

MINUTES	of the Meeting of the <u>DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE</u> held at the Council Chamber, Drake Road, Tavistock on <u>TUESDAY</u> the <u>12th DECEMBER, 2017</u> at <u>6.20pm</u>
PRESENT	Councillor P Ward Chairman (Deputy Mayor – ex officio) Councillor A Venning Vice Chairman Councillors Mrs M Ewings, A Hutton, A Lewis, and P Squire
IN ATTENDANCE	Market Development Officer

221. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Mrs J Whitcomb

222. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 21st November, 2017 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

223. DECLARATIONS OF INTEREST

Councillor P Ward declared a personal interest, by virtue of a personal relationship with the contractor, for the following Application;

- 4138/17/TPO

Councillor Ward therefore took no part in the discussion and decision making regarding this Application

224. DARTMOOR NATIONAL PARK

No items had been received

225. TOWN PLANNING ISSUES

No items had been received

226. GENERAL CORRESPONDENCE

No items had been received

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

No items were brought forward

228. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions by West Devon Borough Council

Attached at Appendix A.

It was NOTED THAT Tavistock Town Council had reached a different decision to the local Planning Authority on four separate applications listed within this document

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.

229. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Wednesday 3rd January, 2018 at 6.15pm (please note change of day due to the New Year break).

The Meeting closed at 7.04pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF
PLANNING DECISIONS (Appendix A)
FOR MEETING 12.12.2017

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Nat West Bank plc Bedford Square Tavistock Devon PL19 0AQ P/A No. 1540/17/LBC	Listed Building Consent for installation of a new wireless access point	Neutral View – refer to Heritage Specialist	Conditional Approval	6 th November 2017
Mr T Gibbins The Leaze 7 Kilworthy Hill Tavistock Devon PL19 0EP P/A No. 2468/17/HHO	Householder Application for proposed parking space	Support However, at the Special Plans Meeting held on 22nd August 2017 this decision was changed to;- 'Oppose Application subject to Highways Authority and/or Heritage Officer confirming that parking issue and partial demolition of the wall	Refusal	10 th November 2017

		constitute material planning considerations indicating that the Application should be refused'		
Mrs D Cunningham 42 Buctor Park Tavistock Devon PL19 8EP P/A No. 2959/17/HHO	Householder Application for finishes to single storey extension, replacement windows and door and re-rendering and removal of dividing hedge and replaced with fence panels, gravel boards and shrubs	Neutral View	Conditional Approval	6 th November 2017
Mr A Deceico 25 Hawthorn Road Tavistock Devon PL19 9DL P/A No. 3234/17/TPO	T1: Oak – crown height reduction by approx. 2m close to 4 properties, overhangs buildings and gardens, large branches and debris fall unexpectedly into garden where children play, excessive shading to whole garden which affects other plants and shrubs	Neutral view – refer to Landscape Officer	Refusal of Consent	22 nd November 2017
Ms I Chambers Annexe Round House Old Launceston Road	Householder Application for a single storey extension	Support	Refusal	16 th November 2017

<p>Tavistock Devon PL19 8NA</p> <p>P/A No. 2622/17/HHO</p>				
<p>Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ</p> <p>P/A No. 3005/17/FUL</p>	<p>Application for sub-division of ground floor to form a new A4 use of western side and remain retail to eastern side. Retain front door and add new glazing bar to window and narrowing side window to west elevation</p>	<p>Neutral View – refer to Heritage Specialist</p>	<p>Conditional Approval</p>	<p>14th November 2017</p>
<p>Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ</p> <p>P/A No. 3006/17/LBC</p>	<p>Listed Building Consent for sub-division of ground floor to form a new A4 use of western side and remain retail to eastern side. Retain front door and add new glazing bar to window and narrowing side window to west elevation</p>	<p>Neutral View – refer to Heritage Specialist</p>	<p>Conditional Approval</p>	<p>14th November 2017</p>
<p>Ms J E Leyland 9 Dolvin Road Tavistock Devon PL19 9EA</p> <p>P/A No. 3037/17/HHO</p>	<p>Application for rear extension</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>16th November 2017</p>

<p>Ms J E Leyland 9 Dolvin Road Tavistock Devon PL19 9EA</p> <p>P/A No. 3038/17/LBC</p>	<p>Listed Building Consent for rear extension</p>	<p>Neutral View – refer to Heritage Specialist</p>	<p>Conditional Approval</p>	<p>16th November 2017</p>
<p>Tavistock Town Council Town Hall Bedford Square Tavistock Devon PL19 0AE</p> <p>P/A No. 3122/17/LBC</p>	<p>Listed Building Consent for interior refurbishment of the Rundle Room, with installation of new air conditioning unit and secondary glazing</p>	<p>Neutral View – refer to Heritage Specialist</p>	<p>Conditional Approval</p>	<p>14th November 2017</p>
<p>Mr C Ray 16 Watts Road Tavistock Devon PL19 8LG</p> <p>P/A No. 3407/17/TCA</p>	<p>T1: Maple – crown reduction by 2m</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>15th November 2017</p>
<p>Mr O Appleby Buddle Quarry Butcher Park Hill Tavistock Devon PL19</p> <p>P/A No. 3582/17/AGR</p>	<p>Application for prior notification of agricultural or forestry development – proposed building</p>	<p>Not placed before TTC for consideration</p>	<p>Agricultural Determination details not required</p>	<p>15th November 2017</p>
<p>Mrs M Cook 3 Marshall Close Whitchurch Tavistock Devon</p>	<p>T1: Yew – crown height reduction by up to 1.5m, shaping of main canopy by</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>24th November 2017</p>

