

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **24th SEPTEMBER, 2019** at **6.15pm**

PRESENT Councillor P Ward - **Chairman**

Councillor A Hutton (**Deputy Mayor ex officio**)
Councillors, J Ellis, A Fey, G Parker, P Squire and
A Venning

IN ATTENDANCE Assistant to the Town Clerk
Administrative and Democratic Support Officer

172. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs A Johnson (Mayor ex officio), Ms L Crawford and Mrs U Mann (Vice Chairman)

173. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 2nd September, 2019 be confirmed as a correct record and signed by the Chairman.

174. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;

- Councillor G Parker declared a personal interest in respect of Planning Application 2091/19/FUL – 2 Bedford Villas, Spring Hill, Tavistock by virtue of a commercial relationship with the applicants' Agent.
- Councillor A Hutton declared a personal interest in respect of Planning Application 2091/19/FUL – 2 Bedford Villas, Spring Hill, Tavistock by virtue of a friendship with the applicants' Agent.

175. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

- a) Planning Application 0390/19 – Change of Use of part of quarry to B8 storage (Wholesale warehouses, distribution centres and repositories) at Longford Quarry, Moorshop, Tavistock – the decision made was a 'Neutral View' and that the application would be referred back to DNPA with the comment that there was an expectation that it would comply

with its own COR18 Policy of its Core Strategy, with regard previously developed or greenfield land.

- b) Dartmoor Local Plan Consultation 16th September to 1st November 2019 - consideration of this item was deferred until the next DM&L Committee Meeting on 14th October 2019.

176. TOWN PLANNING ISSUES

- a) Licensing Application – an application was considered for a variation to a premises licence in respect of Central Stores, 4 Abbey Place, Tavistock PL19 0AA (Bestway Retail Ltd Licensing Application – no objection was raised.

177. GENERAL CORRESPONDENCE

No items received.

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

No urgent business to bring forward.

179. 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.

180. NEXT DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Monday 14th October, 2019 at 6.15pm.

(Please note the change of day).

The Meeting closed at 7.22pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF
PLANNING DECISIONS (Appendix A)
FOR MEETING 24.09.2019

<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 J Mulroy 68 Parkwood Road Tavistock Devon PL19 0HH P/A No. 0833/19/LBC	Listed Building Consent to replace two front street-facing windows with new wooden single glazed windows	Support	Conditional Approval	23 rd August 2019
Truro Diocesan Board of Finance 77 West Street Tavistock Devon PL19 8AQ P/A No. 1697/19/ARC P/A No. 2012/19/ARC	Application for approval of details reserved by conditions 3 and 4 (materials & specification of chimney works) of planning consent 1284/17/LBC Application for approval of details reserved by Conditions 3 and 4 (materials and specification of chimney works) of Planning Consent 1283/17/FUL	Support Subject to the Heritage Officer being satisfied with proposal Not placed before TTC for consideration	Discharge of Condition Approved Discharge of Condition Approved	19 th August 2019 19 th August 2019
TSB Bank plc Bedford Square Tavistock Devon PL19 0AG P/A No. 1945/19/LBC	Listed building consent for replacement of existing TSB logo, ATM header and heritage projecting signs with new internally illuminated signage. Removal of marketing posters to windows and	Object – on the basis of excessive illumination on a listed building within the heart of the Conservation Area.	Conditional Approval	19 th August 2019

<p>P/A No. 1972/19/ADV</p>	<p>installation of 2no. new digital display screens behind glass and blue LED lights to perimeter windows Redecoration of stairwells and meeting rooms</p> <p>Advertisement consent for replacement of existing TSB logo, ATM header and heritage projecting signs with new internally illuminated signage. Removal of marketing posters to windows and installation of 2no. new digital display screens behind glass and blue LED lights to perimeter windows</p>	<p>Object – on the basis of excessive illumination on a listed building within the heart of the Conservation Area.</p>	<p>Advertisement Consent</p>	<p>19th August 2019</p>
<p>Mrs Carpenter 69 Deacons Green Tavistock Devon PL19 8BN</p> <p>P/A No. 2143/19/HHO</p>	<p>Householder application for part single and two storey rear and side extension</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>21st August 2019</p>
<p>Stonehaven (Healthcare) Ltd Chollacott Nursing Home 61 Whitchurch Road Tavistock Devon PL19 9BD</p> <p>P/A No. 2307/19/NMM</p>	<p>Non-material amendment to Planning Consent 01276/2014</p>	<p>Not placed before TTC for consideration</p>	<p>Conditional Approval</p>	<p>20th August 2019</p>
<p>Mr D Mudd The Retreat Down Park Drive Tavistock Devon PL19 9AH</p> <p>P/A No. 2110/19/TEX</p>	<p>Tree Exemption Application T1: Nothofagus – fell, remove, dead.</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Exemption</p>	<p>9th September 2019</p>

