

MINUTES

Minutes of the virtual Meeting of the **Development Management & Licensing Committee** held at

<https://us02web.zoom.us/j/89990890942> (for Councillors who wished to attend) and

https://www.youtube.com/results?search_query=tavistock+town+council (for the public who wished to attend) on Wednesday 28th April, 2021 at 5.00pm.

PRESENT

Councillor J Ellis – Vice Chairman (in the Chair)

Councillor Mrs A Johnson (Mayor – ex officio)

Councillor A Hutton (Deputy Mayor – ex officio)

Councillors G Parker, B Smith, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

303. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Ms L Crawford, A Fey and P Ward (Chairman)

304. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 30th March, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

305. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

306. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

a) Dartmoor Local Plan Examination – it was reported that a written update had been provided, under separate cover, to all Members of Council. The final decision, following the conclusion of the Consultation, was awaited.

307. TOWN PLANNING ISSUES

- a) A new Premises Licence Application had been received in respect of Lemon Grove Café, 4a Duke Street, Tavistock for 'The sale of alcohol for consumption on the premises, Monday to Sunday 11am – 10.30pm'. The decision was made to '**support**' the Application (Appendix 2);
- b) A new Premises Betting Licence had been received in respect of Done Brothers (Cash Betting) Ltd t/a Betfred at 21a Market Street, Tavistock PL19 0DE for the relocation of premises from Duke Street to Market Street. The decision was made to '**support**' the Application (Appendix 3);
- c) Reports from the Landscape Officer and Highways Authority had been received in respect of - Land to south of Plymouth Rd, Tavistock (TTV17, Baker Estates - application for full consent for 45 dwellings and outline consent for extra care facility). The LPA had been approached to advise whether there would be further consultation with the Town Council. It was confirmed, prior to the Meeting, that the Town Council would be re-consulted on this matter in due course. (Appendix 4).

Thanks were conveyed to a Member with regard the briefing paper which had been provided.

- d) Received for information only – notification of the temporary closure, for a period of up to 6 months, of Footpath No. 6, Tavistock which would start on the 17th May 2021. The closure was necessary to enable gas mains replacement. It was anticipated that the works will be completed on the 7th June 2021 (Appendix 5) – **Noted**;
- e) It was reported that the Chairman of this Committee had attended the Development Management & Licensing Committee Meeting at West Devon Borough Council, when Planning Application 4205/19/HHO – 11a Mount Tavy Road, Tavistock PL19 9JB for a Retrospective householder application for enlargement of patio area was considered. The Application had been refused consent, and enforcement action would follow.

308. GENERAL CORRESPONDANCE

No items received.

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

No items brought forward.

310. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

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

Noted That- concerns were raised with regard;

- Mount Kelly Application had been approved, however the LPA (Local Planning Authority) Officer hadn't appreciated the site was in the Conservation Area. There was no mention of the Conservation Area in the report, nor of a Heritage Assessment; also
- The same applied to the Tavistock College Application which the Council had supported, and which had received Conditional Approval. However, the LPA Officer hadn't appreciated that the site was only a few metres from the World Heritage Site, and in the setting of the Conservation Area.

It was felt that there was a worrying trend emerging whereby LPA Officers were not taking the heritage of the town seriously.

b) NEW Planning Applications

New Planning Applications to West Devon Borough Council.

The views of the Committee were attached at Appendix B.

Noted That –

- a request was made that the Town Council seek official advice with regard planning advice on Heritage and Listed Building matters.

A Member undertook to provide appropriate contact details via his role as a Devon Association of Local Council's (DALC) appointed member of the World Heritage Site Partnership;

- Councillor Parker did not contribute to the consideration of Planning Applications 2477/20/HHO, 1014/21/HHO, 1144/21/HHO, 1113/21/HHO and 0819/21/HHO as he had had insufficient opportunity to consider them thoroughly.

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 7).

