

**MINUTES**

of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **MONDAY** the **26<sup>th</sup> MARCH, 2018** at **6.15pm**

**PRESENT**

Councillor P Ward **Chairman (Deputy Mayor – ex officio)**  
Councillor A Venning **(Vice Chairman)**

Councillors A Hutton, A Lewis and P Squire

**IN ATTENDANCE**

Assistant to the Town Clerk

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**331. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Mrs M Ewings and Mrs J Whitcomb

**332. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 6<sup>th</sup> March, 2018 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

**333. DECLARATIONS OF INTEREST**

No Declarations of Interest were made

**334. DARTMOOR NATIONAL PARK**

No items had been received

**335. TOWN PLANNING ISSUES**

- a) A new Premises Licence Application had been received from Golden Tree Productions CIC for a Licence for Bedford Car Park, Tavistock for the Man Engine Event on 3<sup>rd</sup> April 2018. Licence for the performance of a play, live music, recorded music, sale of alcohol for consumption at the event 12.00-16.30 and 18.00 – 22.00 (Appendix 2). **No concerns were raised regarding this Application, the Licensing Authority were therefore duly advised.**

**336. GENERAL CORRESPONDENCE**

No items had been received

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

No items were brought forward.

**338. 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 one separate application 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.

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

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 17<sup>th</sup> April, 2018 at 6.15pm

The Meeting closed at 6.42pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 26.03.2018

<b><u>Applicant's Name, Site Location, P/App No.</u></b>	<b><u>Development Type</u></b>	<b><u>Town Council's Comments</u></b>	<b><u>Decision by Local Planning Authority</u></b>	<b><u>Date of Decision</u></b>
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<p>Mrs M Payne The Elms 2 Glanville Road Tavistock Devon PL19 0EA</p> <p>P/A No. 0206/18/TCA</p>	<p>T1: Elm- fell, roots standing proud of pathways, hazardous to pedestrians, causes difficulties with pushing child's pushchair, roots approaching front step, caused main drain under pathway to block 31<sup>st</sup> December 2017, SWW stated tree roots causing drainage difficulties</p>	<p><b>Neutral view – refer to Landscape Officer</b></p> <p><b>However, it was noted that there didn't appear to be any technical support regarding drainage difficulties</b></p>	<p>Tree Works Allowed</p>	<p>19<sup>th</sup> February 2018</p>
<p>Tavistock Town Council The Meadows Plymouth Road Tavistock Devon PL19 8SP</p> <p>P/A No. 0221/18/TCA</p>	<p>T1: Lime – remove trailing branch approx. 2.5m from ground level to suitable growth point T2: Oak – remove trailing branch approx. 3.5m from ground level to suitable growth point T3: Beech – remove trailing branch approx. 3m from ground level to suitable growth point All works to improve access for maintenance and emergency vehicles, branches at risk of being struck by vehicles causing damage to trees and pedestrians</p>	<p><b>Neutral view – no comment</b></p>	<p>Tree Works Allowed</p>	<p>23<sup>rd</sup> February 2018</p>

<p>Mr B Reece 27 Watts Road Tavistock Devon PL19 8LG</p> <p>P/A No. 3679/17/TCA</p>	<p>T1: Ash – fell, remove, overhanging driveway, close proximity to buildings and highway, lost vigour, extensive falling deadwood, roots contained in low retaining wall now compromised due to root and tree movement</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>19<sup>th</sup> February 2018</p>
<p>Mr &amp; Mrs Hillan 35 Trelawny Road Tavistock Devon PL19 0EN</p> <p>P/A No. 3958/17/HHO</p>	<p>Householder Application for proposed loft conversion to include construction of new flat roofed dormer window and Juliette balcony</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>21<sup>st</sup> February 2018</p>
<p>Mrs J Dickens Zetland Courtenay Road Tavistock Devon PL19 0EE</p> <p>P/A No. 0288/18/TCA</p>	<p>H1: Oak, holly, pittosporum – reduce in height by up to 2.5m, inhibiting adjacent Beech tree, also to allow more light to property</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>2<sup>nd</sup> March 2018</p>
<p>DCH Madge Court King Street Tavistock Devon PL19 0DU</p> <p>P/A No. 4100/17/TCA</p>	<p>G1: 6x small trees, Willow, Elder, hazel and Sycamore growing in a raised section of land adjacent to the northern elevation of Madge Court between gable end and the</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>14<sup>th</sup> February 2018</p>

	viaduct, all growth in this section to be coppiced to 150mm from ground level, with arisings left in tidy habitat piles, justification – growth is overhanging courtyard of Madge Court and is in close proximity to gable end			
Mr G Vann 3 Downlea Tavistock Devon PL19 9AW  P/A No. 4324/17/TPO	S249 T16: Cypress Tree – fell, excessive size for location, obstruction of view when exiting drive, obstruction of pavement, no replacement because of obstruction of view when exiting drive	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	9 <sup>th</sup> March 2018
Mr C Barker The Coach House Manor Close Tavistock Devon PL19 0PN  P/A No. 0775/18/TPO	T1: Beech – 9within TPO S97 W4) – removal of wind thrown Beech and remedial works to adjacent damaged Beech only	<b>Not placed before TTC for consideration</b>	Grant of Exemption	9 <sup>th</sup> March 2018
Stonehaven Care Group Chollacott Nursing Home 61 Whitchurch Rd Tavistock Devon PL19 9BD	Remove existing leaking glass roof and replace with a lightweight panel and roof insulation	<b>Support</b>	Conditional Approval	26 <sup>th</sup> February 2018

