

# West Devon Development Management and Licensing Committee



West Devon  
Borough  
Council

<b>Title:</b>	<b>Agenda</b>								
<b>Date:</b>	<b>Tuesday, 8th November, 2022</b>								
<b>Time:</b>	<b>10.00 am</b>								
<b>Venue:</b>	<b>Chamber - Kilworthy Park</b>								
<b>Full Members:</b>	<p style="text-align: center;"><b>Chairman</b> Cllr Yelland <b>Vice Chairman</b> Cllr Pearce</p> <p><i>Members:</i></p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Cllr Heyworth</td> <td>Cllr Ratcliffe</td> </tr> <tr> <td>Cllr Leech</td> <td>Cllr Renders</td> </tr> <tr> <td>Cllr Mott</td> <td>Cllr Southcott</td> </tr> <tr> <td>Cllr Moyse</td> <td>Cllr Spettigue</td> </tr> </table>	Cllr Heyworth	Cllr Ratcliffe	Cllr Leech	Cllr Renders	Cllr Mott	Cllr Southcott	Cllr Moyse	Cllr Spettigue
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Cllr Mott	Cllr Southcott								
Cllr Moyse	Cllr Spettigue								
<b>Interests – Declaration and Restriction on Participation:</b>	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.								
<b>Committee administrator:</b>	Kathy Hoare Senior Case Manager - Democratic Services								

**1. Apologies for Absence**

**2. Declarations of Interest**

In accordance with the Code of Conduct, Members are invited to declare any Disclosable Pecuniary Interests, Other Registerable Interests and Non-Registerable Interests including the nature and extent of such interests they may have in any items to be considered at this meeting;

**3. Items Requiring Urgent Attention**

To consider those items which, in the opinion of the Chairman, should be considered by the Meeting as matters of urgency (if any).

**4. Confirmation of Minutes**

**1 - 12**

Meeting held on 11 October 2022

Also the Licensing Sub-Committee Meeting held on 23 August 2022

**5. Planning Applications**

To see Letters of Representation and further supplementary information relating to any of the planning applications on the agenda, please select the following link and enter the relevant Reference number: <http://westdevon.gov.uk/searchlanding>

**(a) 2844/22/FUL**

**13 - 20**

<b>WARD NAME</b>	<b>Okehampton South</b>
<b>APPLICATION NUMBER</b>	<b>2844/22/FUL</b>
<b>LOCATION</b>	<b>2 Crediton Road, Okehampton</b>
<b>DEVELOPMENT</b>	<b>Alterations to roof structure &amp; associated works</b>

**(b) 2603/22/FUL**

**21 - 26**

**WARD NAME**  
**APPLICATION NUMBER**  
**LOCATION**

**Tavistock North**  
**2603/22/FUL**  
**West Devon Borough**  
**Council**  
**Kilworthy Park, Drake**  
**Road, Tavistock**

**DEVELOPMENT**

**Erection of 3 flagpoles**  
**8 meters high to**  
**Replace single 8 meter**  
**high flagpole**

- |           |  |                |
|-----------|--|----------------|
| <b>6.</b> | <b>Planning Appeals Update</b>                   | <b>27 - 28</b> |
| <b>7.</b> | <b>Update on Undetermined Major Applications</b> | <b>29 - 30</b> |

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# Agenda Item 4

Minutes of a meeting of the **WEST DEVON DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held on **TUESDAY** the **11th** day of **October 2022** at **10.00am** in the **COUNCIL CHAMBER, KILWORTHY PARK**

**Present:** Cllr J Yelland – Chairman  
Cllr T Pearce – Vice Chairman

Cllr N Heyworth	Cllr B Ratcliffe
Cllr T Leech	Cllr M Renders
Cllr C Mott	Cllr T Southcott
Cllr D Moyse	Cllr J Spettigue

Head of Development Management (JH)  
Planning Officers (DH and LH)  
Monitoring Officer (DF)  
Democratic Services Manager (DW)

**\*DM&L.13 APOLOGIES FOR ABSENCE**

No apologies were received

**\*DM&L.14 DECLARATION OF INTEREST**

Members and officers were invited to declare any interests in the items of business to be considered during the course of this meeting, but there were none made.