311. NEXT MEETING

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

The Meeting closed at 6.03pm

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 28.04.2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Ms I Chambers The Milking Parlour Higher Wilminstone Farm Wilminstone Tavistock PL19 0JT P/A No. 0169/21/HHO	Householder application for erection of porch	Support	Conditional Approval	15 th March 2021
Mr G Ayling Mount Kelly College Parkwood Road Tavistock PL19 0HZ P/A No. 0221/21/FUL	Proposed conversion of the redundant squash courts into additional classrooms and sports administration offices	Support N.B. Compliments were extended for the very comprehensive Heritage Impact Assessment issued with this Application	Conditional Approval	17 th March 2021
Mr D Pilkington 15 Newtake Road Whitchurch Tavistock PL19 9BX P/A No. 4171/20/HHO	Householder application for proposed porch	Support	Conditional Approval	16 th March 2021
Mr Trewin 31 Glanville Road Tavistock PL19 0EB P/A No. 2672/20/HHO	Householder application for proposed ground floor extension to dwelling house and replacement garage roof	Object on the following basis; As the property is located in both the Conservation Area and World Heritage Site, it was considered there was insufficient	Conditional Approval	23 rd March 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		<p>information provided to be satisfied the proposal was not harmful to the Conservation Area and World Heritage Site.</p> <p>The following documents were not available on the Planning Authority's website;</p> <ul style="list-style-type: none"> • Block plan; • Existing/proposed floor/layout plans; • A Heritage Statement <p>It was felt this Application should not have passed the validation process, and was contrary to Policies DEV21, Dev22 and Paragraphs 189-202 of the NPPF.</p>		
<p>Mr A King Tavistock College Crowndale Road Tavistock PL19 8DD</p> <p>P/A No. 0388/21/FUL</p>	<p>Demolition of existing ICT ROSLA blocking and replacement with new teaching block</p>	<p>Support</p> <p><u>Noted That</u> – Councillor G Parker asked that his vote against the above decision be recorded (Minute No. 265b (i) refers)</p>	<p>Conditional Approval</p>	<p>1st April 2021</p>
<p>Normington – Boots UK Ltd Boots Maisonette 6a Duke Street Tavistock Devon PL19 0BA</p> <p>P/A No. 0216/21/FUL</p>	<p>Removal of the redundant chimney stack down to roof level and replacement of defective timber sash windows with PVCu windows</p>	<p>Object on the following basis;</p> <ul style="list-style-type: none"> • That the Application fundamentally changes the appearance of a designated positive building within the Conservation Area and World Heritage Site without good justification; 	<p>Refusal</p>	<p>1st 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
		<ul style="list-style-type: none"> • The reason for the removal of the chimney and windows is a failure to maintain the property properly thus Paragraph 191 of the NPPF applies; • The Application has not demonstrated by means of a Dry Rot Survey and Structural Survey that the deterioration is so severe that the removal of the chimney and windows is the only solution; • The use of PVCu, as set out in Paragraph 2.5 of the Conservation Area Management Plan, is not acceptable in the Conservation Area and World Heritage Site 		
<p>Ms Miller & Ms Sweetser 23 Chaucer Road Tavistock PL19 9AJ</p> <p>P/A No. 0493/21/FUL</p>	<p>Demolition of existing bungalow and its replacement with new (resubmission of 3026/20/FUL)</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>7th April 2021</p>
<p>Mr J Sloman 51-55 Brook Street Tavistock Devon PL19 0BJ</p> <p>P/A No. 0521/21/ARC</p>	<p>Application for approval of details reserved by conditions 7, 8 and 9 of Planning Permission 1955/18/FUL</p>	<p>Not place before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>9th April 2021</p>

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B) FOR MEETING 28.04.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr J Sawyer 9 Ford Street Tavistock PL19 8DY	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210866	T1: Lawsons Cypress - Fell; T2: Lawsons Cypress - Fell; T3: Lawsons Cypress - Fell	Decision made prior to the Meeting, due to the rescheduling of this Meeting
Mr C Batt Halfpenny Green 1 Deer Park Close Tavistock PL19 9HE	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210874	Householder application for proposed extension to gable end and replacement of existing concrete roof tiles with natural slate	Support
Mr R Lezmore 11a Mount Tavy Road Tavistock PL19 9JB	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/203969	Retrospective householder application for external works to dwelling not in accordance with 0990/19/HHO	Object – on the basis of non-compliance with the strictly laid out Conditions applied to the Planning Consent
Mr & Mrs Hughes Land adjacent to 79 Parkwood Road Tavistock PL19 0HJ	http://apps.westdevon.gov.uk/PlanningSearchMV/C/Home/Details/210507	Outline application with some matters reserved for demolition of existing single garage and construction of 2-bedroom dormer bungalow and gardens	Object - on the following basis; <ul style="list-style-type: none"> • Unjustified development in the countryside, there is no proven need for this development (contrary to TTV26); • Unsustainable location, it is a fair distance from the town with poor footpaths into town, and is not well served by public transport (contrary to DEV29 and SPT2); • Unsatisfactory provision for parking, with poor visibility for vehicle movements

