

**MINUTES** of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **9<sup>th</sup> APRIL, 2019** at **6.15pm**

**PRESENT** Councillor A Hutton (**Chairman**)  
Councillor Mrs M Ewings (**Vice Chairman**)  
  
Councillor P Ward (**Mayor ex officio**)  
Councillor Mrs A Johnson (**Deputy Mayor ex officio**)  
Councillors Ms L Crawford, A Fey, Mrs U Mann, P Squire and A Venning

**IN ATTENDANCE** Assistant to the Town Clerk  
Councillor P Williamson (Observer)

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**318. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors A Lewis and Mrs J Whitcomb.

**319. CONFIRMATION OF MINUTES**

RESOLVED THAT, subject to the addition of Councillor Ms L Crawford to the list of apologies given, the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 19<sup>th</sup> March, 2019 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**320. DECLARATIONS OF INTEREST**

The following Declarations of Interest were made;

- Councillors A Fey and Mrs A Johnson - Planning Application 0832/19/TCA West Devon Club, Tavistock (Works to Trees in a Conservation Area) – by virtue of membership of the Club;
- Councillor Ms L Crawford - Planning Applications 0822/19/HHO and 0823/19/LBC 3 Fitzford Cottages, Tavistock (Single storey rear extension) – by virtue of a professional relationship with the applicant;
- Councillor Mrs M Ewings – Planning Applications 1006/19/FUL and 1007/19/LBC 2 Fitzford Cottages, Tavistock (Alterations to existing extension) and 0822/19/HHO and 0823/19/LBC 3 Fitzford Cottages, Tavistock (Single storey rear extension) – by virtue of occupying the neighbouring property

**321. DARTMOOR NATIONAL PARK**

a) A Planning Application had been received for the erection of a light industrial building at Plot 5, Pitts Cleave Quarry, Tavistock (0136/19). The Committee's decision was to 'support' this Application.

**322. TOWN PLANNING ISSUES**

No items received.

**323. GENERAL CORRESPONDENCE**

No items received.

**324. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items brought forward.

**325. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions by West Devon Borough Council**

Attached at Appendix A.

**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.

**326. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 30<sup>th</sup> April 2019 at 6.15pm.

The Meeting closed at 6.43pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF  
PLANNING DECISIONS (Appendix A)  
FOR MEETING 09.04.2019

<b>Applicant's Name, Site Location, P/App No.</b>	<b>Development Type</b>	<b>Town Council's Comments</b>	<b>Decision by Local Planning Authority</b>	<b>Date of Decision</b>
Drakesmead Management Ltd Drakesmead Russell Street Tavistock Devon PL19 8BD  P/A No. 0207/19/ TPO	T2: Yew – crown height and lateral reduction by 2-3m on all sides and deadwood removal (exempt), reduction of leading limb by 3m. To improve appearance and to avoid injury to pedestrians	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	4 <sup>th</sup> March 2019
Mr B Ellis 87 Monksmead Tavistock Devon PL19 8PR  P/A No. 0286/19/CLP	Certificate of Lawfulness application for proposed extension	<b>No evidence available</b>	Certificate of Lawfulness (Proposed) Certified	4 <sup>th</sup> March 2019
Cavanna Homes (SW) Ltd Land at SX 4722 7457 adjacent to New Launceston Road Tavistock Devon  P/A No. 0346/19/ARC	Application for approval of details reserved by Condition 12 of Planning Consent 2022/16/OPA (Public Foul Sewage Requisition)	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	8 <sup>th</sup> March 2019

<p>Mr R Wraith 15 Deer Park Tavistock Devon PL19 9RD</p> <p>P/A No. 0350/19/ TPO</p>	<p>T6: Oak – fell, suffering from severe dose of Honey Fungus and bad fungal rot similar to Ganoderma or Oak Wilt. To be felled in order to protect spread and further damage to neighbouring trees</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>4<sup>th</sup> March 2019</p>
<p>Bovis Homes Ltd Land adjacent to Callington Road Tavistock</p> <p>P/A No. 2780/18/ ARM</p>	<p>READVERTISEMENT (Additional documents received) Application for approval of reserved matters for details of appearance, landscaping, layout and scale for residential development comprising 157 dwellings with associated landscaping and drainage infrastructure following Outline Approval 00554/2013</p>	<p><b>Neutral View – would wish to see a properly drafted map, and details of the proposed changes, in order that a view can be reached.</b></p> <p><b>It was felt a poor standard of paperwork had been submitted for consideration.</b></p>	<p>Conditional Approval</p>	<p>5<sup>th</sup> March 2019</p>
<p>Mr S Bray 21 Greensway Road Tavistock Devon PL19 8HB P/A No. 4228/18/HHO</p>	<p>Retrospective Householder Application for construction of timber decking in rear garden</p>	<p><b>Neutral View</b></p>	<p>Conditional Approval</p>	<p>5<sup>th</sup> March 2019</p>

