

**MINUTES**

of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **29<sup>th</sup> MAY, 2018** at **6.00pm**

**PRESENT**

Councillor P Ward (**Mayor ex officio**)  
Councillor Mrs A Johnson (**Deputy Mayor ex officio**)

Councillors Mrs M Ewings, A Hutton, A Lewis  
P Squire, A Venning and Mrs J Whitcomb

**IN ATTENDANCE**

Assistant to the Town Clerk  
Councillor P Williamson (for training session)  
5 Local Parish Councillors (for training session)

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**6.00pm** - Prior to the Meeting Members received Planning Training from Sarah Jenkins (DALC). The Assistant to the Town Clerk undertook to provide copies of all the training materials to those present.

The Meeting commenced at 7.30pm;

**14. ELECTION OF A CHAIRMAN**

Nominations were invited for the election of a Chairman for the Development Management & Licensing Committee for the 2018-2019 Civic Year.

Councillor A Hutton was nominated, with his nomination being seconded, and the vote carried.

Councillor A Hutton was therefore appointed as the Chairman of the Committee for the ensuing year, and took the Chair for the remainder of the Meeting.

**15. ELECTION OF A VICE CHAIRMAN**

Nominations were invited for the election of a Vice Chairman for the Development Management & Licensing Committee for the 2018-2019 Civic Year.

Councillor Mrs M Ewings was nominated, with her nomination being seconded, and the vote carried.

Councillor Mrs M Ewings was therefore appointed as the Vice Chairman of the Committee for the ensuing year.

**16. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor Ms L Crawford.

**17. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 8<sup>th</sup> May, 2018 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

**18. DECLARATIONS OF INTEREST**

The following Personal Declarations of Interest were made;

- Councillor Mrs A Johnson declared Interests in;
  - Planning Application 1732/18/TCA – West Devon Club, Abbey Place, Tavistock by virtue of being a member of that Club and
  - Planning Applications 0940/18/LBC and 0939/18/HHO – 21 Fitzford Cottages, Tavistock by virtue of having close relatives living nearby
- Councillor Mrs M Ewings declared an Interest in;
  - Planning Applications 0940/18/LBC and 0939/18/HHO – 21 Fitzford Cottages, Tavistock by virtue of living nearby

**19. DARTMOOR NATIONAL PARK**

No items had been received

**20. TOWN PLANNING ISSUES**

No items had been received

**21. GENERAL CORRESPONDENCE**

No items had been received

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

No items were brought forward.

**23. 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 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.

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

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 19<sup>th</sup> June, 2018 at 6.15pm.

The Meeting closed at 7.59pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF  
PLANNING DECISIONS (Appendix A)  
FOR MEETING 29.05.2018

<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>
Mr D Howell 6 Downlea Tavistock Devon PL19 9AW  P/A No. 2955/17/TPO	T1: Horse Chestnut – storm damaged, fallen, remove	<b>Not placed before TTC for consideration</b>	Grant of Exemption	9 <sup>th</sup> May 2018

<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 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>Conditional Approval</p>	<p>1<sup>st</sup> May 2018</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 for the retention of internally illuminated wall and projecting signs</p>	<p><b>Support</b></p>	<p>Advertisement Consent</p>	<p>30<sup>th</sup> April 2018</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 to replace asphalt flat roof with GRP finishes</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>2<sup>nd</sup> May 2018</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 for replacement roof covering and roof lights</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>2<sup>nd</sup> May 2018</p>
<p>Ward &amp; Chowen 1 Church Lane Tavistock Devon PL19 8AA</p>	<p>Approval of details reserved by conditions 3, 4 ,5 &amp; 6 of Planning Consent 01202/2015</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Discharge of Condition Approved</p>	<p>1<sup>st</sup> May 2018</p>