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>(contrary to DEV29);</p> <ul style="list-style-type: none"> • Harm to significant hedgerows on northern boundary (contrary to DEV10)
<p>Mr T Green 46 Plymouth Road Tavistock PL19 8BU</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210879</p>	<p>Householder application for installation of traditional style French doors to the rear and re-positioning of existing pedestrian gate</p>	<p>Object - on the following basis;</p> <ul style="list-style-type: none"> • No justification given for moving the gate or changing the window; • Harm to the building and Conservation Area, and this harm is not outweighed by public benefit; <p><u>Noted That</u> Cllr Squire wanted it noted that he had supported this Application</p>
<p>Mr T Green 46 Plymouth Road Tavistock PL19 8BU</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210880</p>	<p>Listed Building Consent for installation of traditional style French doors to the rear and re-positioning of existing pedestrian gate</p>	<p>See above</p>
<p>Wm Morrisons Supermarkets Plc 128-130 Plymouth Road Tavistock PL19 9DS</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202903</p>	<p>Store extension with vehicle parking canopy within existing car park to facilitate proposed home shopping offer</p>	<p>Support – however;</p> <ul style="list-style-type: none"> • A request was made that WDBC seeks a year's contribution to the 89 bus which stops at this site. This would improve transport sustainability and customer access; • There was sympathy for

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>the concerns of the neighbours with regard the potential for increased light and noise. Perhaps a Condition could be placed on any Consent to help with this?;</p> <ul style="list-style-type: none"> • Would like to see a restriction put on the number of hours of operation
<p>Mr C Andrews Unit 1-7 Tavistock Retail Park Plymouth Road Industrial Estate Tavistock PL19 9QN</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210777</p>	<p>Proposing to regularise the external storage to 5.5m, to ensure a safer storage throughout the building merchant</p>	<p>Support – however;</p> <ul style="list-style-type: none"> • A request was made that the LPA investigate the nature of the proposed cantilevered roofs
<p>Mr B Kinsman-Daw 69 West Street Tavistock PL19 8AJ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201502</p>	<p>Advertisement consent for shop signage either side of main front window</p>	<p>Support</p>
<p>Mr N Singleton 25 Frobisher Way Tavistock PL19 8RE</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211073</p>	<p>T1: Ash - Crown height reduction by 4.5 metres, lateral reduction by 3-4 metres on North side, to reduce overshadow of gardens</p>	<p>Neutral View – refer to Tree Specialist</p>
<p>Mrs S and Mr P Whitehead 73B Bannawell Street Tavistock PL19 0DP</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211093</p>	<p>Listed Building consent for replacement of three UPVC windows to rear elevation with single-glazed timber casement windows</p>	<p>Support</p>
<p>Mrs L Donnelly 11 Oak Road Tavistock PL19 9EZ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211033</p>	<p>G1: Mixed Hedging (Hazel & Hawthorn)- Crown height reduction by 1-1.5 metres; T1: Conifer - Crown height reduction by 1.5 metres</p>	<p>Neutral View – refer to Tree Specialist</p>

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Mr J Towl Bottom Flat 27a West Street Tavistock PL19 8JY	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211110	Listed Building consent for minor reconfiguration of internal layout/arrangement	Support – however; • The absence of a Heritage Statement was noted, despite this being a Listed Building in a Conservation Area
Mr A Hunt Briarfield Chollacott Lane Tavistock PL19 9DD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211175	T1: Oak - removal of 3 lowest limbs on the west side, lateral reduction by 3-4 metres on east side, crown height reduction by 1.5-2 metres, reshape reducing lateral growth on all cardinal points by 1.5 -2 metres, deadwood removal (exempt)	Neutral View – refer to Tree Specialist
Mrs S Robinson 59 Buzzard Road Whitchurch Tavistock PL19 9FZ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/202477	Householder application for alterations to garden including replacement path and border feature to rear and erection of decked areas	Support
Mr C Barker The Coach House Manor Close Tavistock PL19 0PN	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211014	Householder application for erection of single storey extension	Support
Mr & Mrs Gilbert 21 Frobisher Way Tavistock PL19 8RE	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211144	Householder application for proposed single storey extension to front of dwelling	Support
Mr & Mrs J Eason 129 Tamar Avenue Tavistock PL19 9HZ	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/211113	Householder application for single storey rear extension	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs Pesterfield 1 Drake Gardens Tavistock PL19 9AT	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/210819	Householder application for proposed replacement of defective roof, conversion of roof space to accommodation and construction of rear dormer	Support