**\*DM&L.15 URGENT BUSINESS**

There was no urgent business brought forward to this meeting.

**\*DM&L.16 CONFIRMATION OF MINUTES**

The Minutes of the Development Management and Licensing Committee Meeting held on 19<sup>th</sup> July 2022 were confirmed as a correct record, subject to deletion of the initial 'C' and replacement with the initial 'D' for Cllr D Moyse in the list of attending Committee Members.

**\*DM&L.17 PLANNING, LISTED BUILDING, TREE PRESERVATION ORDER AND ENFORCEMENT REPORTS**

The Committee proceeded to consider the report that had been prepared by the relevant Development Management Specialists on each of the following Applications and considered also the comments of the Town and Parish Councils together with other representations received, which were listed within the presented agenda report and summarised below:

**(a) Application No: 0529/22/FUL**                      **Ward: Hatherleigh**

**Site Address: Lower Longwood Farm, Highampton**

**Development: Replacement dwelling (resubmission of 3874/21/FUL)**

**Recommendation: Refusal**

**Speakers included:**

**Supporter:** Mr Bailey

**Parish Council Representative:** Cllr Rose

**Local Ward Member:** Cllr Kemp

With the aid of the plans and supporting photo montages, the Planning Case Officer (DH) introduced the proposals. In so doing, DH stated that one of the key reasons for his officer recommendation to refuse this application was that he did not agree with the application being described as a 'replacement dwelling'. The Committee was informed that the proposal sought to construct a dwelling on the site of a now demolished agricultural building.

Before the speakers addressed the Committee, the Monitoring Officer (DF) was invited to provide a statement on the relevance of the 'Mansell v Tonbridge & Malling Borough Council' case law and the Class Q 'fallback position'. The Monitoring Officer proceeded to inform that Class Q enabled for an existing agricultural building to change its use to that of residential. He explained the extent to which limited building operations were (e.g. the adding of windows and doors). However, Class Q did not permit for a complete demolition and re-build of a dwelling. The Monitoring Officer further explained that a person wishing to rely on Class Q for a change of use had to obtain the Council's view as to whether prior approval was required in respect of certain matters. He said that if the conditions were met then there was a planning permission that could be implemented. The Monitoring Officer then explained how the existence of a planning permission under Class Q was capable of being a fallback position. Firstly, however he explained what a fallback position was and that, for a planning permission to be considered to be a fallback, then there had to be a real prospect of it being implemented. Mansell decided that a possibility that it would be implemented was sufficient. Whether there was a real prospect or a possibility of it being implemented was a matter of planning judgment for the Committee. If the Committee decided that there was a real prospect of the Class Q permission being implemented, then it was for the Committee to decide what weight it should have. That he said involved a judgement as to the comparative advantages and disadvantages of the development proposal before the Committee and the development that had been granted permission under Class Q. The analysis was set out in the published case officer report.

The Committee was then invited to ask any questions and proceeded to seek clarity over the: proximity of the nearest settlement; the proposed increased floor size; the size of the smallholding; and, if the Committee was minded to conditionally approve the application, then it would be possible to impose a condition requiring a Section 106 Agreement to be completed that prevented the implementation of the Class Q permission.

In addressing the Committee, the applicant sought to address each of the six reasons for refusal that were set out in the published agenda report. In particular, the applicant set out his personal circumstances for the proposals; his willingness to sign a Section 106 Agreement and the sustainable elements of the application that he did not feel had been sufficiently highlighted in the published agenda report.

When questioned, the applicant informed that, whilst the farm had not been intensively farmed for a period of time, he was intending to re-wild it.

The Parish Council (PC) representative advised that the PC had unanimously recommended conditional approval of this planning application provided that the planning permission was removed from the existing building. The representative then set out the local economic benefits that would be derived through this application and concluded by expressing some concerns over the accuracy of the case officer presentation.