<p>Mrs M Hughes 18 Westbridge Cottages Tavistock Devon PL19 8DQ</p> <p>P/A No. 0056/19/ LBC</p>	<p>Listed Building Consent for replacement roof tiles</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>13<sup>th</sup> March 2019</p>
<p>Mrs S McGowan 21 Market Street Tavistock Devon PL19 0DE</p> <p>P/A No. 0092/19/ LBC</p>	<p>Listed Building Consent for replacement of existing timber window to toilet area on the rear elevation with a new polyester powder coated aluminium window to match the appearance of the existing</p>	<p><b>Neutral View – refer to Conservation Officer</b></p>	<p>Conditional Approval</p>	<p>12<sup>th</sup> March 2019</p>
<p>Tavistock Town Council New Cemetery 119 Plymouth Road Tavistock Devon PL19 8BY</p> <p>P/A No. 0251/19/ TCA</p>	<p>T1: Yew – remove branches overhanging neighbouring property to increase light into garden. Branches are approx. 8cm-10cm diameter and 4m long and 2-4m above ground level (on Cemetery side i.e. hedge bank). Branch to be cut off back to main trunk</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works – No objection raised</p>	<p>20<sup>th</sup> March 2019</p>
<p>Mr &amp; Mrs P Hinckley 1 Bedford Villas Spring Hill Tavistock Devon</p>	<p>T1 &amp; T2: Norway Spruce – fell T3: - Cypress – fell</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works – No objection raised</p>	<p>20<sup>th</sup> March 2019</p>

<p>PL19 8LA</p> <p>P/A No. 0552/19/ TCA</p>				
<p><u>Mr C Sansom</u> <u>Beechwood</u> <u>Heights</u> <u>32 Manor Road</u> <u>Tavistock</u> <u>Devon</u> <u>PL19 0PL</u></p> <p><u>P/A No. 0413/18/</u> <u>TPO</u></p>	<p>T1: Beech – remove severely damaged and decayed limb overhanging property boundary by cutting said limb to the point where it joins the main stem</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>20<sup>th</sup> March 2019</p>
<p>Mr T Godwin 48 Parkwood Road Tavistock Devon PL19 0HH</p> <p>P/A No.0041/19 /HHO</p>	<p>Householder Application for erection of two gates with supporting fences</p>	<p><b>Support</b></p>	<p>Refusal</p>	<p>21<sup>st</sup> March 2019</p>
<p>Taunton Land Ltd 51-55 Brook Street Tavistock Devon PL19 0BJ</p> <p>P/A No. 1955/18/FUL</p>	<p>READVERTISEMENT – (Revised Plans Received) Demolition of existing retail premises with replacement new-build retail premises, including extension to the rear elevation and change of use of residential maisonettes to retail</p>	<p><b>Tavistock Town Council’s view remains the same as the previous Application, which was to;</b></p> <p><b>Object due to;</b></p> <ul style="list-style-type: none"> <li>• <b>Loss of residential properties in town centre</b></li> <li>• <b>Loss of part of footpath when shop fronts brought forward</b></li> <li>• <b>Lost opportunity of how street</b></li> </ul>	<p>Conditional Approval</p>	<p>22<sup>nd</sup> March 2019</p>

		<p><b>scape could have been enhanced if a more attractive option was proposed to replace the demolished unit</b></p> <p><b>The Council does not feel that the revised Plans provide any improvement on the previous Application</b></p>		
<p>Mr P Statton 10 Willow Road Tavistock Devon PL19 9JH</p> <p>P/A No. 0603/19/ TPO</p>	<p>T1 – T7: Leylandii Trees – crown height reduction by approx. 3.5m to bring it down to a reasonably manageable level and lessen the impact on the surrounding properties</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>1<sup>st</sup> April 2019</p>

