

MINUTES of the virtual Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at** <https://zoom.us/j/92947699037> (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 **TUESDAY** the **30th JUNE, 2020** at **5.00pm**

PRESENT

Councillor P Ward - **Chairman**

Councillor Mrs U Mann – **Vice Chairman**

Councillor Mrs A Johnson (**Mayor – ex officio**)

Councillor A Hutton (**Deputy Mayor – ex officio**)

Councillors Ms L Crawford, J Ellis, A Fey, G Parker, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

Councillor B Smith (Ward Member)

416. APOLOGIES FOR ABSENCE

There were no apologies for absence as all Members were present.

417. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 9th June, 2020 be confirmed as a correct record and will be signed by the Chairman at a later date (Appendix 1).

418. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Councillor Mrs A Johnson Declared an Interest in Planning Application No. 1463/20/FUL – Kingdon House, Pym Street, Tavistock by virtue of being the Town Council’s representative for this organisation. Councillor Mrs Johnson absented herself from the Meeting during consideration of this Application, and also Declared an Interest in Planning Application No. 1745/20/PHH – 36 Whitham Park, Tavistock by virtue of a friendship with the applicant
- Councillor P Squire Declared an Interest in Planning Application No. 1463/20/FUL – Kingdon Hose, Pym Street, Tavistock by virtue of the applicant having been a family member

419. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

420. TOWN PLANNING ISSUES

- a) Tavistock Town Council had been asked to agree the adoption of the Plymouth and South West Devon Joint Local Plan: Supplementary Planning Document (SPD) (Appendix 2).

A discussion took place with particular reference being made to;

- the accessibility of a response document, detailing the comments made by stakeholders during the consultation period;
- the attention which had been paid to the comments received and the issues raised;
- that West Devon Borough Council should be approached for a copy of the response document, even though the SPD had already been adopted¹

RECOMMENDED THAT Tavistock Town Council 'note' the adoption of the Supplementary Planning Document (SPD) by West Devon Borough Council.

421. GENERAL CORRESPONDENCE

No items received.

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

The Approval of Planning Application No. 3614/18/OPA Land at SX 482 725, Plymouth Road, Tavistock - Outline application with some matters reserved for development of 250 dwellings and 2.0 hectares of B1 commercial use;

A discussion took place with particular reference being made to;

- Councillors first being aware of the decision in the local press;
- disappointment that the decision had been made under delegated authority by a Senior Planning Officer, not by being called into West Devon Borough Council's Development Management & Licensing Committee, despite the number of objections which had been received, including those of the Town Council;
- the ongoing lack of provision of additional primary and secondary educational facilities;
- the lack of provision of safe footpaths and open space;
- perceived highways safety issues;
- that the Approved Application already contained parameter plans which covered matters such as the height of buildings, open spaces and the placing of roads on the site;
- that a Reserved Matters Application would be received in due course

¹ Subsequent to the Meeting the response document was located, which detailed the comments received from stakeholders, together with the amendments which had been made to the SPD based on those comments

Noted That the Chairman and Vice Chairman, in conjunction with the Assistant to the Town Clerk, undertook to draft a statement to be sent to West Devon Borough Council expressing its concerns

423. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions by West Devon Borough Council

Attached at Appendix A. (Appendix 3)

Noted That a Member advised the Committee that approval had been given that day, by the Local Planning Authority, for Planning Application No. 4092/19/FUL - Hurdwick Golf Club House, Hurdwick, Tavistock PL19 0LL for the construction of new dwelling on site of redundant golf house.

b) New Planning Applications to West Devon Borough Council

The views of the Committee are 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 4)

424. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 21st July, 2020 at 5.00pm.

The Meeting closed at 5.52pm.

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A)
FOR MEETING 30.06.2020

<u>Applicant's Name, Site Location, P/App No.</u>	<u>Development Type</u>	<u>Town Council's Comments</u>	<u>Decision by Local Planning Authority</u>	<u>Date of Decision</u>
Mr N Tamblin	T1: Holly - Fell as tree dead/dying	Neutral view – refer to Landscape Officer		5 th June 2020

23 Orchard Close Tavistock PL19 8HA P/A No. 1034/20/TPO			Grant of Conditional Consent	
Mrs A Pulsford 12 Waters Edge Parkwood Road Tavistock PL19 0AR P/A No. 1269/20/TCA	T1: Mature Sitka Spruce - Fell and remove. Tree is overhanging footpath, parking area and road and in close proximity to power lines	Neutral view – refer to Landscape Officer	No Objections Raised	5 th June 2020
Mr & Mrs A Thomas Whitchurch Methodist Church Whitchurch Road Tavistock Devon PL19 9EG P/A No. 1405/20/ARC	Application for approval of details reserved by Condition 6 of Planning Consent 2878/19/FUL	Decision made prior to consideration by TTC	Discharge of Condition Approved	5 th June 2020
Mr & Mrs J Davies 50 Plym Crescent Tavistock Devon PL19 9HX P/A No. 1044/20/NMM	Non material amendment following Householder Consent 2810/19/HHO	Not placed before TTC for consideration	Conditional Approval	2 nd June 2020
Cavanna Homes (SW) Limited Land at SX 4722 7457 adjacent to New Launceston Road Tavistock	Variation of Condition 2 (approved plans) in relation to Plots 94 – 96 of Planning Consent 1472/18/ARM	Neutral View	Conditional Approval	2 nd June 2020
Mr R Baylis 9 James Road Whitchurch Tavistock PL19 9NJ P/A No. 1324/20/TPO	T2: Holly - Fell. Tree is dead and overcrowding Scotch Pine	Neutral View – refer to Landscape Officer	Grant of Conditional Consent	17 th June 2020