P/A No. 3220/17/FUL				
Mr R Score 44 Bannawell Street Tavistock Devon PL19 0DW  P/A No. 0194/18/HHO	Householder Application for erection of single storey kitchen extension to rear of property (resubmission of 3493/16/HHO	<b>Support</b>	Conditional Approval	9 <sup>th</sup> March 2018
Tavistock Town Council Pannier Market Tavistock Devon PL19 0AL  P/A No. 4172/17/ARC	Application for discharge of conditions 3 (details of roofing), 4 (stonework sample), 6 (details of PV panels) and 10 (historic building recording statement) of Planning Consent 0753/17/LBC (re- roofing and other repairs and alterations)	<b>Not placed before TTC for consideration</b>	Discharge of Condition Approved	6 <sup>th</sup> March 2018
Mr C Barker The Coach House Manor Close Tavistock Devon PL19 0PN  P/A No. 0775/18/TPO	T1: Beech (within TPO S97 W4) – removal of wind thrown Beech and remedial works to adjacent damaged Beech only	<b>Not placed before TTC for consideration</b>	Exempt Works	9 <sup>th</sup> March 2018
Mr G Vann	S249 T16: Cypress	<b>Neutral view –</b>	Tree Works	9 <sup>th</sup> March

<p>3 Downlea Tavistock Devon PL19 9AW</p> <p>P/A No. 4324/17/TPO</p>	<p>Tree – fell, excessive size for location, obstruction of view when exiting drive, obstruction of pavement, no replacement because of obstruction of view when exiting drive</p>	<p><b>refer to Landscape Officer</b></p>	<p>Allowed</p>	<p>2018</p>
<p>Mr C Miller Courtenay Brook Farm Brook Lane Tavistock Devon PL19 9DP</p> <p>P/A No. 0195/18/TPO</p>	<p>T2: Oak – remove smaller stem at 1m from top of hedge bank to allow tree to develop into a better form T3: Oak – remove crossing stem back to union at 1.2m from top of hedge bank to rectify weak union and allow more light into garden T4: Oak – coppice at 1m above hedge bank to manage regrowth as low hedge to allow T7 to develop T5: Beech – coppice at 1m above hedge bank to allow T7 to develop T6: Beech - coppice at 1m above hedge bank to allow T7 to develop T7: Oak – remove 180mm dia. Limb at 3m above hedge bank on</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>19<sup>th</sup> March 2018</p>

	<p>west side overhanging garden to allow more light into the garden</p> <p>T8: Hawthorn – manage as 1m low hedge to allow better tree T7 to develop</p> <p>T9: Oak – coppice at 1m to allow T7 to flourish</p> <p>T10: Oak – coppice at 1m to allow T7 to flourish</p> <p>T11: Oak – reduce x2 limbs growing towards south via drop crotch technique by up to 5m</p>			
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*TAVISTOCK TOWN COUNCIL*

**DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 26.03.2018**

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Tavistock Town Council Bob's Café Pannier Market Tavistock Devon PL19 0AL	P/A No. 0628/18/ LBC	Listed Building Consent	Listed Building Consent for formation of stud and glass walls to enclose existing café and installation of new suspended heaters and lighting to entire Pannier Market	<b>Support</b>

<p>The Priory Group Kilworthy House Kilworthy Road Tavistock Devon PL19 0JN</p>	<p>P/A No. 0449/18/ LBC</p>	<p>Listed Building Consent</p>	<p>Listed Building Consent for proposed internal alterations providing improved internal layouts with removal of modern partitions and reinstatement, creation of new internal door openings and revisions to enclosed courtyard glazing</p>	<p><b>Support</b></p>
<p>Tavistock Town Council Butchers' Hall Market Road Tavistock Devon PL19 0HD</p>	<p>P/A No. 0800/18/ ADV</p>	<p>Advertisement Consent</p>	<p>Advertisement Consent for the retention of internally illuminated wall and projecting signs</p>	<p><b>Support</b></p>
<p>Mr &amp; Mrs J Powell Edelweiss Drake Road Tavistock Devon PL19 0EJ</p>	<p>P/A No. 0761/18/ HHO</p>	<p>Householder Application</p>	<p>Householder Application for alterations to fenestration on second floor of existing dwelling</p>	<p><b>Support</b></p>
<p>Ms A Pitt 34 Westbridge Cottages Tavistock Devon PL19 8DQ</p>	<p>P/A No. 0808/18/ LBC</p>	<p>Listed Building Consent</p>	<p>Listed Building Consent to replace asphalt flat roof with GRP finishes</p>	<p><b>Support</b></p>
<p>Mr S Church 3 Market Street Tavistock Devon PL19 0DA</p>	<p>P/A No. 0813/18/ LBC</p>	<p>Listed Building Consent</p>	<p>Listed Building Consent for replacement roof covering and roof lights</p>	<p><b>Support</b></p>