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B)  
FOR MEETING 09.04.2019

<b>Applicant's Name &amp; Location</b>	<b>P/App No.</b>	<b>Application Type</b>	<b>Proposal</b>	
<p>Mr Palmer Burnside Anderton Lane Whitchurch Tavistock Devon PL19 9DX</p>	<p>P/A No. 0508/19/ TPO</p>	<p>Work to Tree Preservation Order Trees</p>	<p>T1: Beech – crown raise to 5m from ground level, removal of 3 branches at 7m from ground level extending over road towards power</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>

			<p>lines, reduce length of lateral branches over driveway by 3m to reduce shading and limbs falling</p> <p>T2: Beech – remove due to low amenity value and reduce shading</p> <p>T3: Conifer – remove as too large for location and to reduce shading</p> <p>T4: Beech – remove overextended limb to north side at 5m from ground level to reduce risk of damage</p> <p>T5: Beech – crown raise to 5m from ground level</p> <p>G1: Beech – crown raise to 4m from ground level to enable use of garden and reduce shading</p> <p>T6: Oak – remove due to lean towards house</p>	
<p>Mrs F Harris Rockview 28 Glanville Road Tavistock Devon PL19 0EB</p>	<p>P/A No. 0845/18/ TCA</p>	<p>Works to Trees in a Conservation Area</p>	<p>T1: Lime – re-pollard to approx. 4.5m from ground level</p> <p>T2: Cedar – removal of limbs at approx. 3-5m from ground level on south side lower crown</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>
<p>Mr D Manning 19 Ordulf Road Tavistock Devon</p>	<p>P/A No. 0960/19/ TPO</p>	<p>Work to Tree Preservation Order Trees</p>	<p>T3: Chestnut – deadwood removal (Exempt) and crown reduction up to</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>



PL19 8NE			2.5m T4: Oak – deadwood removal (exempt) and crown reduction by up to 2.5m Reasons – prevent falling into garden and footpath and balance tree	
SEB Properties 38 Brook Street Tavistock Devon PL19 0HE	P/A No. 0621/19/ FUL	Full	Change of Use from part shop to residential flat	<b>Support</b>
West Devon Club 3 Abbey Place Tavistock Devon PL19 0AB	P/A No. 0832/19/ TCA	Works to Trees in a Conservation Area	T0247: Ash – coppice retaining 100mm high pruning cuts off main structure T0248: Sycamore – dismantle to ground level and treat stump with Eco- Plugs	<b>Neutral view – refer to Landscape Officer</b>
Mr & Mrs M Dee 31 Priory Close Tavistock Devon PL19 9DJ	P/A No. 0781/19/ HHO	Householder Application	Householder Application for construction of a single storey extension to the rear and in part in front of the existing garage (retrospective)	<b>Tavistock Town Council would 'support' this application on the condition that all drainage issues and flood risks have been satisfactorily resolved</b>
Mrs A Pitt 34 Westbridge Cottages Plymouth Road Tavistock Devon PL19 8DQ	P/A No. 0819/19/ LBC	Listed Building Consent	Listed Building Consent for roof repairs	<b>Support</b>

Mrs I Chambers The Milking Parlour Higher Wilminstone Tavistock Devon PL19 0JT	P/A No. 0699/19/ HHO	Householder Application	Householder Application for proposed two storey extension to dwelling and conservatory (conservatory previously approved)	<b>Support – however concerns were raised regarding the disproportionate number of bedrooms in view of the size of the living area</b>
<u>Dartmoor National Park Authority</u>  Mr E Heywood Plot 5 Pitts Cleave Quarry Tavistock	0136/19	-	Erection of light industrial building	<b>Support</b>
Ms Whitworth 2 Fitzford Cottages Tavistock Devon PL19 8DB	P/A No. 1007/19/ LBC &	Listed Building Consent &	Listed Building Consent for alterations to single storey parts at rear of existing building	<b>Support</b>
	P/A No. 1006/19/ FUL	Full	Alterations to single storey parts at rear of existing building	<b>Support</b>
Ms K Sparshatt 3 Fitzford Cottages Tavistock Devon PL19 8DB	P/A No. 0823/19/ LBC &	Listed Building Consent &	Listed Building Consent for single storey rear extension	<b>Support</b>
	P/A No. 0822/19/ HHO	Householder Application	Householder Application for single storey rear extension	<b>Support</b>