P Peers

One member of the public

246. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors J Ellis (Deputy Mayor) and T Fey.

247. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 10th October, 2022 be confirmed as a correct record and signed by the Chairman (Appendix 1).

248. DECLARATIONS OF INTEREST

The following Declaration of Interest was made;

- Ward Member Councillor Mrs A Johnson in respect of Planning Application 3291/22/HHO – 14 Deer Park Road, Tavistock PL19 9HG by virtue of being a relative of the applicant, and took no part in the consideration of this Application.

249. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No Items received.

250. TOWN PLANNING ISSUES

- a) Appeal Notification - the Committee considered the Appeal Notification in respect of Planning Application 0723/21/FUL -

Land at Plymouth Road, Tavistock PL19 9DS - Proposal: Hybrid application comprising full planning application for the erection of 44 residential dwellings, formation of access, associated public open space, landscaping and infrastructure; and outline planning application for 0.76ha of commercial land (use class E(g) - formerly B1 with all matters reserved, except means of access, following Refusal by the Local Planning Authority (Appendix 2).

Discussions ensued with regard to the Appeal.

RESOLVED THAT the Chairman, in conjunction with the Mayor, draft a letter reinforcing the original objections of the Committee with particular attention to:

- the lack of affordable housing which Tavistock desperately needed;
- the parcel of land was designated as employment land and with its loss, no employment land would be available in Tavistock;
- that it was in contravention of TTV17 of the Joint Local Plan.
- that no Section 106 agreement was in place and no provision was made for education.

The letter was circulated to Committee and Ward Members prior to being sent to the Secretary of State (Appendix 3).

- b) New Premises Licence Application – the Committee considered the Application in respect of Sovereign Wines, 23 Market Street, Tavistock PL19 0DD for;
- the supply of alcohol for consumption off the premises Monday to Saturday 09:00 to 21:00, Sunday 10:00 to 14:00 (Appendix 4).

The Committee were in 'support' of this application so no representation to the Licensing Department at West Devon Borough Council was required.

251. GENERAL CORRESPONDENCE

No Items received.

252. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

The Notes of the Steering Group Meeting held on Wednesday 5th October, 2022 were received and noted (Appendix 5).

- The NDP Group attended the "Tamar Energy Fest" at the Butchers' Hall on 12th November, 2022;
- The next Steering Group Meeting was scheduled for 9th November, 2022

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

No items brought forward.

254. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 6).

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 7).

255. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 21st November, 2022 at 5.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 6.23pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 01.11.2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Ms J Paine - Mount Kelly (Foundation) Mount Kelly Playing Fields Parkwood Road Tavistock PL19 0HH P/A No. 0456/22/FUL	Proposed replacement building for grounds maintenance equipment storage, ground staff welfare & messroom facilities	Support	Conditional Approval	30 th September 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Ms J Paine Bursar of Mount Kelly Foundation Courtenay House Flat Kelly College Parkwood Road Tavistock PL19 0HX P/A No. 2514/22/FUL	Replacement of double-glazed windows	Support	Refusal	30 th September 2022
Mr C Brazier 26b Glanville Road Tavistock PL19 0EB P/A No. 3081/22/TCA	T1: Norway Spruce - crown lift to 4.9m from ground level to remove damaged and dead branches over fence	Neutral View refer to Tree Specialist	No Objections Raised	10 th October 2022
Mr A Meckiff Hunters Moon 7 Drake Villas Tavistock PL19 8DA P/A No. 2738/22/VAR	Application for variation of condition 2 (approved plans) of planning consent 3412/21/HHO (retrospective)	Neutral View	Conditional Approval	4 th October 2022
Mr & Mrs Lindsay 22 The Dell Tavistock PL19 0EQ P/A No. 2023/21/HHO	Householder application for first floor extension to side and single storey extension to rear	Support	Conditional Approval	10 th October 2022
Mrs S Mollard 6 Market Street Tavistock PL19 0DA P/A No. 2737/22/CLB	Certificate of Lawfulness for proposed works to a Listed Building for roof repairs	Not placed before TTC for consideration	Certificate of Lawfulness (Proposed) Certified	11 th October 2022