Mr M Beech Legion House 2 King Street Tavistock PL19 0DS P/A No. 0825/20/FUL	Change of use from private members' club (sui generis) to A4 use (drinking establishment)	Support	Conditional Approval	8 th June 2020
Mr B Smith 22 Westmoor Park Tavistock Devon PL19 9AA P/A No. 0976/20/HHO	Householder application for proposed extension and partial conversion of garage, replace flat roof, erection of rear roof balcony and installation of French windows and solar panels	Support	Conditional Approval	12 th June 2020
Trustees of Crowndale Estate Crowndale Farmhouse Crowndale Road Tavistock PL19 8JR P/A No. 3439/19/ARC	Application for approval of details reserved by conditions 3 and 4 of listed building consent 1339/19/LBC	Neutral View – due to not meeting condition 4; however would support subject to the completion of a full ecological report	Discharge of Condition Approved	12 th June 2020

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B)

FOR MEETING 30.06.2020

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
Mr M Golding Blue Haze Down Road Tavistock PL19 9AG	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201544 http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201545	G15: Blue Lawson's Cypress x 1 - Fell. Tree has substantial defoliation/discolouration and presents notable visual detractor within its setting; G17: Green Lawson's Cypress x 3 - Fell. Complete discolouration and significant defoliation	Neutral View – refer to Landscape Officer Neutral View – refer to Landscape Officer
Mr and Mrs P Elbrow Indescombe Barn Old Exeter Road Tavistock PL19 0JP	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201348	Change of use from holiday use to residential	Neutral View - however, would like it noted that; - TTC believes this should be a

			<p>Change of Use from Agricultural to Residential as the property has yet to be used as holiday accommodation;</p> <ul style="list-style-type: none"> - it appears that the objection regarding noise from the kennels, as raised by the Environmental Health Officer, has yet to be resolved. This would impair the amenity for future occupants contrary to DEV 1 and DEV 2; - a site visit is recommended
<p>Mr & Mrs Davis 4 Plymouth Road Tavistock PL19 8AY</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201464</p> <p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201465</p>	<p>Householder application for proposed reinstatement of metal railings at front garden wall</p> <p>Listed Building Consent for proposed reinstatement of metal railings at front garden wall</p>	<p>Support</p> <p>Support –</p> <p>however the Town Council would like it noted that several of the Listed Building Consent applications being considered at this Meeting did not include a Heritage Impact Statement, which is a requirement for Listed Building applications in the proximity of the World Heritage site</p>
<p>Miss K James 1st & 2nd Floors 5 West Street Tavistock PL19 8AD</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201641</p>	<p>Listed Building Consent for installation of gas central heating into the building and small flue on exterior wall, erection of non- illuminated business sign and hanging bracket onto the front elevation of the building</p>	<p>Support</p>

Mr P Jones Kingdon House Pym Street Tavistock PL19 0AW	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201463	Listed Building Consent for internal alterations to refurbish toilets at lower ground floor level	Support
Mr Thornton Ebford Courtenay Road Tavistock PL19 0EE	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201554	Variation of condition 2 of planning consent 1926/19/HHO	Support
Mr A Holifield 22 Dipper Drive Whitchurch Tavistock PL19 9FS	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201605	Retrospective householder application for erection of single storey outbuilding	Support
Mr G Arundel 36 Whitham Park Tavistock PL19 9BP	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201745	Application to determine if prior approval is required for proposed larger home extension, extending 4m beyond rear wall, maximum height of 3.6m and height at eaves of 2.5m	Neutral View
Mr B Davies 9 & 10 Wheal Maria Tavistock PL19 8PD	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201728	Application for approval of details reserved by conditions 3, 4 and 5 of planning permission 2808/19/LBC	Neutral View – this is not within the Parish of Tavistock so no comment to make
	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201727	Application for approval of details reserved by conditions 3, 4 and 5 of planning permission 2807/19/FUL	Neutral View – this is not within the Parish of Tavistock so no comment to make
Mrs J Aveyard Rowan House 2a Roland Bailey Gardens Tavistock PL19 0RB	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/201776	T1: Ash - Section fell to ground as tree is showing symptoms of ash dieback; T2: Ash - Section fell to approximately 10ft to keep screen intact as tree is showing symptoms of ash dieback	Neutral View refer to Landscape Officer