The participating local Ward Member also expressed her support for the proposals. The Member felt that the reasons for refusing the application were more associated with the shortcomings of the Joint Local Plan rather than the merits of the proposals. As a pillar of the local community, the Member was of the view that the applicant should be supported by obtaining planning permission for this application.

During the ensuing debate, the majority of Members highlighted that the application was contrary to both the Joint Local Plan and the adopted local Neighbourhood Plan and they were therefore supportive of the officer recommendation of refusal.

### **Committee Decision: Refusal**

#### ***Reasons for refusal***

- 1. The development description proposes a replacement dwelling. Given that there is currently no existing dwelling within the site, there is no lawful existing dwelling to replace, contrary to Policy TTV29 of the Plymouth and South West Devon Joint Local Plan (2014-2034).*
- 2. The proposal would result in the creation of a single, open-market dwelling located within an unsustainable countryside location, without good access to services and facilities and be reliant on the use of a private car. This would be contrary to policies SPT1, SPT2, TTV1, TTV26 of the Plymouth & South West Devon Joint Local Plan (2014- 2034); policy HNPH2 Housing Policy 2 of the Highampton Neighbourhood Plan (2014- 2034); and the National Planning Policy Framework (2021) (notably but not limited to paragraphs 12 and 79).*

3. *In order to meet the carbon reduction requirements of policy DEV32 (Delivering low carbon development), the proposal would need to demonstrate the carbon benefits of constructing a new dwelling rather than converting the existing agricultural building (0600/20/PDM). Such benefits have not been demonstrated and therefore the proposal would conflict with policies SPT1.2 and DEV32 of the Plymouth & South West Devon Joint Local Plan (2014- 2034); and the National Planning Policy Framework (2021) (notably but not limited to paragraphs 154 and 157).*
4. *The proposed dwelling is in close proximity to an existing barn which benefits from consent to a residential dwelling but has not yet been implemented. There is a potential that the agricultural operations of a barn would have a harmful impact on the amenity of occupants of the proposed dwelling, such as noise, odour, and general disturbance or that the presence of a dwelling would hinder the agricultural operations of the enterprise. In the absence of a legal agreement to prevent the implementation of the consented barn conversion scheme (LPA ref. 0600/20/PDM) the proposed dwelling would have an unacceptable amenity relationship with this property. The proposal would therefore conflict with policy DEV1 of the Plymouth & South West Devon Joint Local Plan (2014- 2034) and policy HNPEN1 Environment Policy 1 of the Highampton Neighbourhood Plan (2014- 2034).*
5. *The proposed dwelling includes both utilitarian and traditional domestic design elements, which results in a poorly designed building which appears neither agricultural, nor residential in character. This ambiguous character, along with an inconsistent pattern of fenestration, does not constitute good design, and the development is therefore contrary to policy DEV20 of the Plymouth & South West Devon Joint Local Plan (2014- 2034), and paragraphs 130 and 134 of the National Planning Policy Framework (2021).*
6. *The proposed use of the existing barn to be retained as a domestic garage and workshop would result in an overall residential area of significant size for a three-bedroom property which would not widen opportunities for home ownership or respond positively to the housing needs of the Thriving Towns and Villages Policy Area. The proposal would therefore conflict with Policies SPT2.4 and DEV8 of the Plymouth and South West Devon Joint Local Plan (2014-2034); and HNPH3 Housing Policy 3 of the Highampton Neighbourhood Plan (2014- 2034).*

**(b) Application No:2334/22/HHO**

**Site Address: 1, The Village, Buckland Monachorum**

**Development: Householder application for garden home office with shed replacing old shed**

**Recommendation: Conditional Approval**

The Case Officer (LH) set out the proposals and confirmed that the sole reason for the application being presented to the Committee was that the applicant was within the employ of the Borough Council. Responding to Member questions, the case officer confirmed that there would not be any external lighting.

In debate, the Committee felt that the proposals would be unobtrusive and, on that basis, supported the case officer recommendation of conditional approval.

