

Minutes of the Meeting of the **Development Management & Licensing Committee** held at the **Council Chamber, Drake Road, Tavistock** on **Tuesday 2nd April 2024** at **6.30pm**.

PRESENT

Councillor B Smith **Chairman**
Councillor T Munro **Vice Chairman**

Councillor P Ward **Deputy Mayor ex officio**
Councillors S Hipsey and A Venning.

IN ATTENDANCE

Ward Members - Councillors Mrs A Johnson, Ms M Ewings, U Mann (also Chairman of the Neighbourhood Development Plan Steering Group), G Parker and R Poppe
K Pritchard - West Devon Borough Council
Administrative & Democratic Services Officer
3 members of the public

Prior to the Meeting a talk was provided by Karen Pritchard of West Devon Borough Council, with regard to the Tavistock Conservation Area Appraisal and Management Plan and to discuss the Consultation Draft.

369. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Hutton (Mayor) and A Lewis.

370. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 11th March, 2024 be confirmed as a correct record and signed by the Chairman (Appendix 1).

371. DECLARATIONS OF INTEREST

The following Declarations of Interest were made in respect of Planning Application No. 0963/24/TCA – T1 Holly – removal at Trehaven, Courtenay Road, Tavistock, PL19 0EE - Councillor B Smith (Chairman) and Councillor T Munro (Vice Chairman) by virtue of being members of the same outside body.

372. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

- a) Received for information only – the Committee '**noted**' the Grant of Conditional Planning Permission on Planning Application 0038/24 - Replace existing ancillary building at Ashlands Farm, Grenofen, Tavistock, Devon PL19 9EW (Appendix 2)
- b)

373. TOWN PLANNING ISSUES

- a) Received for information only - notification received from Devon County Council (West Devon HATOC) (Traffic Regulation) Amendment Order 2024-6034 – it had been agreed to a 'No Waiting At Any Time' on a specified length of St Johns, Tavistock. (Appendix 3)
The Application was **Noted**.

374. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

The following documents had been provided prior to the Meeting, but were received too late to be sent with the Agenda;

- a) An updated Report from the Chairman of the Neighbourhood Development Plan Steering Group was received. (Appendix 4) – **Noted**.

375. GENERAL CORRESPONDENCE

Pursuant to the discussion prior to the Meeting with regard to the revised emerging Tavistock Conservation Area Appraisal and Management Plan, concerns were restated with regard to content, format and accuracy. There was a consensus that in due course it might be appropriate for a Working Group of Members to be constituted, to make recommendations to the DM & L Committee when the documents became available for Consultation with the public.

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

No items brought forward

377. PLANNING APPLICATIONS

- a) **Planning Decisions**
Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 5).
- 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 6).

378. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 22nd April, 2024 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 7.21pm.

Signed:

Dated:

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 02.04.2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr S Grummitt Trehaven Courtenay Road, Tavistock PL19 0EE</p> <p>P/A No. 0259/24/TCA</p>	<p>T1: English Oak – removal of 4 branches located 4 metres above the ground on the southern side of the tree and the remaining branches on the same side to be cut back by up to 2 metres</p>	<p>Not placed before TTC for consideration</p>	<p>Tree Works No Objection Raised</p>	<p>5th March 2024</p>
<p>Diocese of Plymouth Our Lady and St Mary Magdalen Catholic Church Callington Road Tavistock PL19 8EH</p> <p>P/A No. 0086/24/FUL</p>	<p>Proposed fencing to rear garden of Church and provision of new double gates to the side of the Church</p>	<p>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</p>	<p>Conditional Approval</p>	<p>27th February 2024</p>
<p>Mr D Lewis 5 Little Field Court Green Lane Tavistock PL19 9FA</p> <p>P/A No. 4126/23/TPO</p>	<p>T7: Sycamore - Crown reduce northern aspect by approx. 2m, making target pruning cuts of up to 50mm diameter, retaining a tree with a crown radius of 4.5m, this is to reduce dominance & overbearing impact on properties to north & to allow</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Conditional Approval</p>	<p>28th February 2024</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	subdominant limb to develop & form evenly distributed tree crown			
Openreach Land at SX 472 746 Launceston Road Tavistock P/A No. 0484/24/COM	Notification of intent to install electronic communication apparatus comprising 1 pole 9 metres high	Not placed before TTC for consideration	Permitted Development	1 st March 2024
Mrs S Jones The Myrtles 69 Parkwood Road Tavistock PL19 0HH P/A No. 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 -	Neutral View refer to Tree Specialist	No Objections Raised	11 th March 2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	Crown height reduction by up to 3 mtrs, T12: Holly - Crown height reduction by up to 3 mtrs & T13: Arbutus - Crown height reduction by up to 3 mtrs			
Miss I Stanswood The Shack 6 Dolvin Road Tavistock PL19 9EA P/A No. 0414/24/TCA	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 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.	Neutral View refer to Tree Specialist	No Objections Raised	12 th March 2024
Mount Kelly Parkwood Road Tavistock PL19 0HZ P/A No. 0588/24/TCA	T1: Scots Pine - Remove tree because on the north side of the trunk there is an obvious area of soft decayed wood, when probed this extends approx. 30cm in places inwards and approximately 45cm	Neutral View refer to Tree Specialist	No Objections Raised	15 th March 2024