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr G Bottomly MAG Developments SW Ltd South of Plot 12 Mount Kelly Parkwood Road Tavistock</p> <p>P/A No. 2810/22/VAR</p>	<p>Application for variation of condition 2 (approved plans) of planning consent 4121/17/FUL</p>	<p>Neutral View</p>	<p>Refusal</p>	<p>12th October 2022</p>
<p>Mrs H Waine 16 Priory Close Tavistock PL19 9DH</p> <p>P/A No. 2879/22/NMM</p>	<p>Non-material minor amendment to Planning Consent 1807/21/HHO (Householder application for conversion of garage into two-storey extension (resubmission of 2112/20/HHO) for an additional small roof light or sun tube to connecting roof section and amendments to elevations that were shown on approved plans but mused off elevation drawings on previous application reference 3575/21/NMM</p>	<p>Not placed before TTC for consideration</p>	<p>Conditional Approval</p>	<p>12th October 2022</p>
<p>Mr A Brown Andrew Brown Dental 9 Plymouth Road Tavistock PL19 8AU</p> <p>P/A No. 3305/22/TCA</p>	<p>T1: Cherry - Removal of tree to prevent an unstable tree being a threat to the public highway</p>	<p>Neutral View – However, the trees along Plymouth Road are considered to be an important part of the landscape, so if the tree cannot be saved by having lesser works undertaken, we would like to see</p>	<p>No Objections Raised</p>	<p>24th October 2022</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		it replaced with a semi-mature tree		
Mrs S Pettitt 3 Priory Gardens Whitchurch Tavistock PL19 9NZ P/A No. 3103/22/TPO	T1: Copper Beach - Crown height reduction by 2 metres, Lateral reduction on North East side to give 3 metre clearance to property (3 Priory Gardens), Lateral reduction on western side to give 3 metre clearance to property (2 Priory Gardens) and Lateral reduction on (rest of the sides) N,E & S by 2 metres in order to maintain the shape and balance of the tree and to ensure the tree does not become too top heavy and to allow light & air to both the houses	Neutral View refer to Tree Specialist	Refusal of Consent with Agreed Lesser Works	24 th October 2022

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 01.11.2022

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Ms S Haggett 19 Plymouth Road Tavistock PL19 8AU	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223267	Change of use from office to residential	Support
Mr M Jackson Aspris Childrens Services Ltd Kilworthy House Kilworthy Road	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223202	Listed Building Consent for proposed replacement of existing external timber stairs	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Tavistock PL19 0JN			
Mr S Ford Chaldron House Down Road Tavistock PL19 9AE	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222870	: T7: Oak - Lateral reduction by 1 metres on North and West sides to improve light capture by solar panels on roof and to give greater clearance, G3: Horse Chestnut - Crown raise to 2 metres to provide greater ground clearance and Lateral reduction by 1 metres on East and West sides to maintain 1 metres space around telephone wire as it transits through tree and Crown thin by 20% and G3: Ash- Lateral reduction by 1 metres on East and West sides to create 1 metres space around telephone wire	Neutral View refer to Tree Specialist
Mr R Mayo Thorn Down Road Tavistock PL19 9AD	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223391	T1: Lawson Cypress - Removal tree, as declined and is now dead and T2: Lawson Cypress - Removal tree, as declined and is now dead	Support
Mr & Mrs J Wright Whitebriar 4 Grove Park Tavistock PL19 9HJ	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/221758	READVERTISEMENT (Amended plans received) Householder application for proposed side extension	Support
Mr & Mrs Barnes 10 Deer Park Close Tavistock PL19 9HE	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223280	Householder application for erection of double garage	Support
Mrs D Bevan Chez-Nous Mohuns Close Tavistock	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/222825	Householder application for one storey rear extension, conversion of attic space into bedroom with en-suite	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
PL19 9BJ		& widening of front drive (resubmission of 1407/22/HHO)	
Mr And Mrs O Keenan 14 Deer Park Road Tavistock PL19 9HG	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223291	Householder application for the demolition of existing flat roofed garage & addition of new extensions including a replacement garage	Object on the following basis; <ul style="list-style-type: none"> • The proposed development projects well beyond the current building line. • It would therefore disrupt the neat line of existing housing and adversely change the street scene.
Mr M Tucker 24 Churchill Road Whitchurch Tavistock PL19 9BU	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223459	T1: Ash - remove, large split in trunk	Support
Mrs A Davies Valley View Brook Lane Tavistock PL19 9DP	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223471	T1: Purple beech - Remove tree due to tree declining for the last 18 months, replant with native broad leaf on completion	Neutral View refer to Tree Specialist <ul style="list-style-type: none"> • The Committee were pleased to see that it would be replaced with a native broad leaf tree
Mr J Summerfield 23 Sycamore Avenue Tavistock PL19 9NL	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223390	T1: Oak - Lateral reduction by 2-3 metres on south east side, T2: Oak - Lateral reduction west side by approximately 3 metres and crown thin by 30% on west side and T3: Oak - lateral reduction by 2-3 metres on northwest side -	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		reason for works: to increase light into rear garden, trees are blocking a significant amount of light	
Mr G Prest 11 Deer Leap Tavistock PL19 9RD	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223548	T6: Dual Stemmed Oak - Crown height reduction by 9 metres from ground level, tree has low vigour in upper crown and has low amenity value	Neutral View refer to Tree Specialist
Ms A Dawe Rose Cottage Middlemoor Tavistock PL19 9DY	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223450	Householder application for an infill front extension, reinstate front entrance door & replace rear single storey extension	Support
Mr T Green 46 Plymouth Road Tavistock PL19 8BU	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/223498	T1: Cherry - lateral crown reduction by 1.5m on all sides and crown height reduction by 1.5m	Neutral View refer to Tree Specialist