### **Committee Decision: Conditional Approval**

#### **Conditions**

1. Standard time limit
2. Adherence to plans
3. To be used incidental to main house only
4. External lighting

#### **\*DM&L.18 PLANNING APPEALS UPDATE**

The Head of Development Management (JH) provided an update on the planning appeals and the Committee subsequently recognised the importance of adopting a Neighbourhood Plan.

#### **\*DM&L.19 UPDATE ON UNDETERMINED MAJOR APPLICATIONS**

In discussion on the list of undetermined major applications, support was expressed for both of the applications on the wool grading centre being considered (and determined) at the same time.

With regard to completion of the Section 106 Agreement for the planning application at the land South of Plymouth Road, Tavistock officers informed that this was now almost finalised and it was intended for a Member Briefing to be convened at the appropriate time.

#### **\*DM&L.20 PLANNING PERFORMANCE INDICATORS**

The Committee considered the latest set of performance indicators and noted the recent upward trend in Planning Enforcement cases that had been received by the Council.

(The Meeting terminated at 11.35 am)

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**Chairman**

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**MINUTES OF A MEETING OF THE LICENSING SUB-COMMITTEE  
HELD ON TUESDAY 23 AUGUST 2022**

**Present:** Cllr T Leech (Sub-Committee Member)  
Cllr D Moyse (Sub-Committee Member)  
Cllr J Yelland (Sub-Committee Member)

David Fairbairn, Solicitor and Monitoring Officer  
Lee Staples, Specialist Licensing  
Mollie Deimert, Specialist Licensing  
Kathy Hoare, Democratic Services Officer  
Mr A Stockbridge, representing the applicant

**Also in attendance:**

Ian Sealy, Paul Kennett, Richard Phillips, Richard Forster, Nikki Tope, Angela Braidwood and Val Wallbank (Registered speakers)  
Cllr C Mott and Cllr T Southcott (via Teams)  
Mr B McNelis, Applicant (via Teams)  
Tara O'Keefe, Licensing Specialist (via Teams)

**\*LSC1 APPOINTMENT OF CHAIRMAN**

It was **RESOLVED** that;

That Cllr Yelland be appointed Chairman for the duration of the Sub-Committee meeting.

**\*LSC2 DECLARATION OF INTERESTS**

There were no interests declared by Members of the Committee.

**\*LSC3 TO DETERMINE AN APPLICATION FOR A NEW PREMISES LICENCE AT EVERSFIELD MANOR COTTAGES, BRATTON CLOVELLY**

The Sub Committee considered an application for the granting of a new premises licence at Eversfield Manor Cottages, Bratton Clovelly. The Applicant, Mr McNelis, was not present, but his agent Mr Stockbridge was present.

The Licensing Officer proceeded to present the application and the content of the report. He reported that there had been a number of relevant representations received, both against and in favour of the Application. The objections to the Application had raised concerns about all four Licensing Objectives, but in particular the prevention of public nuisance due to noise and public safety due to the condition of

the access road. Those in support referred to the premises being an asset to local area and those making the representation had not been disturbed by noise from the premises. The Licensing Officer said no representation had been received by Environmental Health as at the time of the application being made they had not received any complaints. He added that a noise report from one of the objectors and comments by the Applicant responding to some of the objections had been received as late submissions.

Finally, the Licensing Officer highlighted the plan attached to the Application.

Mr Stockbridge made representations in support of the Application. He said the established holiday lets had not received any complaints until the application for the premises licence was made. He confirmed the bookings system would be controlled in-house rather than through an agency so as to monitor the groups of people making the booking. He stated all music after 11pm would be held in solid buildings with windows closed. Sound monitoring equipment would be installed and should the sound go above the levels permitted the music would be shut down. He stated the applicant had withdrawn the request for music to 2am.

Upon the conclusion of his presentation, the Sub-Committee asked Mr Stockbridge about the details of the Application. Mr Stockbridge explained that banquets could be booked by guests during their stays. The applicant would also like to put on oriental banquets for people in the village to attend. The letting season is mainly in the summer and to supplement income the applicant hoped to continue to hold banquets. Currently this can happen up until 11pm without the need for a licence.