P/A No. 0952/18/ARC				
Mr P Harding 125 Plymouth Rd Tavistock Devon PL19 9DT  P/A No. 0975/18/TPO	T3-5: Purple Beech – on Plymouth Rd outside Fairway Furniture, crown raise by 1.5m from street level, reduce lateral spread towards Fairway Furniture by 3m, crown thinning by up to 15%	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	2 <sup>nd</sup> May 2018
Mr & Mrs Selley 10 Ford Street Tavistock Devon PL19 8DY  P/A No. 2147/17/FUL	Erection of 9 flats and associated car parking	<b>Object –</b>  <b>a)Tavistock Town Council remains very concerned about increased traffic generated by the already approved developments on Callington Road and New Launceston Road passing through the Ford Street &amp; Drake’s statue roundabouts, which are already very congested</b>	Refusal	30 <sup>th</sup> April 2018
Mr N Larkham-Williams 12 Fitzford Cottages Tavistock Devon PL19 8DB	T1: Eucalyptus – fell due to excessive shading and concerns of proximity to low voltage power lines	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	11 <sup>th</sup> May 2018

P/A No. 1000/18/TCA				
Mr M Clarke 109 Whitchurch Road Tavistock Devon PL19 9BQ  P/A No. 0090/18/TPO	T1: Beech – deadwood removal (exempt works) T2: - Lime – crown lift to 6m from ground level on east side from ground level over neighbouring property by removing large extending lateral identified on attached image	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	27 <sup>th</sup> April 2018
Tavistock Town Council Bob's Café Pannier Market Tavistock Devon PL19 0AL  P/A No. 0628/18/LBC	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>	Conditional Approval	23 <sup>rd</sup> April 2018
Mrs E Raiques Dhuvarren House Down Road Tavistock Devon PL19 9AE  P/A No. 0034/18/TPO	T1: Douglas Fir – Fell, structurally damaged, branches breaking off over public walkway, poor specimen	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	16 <sup>th</sup> May 2018
Mr J Marples Tramonto Green Lane Tavistock Devon PL19 9AN  P/A No. 0042/18/TPO	T1: Sycamore – Fell, remove, re-plant with smaller species more appropriate for small garden	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	16 <sup>th</sup> May 2018

<p>Mr D Newland Abbey Surgery 28 Plymouth Road Tavistock Devon PL19 8BU</p> <p>P/A No. 0441/18/FUL</p>	<p>Construction of new car park on land to east of main building</p>	<p><b>Support</b></p>	<p>Refusal</p>	<p>10<sup>th</sup> May 2018</p>
<p>Mr A Cookson Land adjacent to Lynares Maudlins Lane Tavistock Devon PL19 8ED</p> <p>P/A No. 0871/18/ARC</p>	<p>Application for approval of details reserved by condition 13 following grant of Planning Consent 1939/17/FUL</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Discharge of Condition Approved</p>	<p>8<sup>th</sup> May 2018</p>
<p>Mr N Larkham- Williams 12 Fitzford Cottages Tavistock Devon PL19 8DB</p> <p>P/A No. 1000/18/TCA</p>	<p>T1: Eucalyptus – fell due to excessive shading and concerns of proximity to low voltage power lines</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>11<sup>th</sup> May 2018</p>
<p>Mr D Howell 6 Downlea Tavistock Devon PL19 9AW</p> <p>P/A No. 2955/17/TPO</p>	<p>T1: Horse Chestnut – storm damaged, fallen, remove</p>	<p><b>Not placed before TTC for consideration</b></p>	<p>Exempt Works</p>	<p>9<sup>th</sup> May 2018</p>
<p>Mrs J White New Cemetery 119 Plymouth Rd Tavistock Devon PL19 8BY</p>	<p>T1: Copper Beech – crown lift branches overhanging garden to 4m from ground level, crown thinning by up to 15% to clear ground and remove</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>18<sup>th</sup> May 2018</p>