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	below ground level & on the east at approx. 1.5m from ground level there is a bulge which could indicate that the stem is starting to subside, tree is biased towards the east & the building opposite the tree & is within falling distance of the structure			
Mr J Searle 15 The Heights Tavistock PL19 8HQ P/A No. 0338/24/TPO	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)	Neutral View refer to Tree Specialist	Grant of Conditional Consent	15 th March 2024
S Dutta Openreach Chollacott Lane Tavistock PL19 9DD P/A No. 0776/24/COM	Notice of Intent to Install Electronic Communication Apparatus Comprising 1 x new 9 m Light Pole	Not placed before TTC for consideration	Refused	13 th March 2024
Ms F Kelly 67 Westmoor Park Tavistock PL19 9AB	Householder application for two-storey side extension and single storey rear	Support	Conditional Approval	13 th March 2024

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. 3942/23/HHO	extension to dwelling			
Ms C Reeves 2 Deacons Green Tavistock PL19 8BN P/A No. 0249/24/TPO	T3: Oak - Remove stem with Oak Curtain Crust (hymenochaete rubiginose) as detailed in the written report due to being in a state of decline & T6: Ash - Removal of tree infected due to ash die back	Not placed before TTC for consideration	Conditional Approval	15 th March 2024

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 02.04.2024

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Ms N Batten & Mr T Haigh 31 Campion Rise Tavistock PL19 9PU	https://westdevon.planning-register.co.uk/Planning/Display/3896/23/HHO	READVERTISEMENT (amended description) Householder application for side extension (linking dwelling to garage), conversion of garage, alteration to front, erection of porch, removal of rear conservatory, balcony & associated landscaping & ground works	Support
Mr & Mrs Nicholson 20 Dipper Drive Whitchurch Devon PL19 9FS	https://westdevon.planning-register.co.uk/Planning/Display/0664/24/HHO	Householder Application for Single Storey Rear Extension	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr and Mrs Hatt 4 Westmoor Park Tavistock PL19 9AA	https://westdevon.planning-register.co.uk/Planning/Display/0603/24/HHO	Householder application for proposed single storey side extension to bungalow	Support
Mr & Mrs R Williams 3 Maple Close Tavistock PL19 9LL	https://westdevon.planning-register.co.uk/Planning/Display/0523/24/FUL	Application for change of use of amenity land into domestic garden with repositioned boundary wall and the creation of hard standing area for parking with associated works (retrospective)	<p>Object on the following basis;</p> <ul style="list-style-type: none"> • We note from the drainage plan that SWW sewers pass through the area and that there was a requirement that they be relocated prior to the construction of a soakaway. We therefore ask that the planning officer and SWW, as appropriate, seek to determine that this requirement was met and that there is no risk of cross contamination of storm and foul water drainage; • Similar concerns were also raised where the "new" boundary wall crosses SWW

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>assets and to the method of bridging;</p> <ul style="list-style-type: none"> • The boundary wall which faces onto the highway is too high for its location; • The Cherry Tree which has a TPO has had root damage.
<p>Mr S Grummitt Trehaven Courtenay Road Tavistock PL19 0EE</p>	<p>https://westdevon.planning-register.co.uk/Planning/Display/0963/24/TCA</p>	<p>T1: Holly - remove</p>	<p>Neutral View refer to Tree Specialist</p>