Having previously said that he would be asking Mr Stockbridge about the plan that was part of the Application, the Monitoring Officer explained what the statutory requirements were that a plan had to meet. The Monitoring Officer then took Mr Stockbridge through each of the requirements and invited Mr Stockbridge to explain how the plan met those requirements or to say what the intention was. Mr Stockbridge explained that the plan was supplemented by a number of further plans that had been submitted due to the size of the premises and the impracticability of showing them at a scale of 1:100. He then explained the various areas and that the plan was intended to be an overarching plan and he had not been aware that he had to show the detail on this plan. The detailed plans had been, Mr Stockbridge said part of the application.

The Licensing Officer then explained that if the plan was an overarching plan then it should have been annotated to refer to the more detailed plans showing the prescribed details. In response to a

question from the Sub-Committee the Monitoring Officer advised the Committee that should they be minded to approve the application they could make it a condition that a plan was annotated to refer to the other plans submitted.

Ms Wallbank spoke in support of the application. She said that in her view there were very few objections and speaking to people in the area most seemed supportive.

Mr Sealy spoke in objection to the application. He said his property was approximately 500m in a straight line across the valley to Eversfield Manor. He explained that had worked as an audio-visual engineer at large indoor and outdoor events so was aware at how far sound could travel. He was therefore concerned about the potential for noise nuisance as there were large outdoor spaces within the premises and weddings and conferences would be held there in the future. The Sub-Committee asked Mr Sealy about his previous experience of events held at the premises.

Mr Kennett spoke in objection to the application. He explained the access was along a bridle path and is used by farm vehicles. Mr Kennett further explained that there were drainage holes either side of the track that are not very visible and expressed his concern about them. Mr Kennett also raised concerns about noise based on his experience of the previous summer.

Mrs Braidwood spoke on behalf of herself, her husband and Ms Jellyman. Mrs Braidwood referred to their statements, but said that she would not refer to the public safety concern as this had been adequately covered. In response to questions from the Sub-Committee Mrs Braidwood explained that she had complained to Environmental Health, who had asked her to keep a diary. She said that she had not realised that should complain to Environmental Health.

In response to questions from the Sub-Committee the Licensing Officer confirmed that no complaints had been received by Environmental Health prior to the application being made. He said they risk assess against a current establishment and any complaints received when deciding whether to make a representation on any new application.

Mr Phillips spoke in objection to the application. He spoke of the noise impact on neighbouring property from the elevated position of the application property. Mr Phillips referred to the noise consultant's report that had been submitted.

Mrs Tope spoke on behalf of herself and her husband in objection to the application. She read her statement.

Mr Lee spoke in objection to the application. He stated he ran a family holiday business in a neighbouring property and is concerned potential noise could disrupt his business.

In response to Mr Lee, Mr Stockbridge clarified aspects of the application and in particular that there would not be any outdoor music. Live music he said, would be indoors with sound levels set at a reasonable level.

Once the Sub-Committee were content that they had no further questions to raise they adjourned to deliberate at 12.15pm.

The Sub-Committee returned at 12.55pm to ask Mr Stockbridge about the number of persons who would be present on the premises. Mr Stockbridge confirmed that it would be no more than 50.

The Sub-Committee asked the Licensing Officer when the plans with the supporting information were submitted. The Licensing Officer said the plans had been received on 24 May 2022. However, Mr Stockbridge had been told on 27 May 2022 that the plans had been rejected and further plans requested. The Licensing Officer explained that the Application was not submitted until 6 June when the overarching plan was submitted.

The Sub-Committee retired once and reconvened at 12.52pm when the members returned the Chairman read out the following statement setting out the Sub-Committee's decision and the reasons for it:

### **The Decision**

The Sub-Committee decided to **REFUSE** the application;

The aim of the Licensing Act 2003 is to provide a more flexible licensing system, by reducing the burden of unnecessary regulation, but still maintaining public order and safety. The 2003 Act makes it clear that licensable activities are to be restricted only where it is necessary to promote the four Licensing Objectives.