PL19 9RB P/A No. 2948/17/TPO	removing horizontal lateral growth by up to a maximum of 2m diameter without altering main canopy of tree. Further works to T2 and T3 – Yew trees, again reducing and reshaping canopies			
Mr W Egan 51 Milton Crescent Tavistock Devon PL19 9AL P/A No. 0089/17/OPA	Outline Planning Application with some matters reserved for erection of single detached dwelling to rear of house	Objection – concerns noted due to the close proximity of surrounding properties and the detrimental effect on current and future residents as per previous planning application	Conditional Approval	22 nd November 2017
Mrs F Hodgson 5 Watts Road Tavistock Devon PL19 8LF P/A No. 3970/17/TCA	T1: Ash – dismantle to low stump, extensive decay, less than 50% remaining, honey fungus infection	Neutral view – refer to Landscape Officer	Exempt Works	22 nd November 2017
Mr R White 2 Grove Park Tavistock Devon PL19 9HJ P/A No. 2342/17/TPO	T1: Sycamore – coppice to approx. 0.75m from base, extensive squirrel damage, poorly formed crown, situated in old hedge bank close to and encroaching crown of T2;	Neutral view – refer to Landscape officer	Tree Works Allowed	11 th October 2017

	T2: Turkey Oak – remove deadwood (exempt works), reduce by approx. 3m x2 lowest branches overhanging footpath on north aspect			
Mr S Buckley 80 Priory Close Tavistock Devon PL19 9DG P/A No. 2531/17/HHO	Householder Application for proposed dormer extension	Support	Conditional Approval	10 th October 2017
Mr J Coote Tanglewood 5 Deer Park Close Tavistock Devon PL19 9HE P/A No. 2680/17/HHO	Householder Application for new garage in lieu of existing car port	Support	Conditional Approval	10 th October 2017
Mr & Mrs Lake 62 Oak Road Tavistock Devon PL19 9EZ P/A No. 2705/17/HHO	Householder Application for proposed single storey extension to front	Support N.B. Cllr Mrs M Ewings abstained	Conditional Approval	10 th October 2017
Mr & Mrs B Pryde 4 Tiddy Brook Road Whitchurch Tavistock Devon PL19 9BZ	Householder Application for porch extension to front of house	Support	Conditional Approval	10 th October 2017

P/A No. 2763/17/HHO				
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TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B)
FOR MEETING 12.12.2017

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Mrs M Steevenson 23 Watts Road Tavistock Devon PL19 8LG	P/A No. 3971/17 /TCA	Works to Trees in a Conservation Area	T1: Beech – complete crown reduction by up to 3m to allow more light and space to surrounding trees, reduce dominance in garden, improve visual aspects, avoid conflict with overhead cables	Neutral View refer to Landscape Officer
Mr C Ray 16 Watts Road Tavistock Devon PL19 8LG	P/A No. 3857/17 /HHO	Householder Application	Householder Application to widen front gates and widen drop kerbs of existing property	Support
Mrs L Dower 13 Churchill Road Tavistock Devon PL19 9BU	P/A No. 3781/17 /FUL	Full	Change of Use from spare room, cloakroom and utility to playroom for the purpose of running a business for personal and residential use	Support
Mr Faircloth 5 Deacons Green Tavistock Devon	P/A No. 3830/17 /HHO	Householder Application	Householder Application for proposed side extension single	Support

PL19 8BN			garage (resubmission of previously approved scheme)	
Mr & Mrs J McGowan Land adjacent to Raheen Down Road Tavistock Devon PL19 9AD	P/A No. 3937/17 /FUL	Full	Erection of single detached 3 bed dwelling with detached double garage	Support
Churchill Retirement Living Harewood House 66 Plymouth Road Tavistock Devon PL19 8BU	P/A No. 2232/17 /FUL	Full	READVERTISEMENT (Revised Plans received) Redevelopment to form 48 apartments for the elderly, guest apartment, communal facilities, access, car parking and landscaping	Support
Mrs A Koch 46 Parkwood Road Tavistock Devon PL19 0HH	P/A No. 3552/17 /LBC	Listed Building Consent	Listed Building Consent to re-roof the property using existing slates, replacing any worn lead flashing, re- point chimney and repair guttering	Support
Mr & Mrs F Clark 2 Ford Street Tavistock Devon PL19 8DY	P/A No. 4151/17 /HHO	Householder Application	Householder Application for demolition of rear single storey kitchen and construction of new 2 storey rear/side extension for improved kitchen, utility room, wc and additional bedroom	Support - with the condition that heritage grade wooden windows are used due to the location of the property within the Conservation Area and World Heritage Site

<p>Abbey Surgery Partnership 28 Plymouth Road Tavistock Devon PL19 8BU</p>	<p>P/A No. 4039/17 /FUL</p>	<p>Full</p>	<p>Planning Application for a single storey extension to provide enlarged entrance lobby and dispensary</p>	<p>Support – although design not considered to be aesthetically pleasing with regard to the location being within both the Conservation Area and World Heritage Site</p>
<p>Mrs L Donnelly 11 Oak Road Tavistock Devon PL19 9EZ</p>	<p>P/A No. 4138/17 /TPO</p>	<p>Work to Tree Preservation Order Trees</p>	<p>T3: Norway Maple – complete crown reduction by approx. 1 metre to previous pruning points to maintain distance from house</p>	<p>Neutral View refer to Landscape Officer</p>