<p>Mr & Mrs S Woods Highlights Down Road Tavistock Devon PL19 9AQ</p> <p>P/A No. 2033/19/TPO</p>	<p>T43: Beech - crown reduction by approx. 3 metres and removal of 5 branches overhanging driveway and property at approx. 4-6 metres from ground level on South Western side of property</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>9th September 2019</p>
<p>Tavistock Town Council Tavistock Community Sensory Garden The Meadows Tavistock Devon</p> <p>P/A No. 2138/19/TCA</p>	<p>Works to Trees in a Conservation Area: T1: Conifer - Remove - not in keeping with the area. T2: Holly - Remove - not in keeping with the area, growing into the boundary fence with tennis court. T3: Photinia - Crown lift to 2.5 to 3m from ground level to allow more light to roses. T4: Conifers x2 - Remove - to create a meandering woodland walk. T5: Willow - Crown lift to 4m from ground level to allow area to be used for seating</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>No Objections Raised</p>	<p>9th September 2019</p>
<p>Mr & Mrs Greening Land adjacent to Gajon House Down Park Drive Tavistock Devon PL19 9AH</p> <p>P/A No. 1504/19/ARC</p>	<p>Application for approval of details reserved by conditions 4 and 5 of Planning Consent 0704/16/FUL</p>	<p>Not placed before TTC for consideration</p>	<p>Withdrawn</p>	<p>28th August 2019</p>
<p>Mr R Moule Land at SX479750, North of Buddle Close Butcher Park Hill Tavistock Devon</p> <p>P/A No.</p>	<p>Construction of single dwelling on disused former agricultural land (resubmission of 2851/18/FUL)</p>	<p>Object –</p> <ul style="list-style-type: none"> The Applicant has failed to demonstrate that Buddle Quarry is not of economic or heritage value 	<p>Refusal</p>	<p>5th September 2019</p>

2199/19/FUL		<p>through a Mineral Resource Assessment contrary to Policy M2 of the Devon Minerals Plan & Supplementary Planning Document;</p> <ul style="list-style-type: none"> • The site is in an isolated position located outside the settlement boundary of Tavistock. The Applicant has not demonstrated any exceptional circumstances that would warrant approval, contrary to Policy TTV26 of the Plymouth & South West Devon Joint Local Plan. • Proposed development is in an isolated position, poorly integrated with existing developments contrary to Policy DEV10 and DEV20 of the Joint Local Plan; 		
<p>Mr & Mrs S Morris 57 Westmoor Park Tavistock Devon PL19 9AB</p> <p>P/A No.</p>	<p>Householder application for proposed extension to existing kitchen</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>3rd September 2019</p>

2256/19/HHO				
Miss K James Daisy-Lily Aesthetic and Beauty Clinic 5 West Street Tavistock Devon PL19 8AD P/A No. 2373/19/FUL	Full Planning Application: Change of use from office (B1) to aesthetic, beauty, laser and therapy clinic	Support	Conditional Approval	2 nd September 2019
Mr J McDowall 22 West Street Tavistock Devon PL19 8AN P/A No. 2518/18/FUL	Demolition of existing single storey garage/storage building and erection of 3x 2-bed dwellings and a 1-bed dwelling	Object; <ul style="list-style-type: none"> • Over development of site; • Lack of parking provision for 4 houses; • Public safety concern for pedestrians using the lane 	Conditional Approval	5 th September 2019
Mrs I Rencken Land adjacent to 24 Glanville Road Tavistock Devon PL19 0EB P/A No. 3315/19/ARC	Application for approval of details reserved by conditions 12 and 13 following Grant of Planning Consent 4426/17/FUL	Not placed before TTC for consideration	Discharge of Condition Approved	6 th September 2019