1. In determining an application with a view to promoting the Licensing Objectives in the overall interests of the local community, the Sub-Committee is required to give appropriate weight to:
  - the steps that are appropriate to promote the Licensing Objectives;

- the representations (including supporting information) presented by all the parties;
  - the Guidance issued under section 182 of the 2003 Act; and
  - our own statement of licensing policy.
2. The statutory guidance provides that it is imperative that our decision is evidence-based and that in reaching a decision the factors which are to be taken into account are limited to a consideration of the promotion of the licensing objectives and nothing outside those parameters.
  3. The Licensing Specialist's report has also highlighted relevant provisions of the statutory guidance and our own statement of licensing policy.
  4. Finally, by way of setting the scene for our decision, the Licensing Sub-Committee is mindful that an application must be considered on its own merits. Our function is to take such steps as we consider appropriate for the promotion of the licensing objectives having regard to the representations we have received and heard.
  5. It is against this background that the Sub-Committee has considered the application for a Premises Licence at Eversfield Manor Cottages, Bratton Clovelly. The Application seeks approval for the supply of alcohol for consumption on- and off- the premises; the provision of late-night refreshment and the performance of live music. The full details of the Application are set out in paragraphs 2.1 and 2.2 of the Licensing Officer's report. During the hearing Mr Stockbridge on behalf of the Applicant modified the Application so that there would be no amplified music outdoors after 11pm and live music would be confined to indoors with a monitoring system to be installed
  6. As our Legal Advisor explained, an application for a premises licence must be in writing and be accompanied by a plan that complies with certain prescribed requirements. The prescribed requirements are set out in Regulation 23(3) and (4) of the Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005. The Sub-Committee also notes that while the statutory guidance says that plans need not be professionally drawn, they must contain the prescribed information. The prescribed information is to ensure that a licensing authority has the information it needs to determine the application.
  7. The Sub-Committee notes that the plan submitted with the Application and included in the agenda papers does not meet the prescribed requirements. We heard from the Licensing Officer that more detailed plans had been submitted in May 2022, but these had not been accepted by the Licensing Authority and this had been communicated to Mr Stockbridge. In the Sub-Committee's view those rejected plans cannot form part of the Application to be considered. The plan must therefore be taken on its own merits. While Mr Stockbridge tried to explain the details, we found this to be confusing and therefore did not feel able to consider granting the application, were we so minded, subject to a condition requiring the submission of a plan that

complied with the statutory requirements. The Plan as submitted does not in our view comply with Regulation 23(3) in that it did not show:

- the extent of the perimeter of the premises;
  - the location of points of access to and egress from the premises;
  - the location of escape routes from the premises;
  - the areas within the premises used for each licensable activity;
  - fixed structures (including furniture) or similar objects temporarily in a fixed location (but not furniture) which may impact on the ability of individuals on the premises to use exits or escape routes without impediment;
  - the location of any steps, stairs, elevators or lifts;
  - the location and type of any fire safety and any other safety equipment; and
  - the location of the kitchen on the premises.
8. The Application also referred to the Spa Lounge, Bar etc without these being shown on the Plan.
  9. The Plan did not comply with Regulation 23(4) in that it did not have a legend.
  10. In the circumstances, we felt that we had no alternative but to refuse the Application on this preliminary point.
  11. While the Sub-Committee heard from various speakers both for and against the Application, because of the Sub-Committee's decision on the non-compliance of the Plan with the statutory requirements, the Sub-Committee has not reached a view on those representations.
  12. All parties have the right to appeal to the Magistrates' Court within 21 days of receipt of written notification of the Licensing Sub-committee's decision.