P/A No. 0697/18/TCA	crossing branches			
Mrs C De Val Froxfield Down Road Tavistock Devon PL19 9AG  P/A No. 0067/18/TPO	T1: Oak – reduce height by up to 4.5m, reduce overhang over garden by up to 3.5m T2: Oak – reduce height by up to 4.5m, reduce overhang over garden by up to 3.5m T3: Oak – reduce height by up to 4.5m T4: Oak – reduce height by up to 4.5m T5: Oak – reduce height by up to 4.5m T6: Oak – reduce height by up to 4.5m T7: Oak – reduce height by up to 4.5m	<b>Neutral view – refer to Landscape Officer</b>	Agreed Lesser Works	18 <sup>th</sup> May 2018

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
FOR MEETING 29.05.2018

<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>	
Mr A Wharton-Durgaryan 21 Fitzford Cottages Tavistock Devon PL19 8DB	P/A No. 0940/18/ LBC	Listed Building Consent	Listed Building Consent for rear extension	<b>Neutral View</b>
Mr A Wharton-Durgaryan 21 Fitzford Cottages Tavistock Devon PL19 8DB	P/A No. 0939/18/ HHO	Householder Application	Householder Application for rear extension	<b>Neutral View refer to Conservation Officer</b>



Miss E Jones 87 Redmoor Close Tavistock Devon PL19 0ER	P/A No. 1371/18/ HHO	Householder Application	Householder Application for construction of raised timber decked area to the rear of the dwelling	<b>Support</b>
Mrs L Hesketh 8c West Street Tavistock Devon PL19 8AD	P/A No. 1094/18/ FUL	Full	Change of Use from A1 to residential (C3)	<b>Support</b>
Mrs L Critchley Grey Wethers Down Road Tavistock Devon PL19 9AG	P/A No. 1714/18/ TPO	Work to Tree Preservation Order Trees	G1: Yew x 3 – crown reduction to finished height of approx. 2.5m from ground level, to return to hedge/topiary management T1 & T2: Horse Chestnut – crown raise to approx. 4m from ground level, maximum cuts to not exceed 150mm T3: Varigated Yew – complete crown reduction to finished height of 2.5m from ground level to return to hedge/topiary management T4: Holly – formative prune crown, lateral and vertical reduction by up to approx. 1.5m, remove trailing branches to approx. 1.5m	<b>Neutral View refer to Landscape Officer</b>

			from ground level T5: Yew – prune and reduce lateral lower branches to attain clearance of approx. 2m from garage, prune over- extended branches overhanging garage by approx. 1m	
Ms I Chambers The Round House and Annexe Old Launceston Road Tavistock Devon PL19 8NA	P/A No. 1503/18/ FUL	Full	Swap the residential use of the Round House to the holiday let and the holiday use to the Round House and extend the current holiday let	<b>Neutral View</b>
Ms I Chambers The Round House and Annexe Old Launceston Road Tavistock Devon PL19 8NA	P/A No. 1504/18/ LBC	Listed Building Consent	Listed Building Consent to swap the residential use of the Round House to the holiday let and the holiday use to the Round House and extend the current holiday let	<b>Neutral View refer to Conservation Officer</b>
Mr & Mrs Welsh Down House Farm Moor View Mill Hill Lane Tavistock Devon PL19 8NH	P/A No. 1557/18/ FUL	Full	Change of Use on 1 acre paddock/field to equestrian use and erection of stable block	<b>Support</b>

<p>Cavanna Homes (South West) Ltd Land at SX 4722 7457 adjacent to New Launceston Road Tavistock</p>	<p>P/A No. 1472/18/ ARM</p>	<p>Reserved Matters Application</p>	<p>Application for approval of reserved matters for 148 No. dwellings, including affordable housing, areas of open space and landscaping and associated infrastructure following outline approval 2022/16/OPA</p>	<p><b>Support</b></p>
<p>Mrs V Hodge West Devon Club 3 Abbey Place Tavistock Devon PL19 0AB</p>	<p>P/A No. 1732/18/ TCA</p>	<p>Works to Trees in a Conservation Area</p>	<p>T1: Holly – fell, excessive shading, overhanging canal, grown out of control</p>	<p><b>Neutral View refer to Landscape Officer</b></p>