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 24.09.2019

<u>Applicant's Name & Location</u>	<u>P/App Link</u>	<u>Proposal</u>	
Mr & Mrs M McManus Meldon Bolt House Close Tavistock PL19 8LN	http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192669	Householder application for proposed new parking area	Support

<p>Stonehaven Care Homes 61 Whitchurch Road Tavistock Devon PL19 9BD</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192517</p>	<p>T1 & T2: Irish Yew - crown raise to 4m from ground level and crown reduction by 2m over Whitchurch road and grass verge on roadside to create clearance; T3: Maple - removal of lowest limb at 4m from ground level on South East side; T4 & T5: Irish Yew - dismantle and fell to ground level; T6 & T7: Beech - crown raise to 5m from ground level; T8: Cypress - dismantle and fell to ground level; Reasons - part of garden landscaping plan to create more open, lighter environment for nursing home</p>	<p>Neutral View – refer to Landscape Officer</p>
<p>Rev. and Mrs P Hinckley 2 Bedford Villas Spring Hill Tavistock Devon PL19 8LA</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192094</p> <p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192095</p>	<p>Re-advertisement (Amended Description) Alterations to building to create a single dwelling unit with two holiday letting units for use in association with the primary dwelling including general refurbishment, repair and alterations throughout the building.</p> <p>Re-advertisement (Amended Description) Listed Building Consent for alterations to building to create a single dwelling unit with two holiday letting units for use in association with the primary dwelling including general refurbishment, repair and alterations throughout the building.</p>	<p>Support</p> <p>Support</p>
<p>Mr & Mrs Brocklesby 34A Glanville Road Tavistock PL19 0ED</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192813</p>	<p>Householder application for extension (revisions to 0183/19/HHO)</p>	<p>Support</p>
<p>Mr & Mrs J Davies 50 Plym Crescent Tavistock PL19 9HX</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192810</p>	<p>Householder application for construction of two storey side extension to replace the existing single storey structure and the addition of single storey lean-to extension to rear</p>	<p>Support</p>

<p>Tavistock Town Council New Cemetery 119 Plymouth Road Tavistock PL19 8BY</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192548</p>	<p>T1: Yew - Crown lift to 4m from hedge bank on Northern side to allow light into garden of adjacent property. T2: Conifer - Crown lift to 4m from ground on Northern side (touching neighbouring property) T3: Lime- Deadwood removal (exempt). T4: Holly - Crown lift to 4m from ground level on Northern side only (touching neighbouring property)</p>	<p>Neutral View – refer to Landscape Officer</p>
<p>Mr R Pinney Torlands Down Road Tavistock PL19 9AQ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192649</p>	<p>T1: Tulip - crown height reduction by 3m, crown raise to 2.5m from ground level by removing branches extending over pavement; T2: Copper Beech - crown raise to 5m from ground level and lateral reduction by 2m on West side extending towards house. Reasons - to clear the pavement and allow for access</p>	<p>Neutral View – refer to Landscape Officer</p>
<p>Tavistock Golf Club Down Road Tavistock Devon PL19 9AQ</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/191976</p>	<p>T1: Oak - Fell dead tree</p>	<p>Neutral View – refer to Landscape Officer</p>
<p>Mr & Mrs Draper 1 Birchwood Close Tavistock PL19 8DR</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192781</p>	<p>Householder application for proposed new driveway for motorhome</p>	<p>Support</p>
<p>Mr S Baker 14 Crelake Park Tavistock PL19 9AY</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192049</p>	<p>READVERTISEMENT (Revised Plans Received) Householder application for first floor extension over existing flat roof, internal alterations including conversion of roof space into bedroom</p>	<p>Support</p>
<p>Mrs B Gillott 2 Cole Moore Meadow Tavistock PL19 0ES</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192820</p>	<p>T1: Ash - Fell as grown too big for space and signs of ash die back</p>	<p>Support</p>
<p>Mount Kelly Foundation Governors Mount Kelly - Former Hazeldon Preparatory School</p>	<p>http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192875</p>	<p>Lawful development certificate for existing use of Hazeldon House as a residential dwelling</p>	<p>Neutral View - we would refer you to application 2236/17/OPA and subsequent</p>

<p>Parkwood Road Tavistock PL19 0JS</p>			<p>site visit, which described the building as being a school; therefore this being its lawful use. Ostensibly the applicant has not provided any supporting evidence.</p>
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