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Chairman

## PLANNING APPLICATION REPORT

**Case Officer:** Nicola Glanville  
South

**Parish:** Okehampton **Ward:** Okehampton

**Application No:** 2844/22/FUL

**Agent/Applicant:**

Mr Stephen Blakeman - Architecture &  
Design Technology  
1 Rose Cottages  
Exbourne  
Okehampton  
EX20 3SH

**Applicant:**

Mr Mike Yelland  
Builders Yard  
Crediton Road  
EX20 1LR

**Site Address:** 2 Crediton Road, Okehampton, EX20 1LU

**Development:** Alterations to roof structure & associated works



**Reason item is being put before Committee:** The applicant is related to Cllr Yelland.

**Recommendation:**

Conditional Approval

**Conditions** (list not in full)

1. Standard time limit
2. Adherence to plans
3. Adherence to Ecology Report
4. Installation of bat and bird box on completion of development

5. Details of fibre cement slates to be submitted and agreed in writing by LPA
6. Details of proposed Upvc windows to be submitted and agreed in writing by LPA

**Key issues for consideration:**

The impact on the setting of the conservation area and neighbour amenity.

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**Site Description:**

The site is located at the bottom of Crediton Road, a short distance from Wongs Take Away. The site is a two storey building with a shop at ground floor level (currently vacant) and storage above.

The site is situated in a row of Meldon stone built garages; some domestic and the one to the east being a commercial garage providing car wash and valeting services. There are terraced residential properties opposite the site on the north side of the street, which have rendered facades.

The site has white painted rendered walls and an asbestos cement slate roof. The existing shop front retains its large shop window and the storage above also has eaves height glazing.

The site is not Listed nor within the setting of Listed Buildings, but lies just outside Okehampton Conservation Area, within the 50m buffer zone.

**The Proposal:**

The proposal is to raise the eaves height of the existing lean-to roof in order to increase the headroom, making it a more useable storage space. The highest part of the roof at the abutment with the adjacent stone building is shown 45mm higher than existing. The eaves of the lower lean-to section is 860mm higher than existing eaves. The existing asbestos cement tiles are to be replaced with fibre cement tiles and the timber window to the front (north) elevation is to re-sized to fit the new eaves height and is to be replaced in white upvc. No new windows are proposed at first floor level on the remaining elevations.

The proposed drawings show a bat and bird box on the south elevation (rear) which meets advice given within the consultant Ecology Report.

**Consultations:**

- County Highways Authority - No Highways Implications
- Environmental Health Section - No comments
- Town/Parish Council - Support

**Representations:**

None received.

### **Relevant Planning History**

None.

### **ANALYSIS**

#### **Principle of Development/Sustainability:**

The site lies close to the centre of Okehampton Town in an area of mixed use. The principle of development is therefore acceptable. The acceptability of proposals will however need to be considered in terms of their visual impact in regards to the setting of the Conservation Area and impact on the amenity of nearby residents to the front and rear of the site.

#### **Design / Heritage and Conservation:**

Officers are mindful of the duty noted at Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising planning functions.

The main building of the site sits just outside of the Okehampton Conservation Area within the 50m buffer-zone, but would affect the setting of the Conservation Area and forms part of the lower Crediton Road street-scene.

The proposal to raise the eaves height of the existing lean-to roof by 0.045m at its highest point and 0.859m at its lowest point is considered a modest change without significant visual impact.

The existing asbestos cement tiles are to be replaced with fibre cement tiles which is considered acceptable, providing they match those predominantly used elsewhere in the street. As such, Officers consider it appropriate to apply a condition requesting details/samples to be submitted and approved prior to their installation.

As the site falls within the 'buffer-zone' affecting the setting of the Conservation Area, the replacement of the front first floor timber window in upvc is only considered to be acceptable providing that upvc windows of a traditional appearance are to be installed. Therefore, Officers consider it appropriate to apply a condition requesting further details to ensure this.

Subject to the above conditions Officers consider that both the design and materials proposed would be acceptable and would be in-keeping with the setting of the Conservation Area and general wider street-scene. The proposal is therefore considered to accord with Policy DEV21.

#### **Neighbour Amenity:**

The site sits in a street with mixed use. There is a terrace of residential dwellings to the north and commercial premises, including a garage to the east. Residential properties at the bottom of East Street also back onto the rear of the site.

The increase in eaves height to the existing roof is not significant (under 1m) and would bring the existing lean-to, just above the ridge height of the adjoining single storey building.

Therefore it is not considered that the proposed change will have a significant detrimental impact to present light levels received by the residents on the opposite side of the street or to the rear of properties situated in East Street to the rear of the site.

The timber window to the front (north) elevation is to be re-sized to fit the new eaves height. Although the replacement window is to be slightly taller than the original, the new window will replicate the proportions of the original. As the new window serves a storage area Officers do not consider that this increase in size would pose any greater amenity issue in over-looking neighbours opposite the site than was previously experienced. As this is an urban setting, issues of light-spill are not relevant.

No new windows are proposed at first floor level on the rear or side elevations. There is therefore no issue of over-looking to be considered.

### **Highways/Access:**

Not affected by the proposal.

### **Ecology:**

The Ecology report has not identified the presence of bats or nesting birds and given the context of the site no further surveys are deemed necessary.

The proposed drawings show a bat and bird box on the south elevation (rear) which meets advice given within the consultant Ecology Report.

Officers consider that in this instance it is appropriate to impose a condition to ensure that the bat and bird box are installed on completion of the development in accordance with the approved drawings to ensure compliance with the objectives of JLP Policy DEV26.

### **Asbestos Cement Roofing:**

The existing roofing to be removed is of asbestos cement slate.

Safe removal is covered under legislation outside the planning process and no further details/conditions are required.

### **Planning Balance:**

The Site's last use was as a shop with storage above, which would currently fall under Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Given that the site is in an area of Okehampton Town where there is mixed use, the proposal is considered acceptable in principle.

The larger new window to the front elevation is not considered to accentuate issues of over-looking or light-spill. And, the raising of the roofline is not considered to result in a structure that would be over-dominant, nor would it have a significant impact on neighbour amenity through loss of light.

The proposed synthetic roofing materials are in-keeping with existing in the locality and providing that details of the type and colour to be used is agreed in writing with the LPA prior

to their installation, these materials are in-keeping with the Conservation Area. As the site borders the edge of the Conservation Area and there are already several buildings with replacement upvc windows, the use of upvc windows is acceptable. However, further details of the type and design of upvc window to be installed needs to be agreed in writing with the LPA prior to their installation. Providing the upvc windows are of a traditional design that is in-keeping with the Conservation Area these materials would be considered to respect and enhance the character and appearance of the setting of the Conservation Area and general local street-scene.

Therefore, on balance, in view of the above assessment the proposal is recommended for Conditional Approval, subject to the conditions listed.

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.***

## **Planning Policy**

### Relevant policy framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

On 26 March 2019 of the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government (MHCLG)\* of their choice to monitor the Housing Requirement at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019 confirming the change. On 13<sup>th</sup> January 2021 MHCLG published the HDT 2020 measurement. This confirmed the Plymouth, South Hams and West Devon's joint HDT measurement as 144% and the consequences are "None".

Therefore a 5% buffer is applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 5.8 years at end March 2021 (the 2021 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2021 (published 12th November 2021).

[\*now known as Department for Levelling Up, Housing and Communities]

The relevant development plan policies are set out below:

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.**

SPT1 Delivering sustainable development  
TTV1 Prioritising growth through a hierarchy of sustainable settlements  
DEV1 Protecting health and amenity  
DEV2 Air, water, soil, noise, land and light  
DEV10 Delivering high quality housing  
DEV16 Providing retail and town centre uses in appropriate locations  
DEV18 Protecting local shops and services  
DEV20 Place shaping and the quality of the built environment  
DEV21 Development affecting the historic environment  
DEV26 Protecting and enhancing biodiversity and geological conservation  
DEV32 Delivering low carbon development  
DEV33 Renewable and low carbon energy (including heat)

## **Neighbourhood Plan**

A Neighbourhood Plan is currently under preparation for Okehampton but it has not yet reached a stage where it can be considered material to the decision making process.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application: SPD 2020.

## **Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

## **Conditions in Full:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawing numbers:

A-2066-03 - Site Location Plan received by the Local Planning Authority on 24 August 2022;  
A-2066-01 - Floor, Site, First Floor, Section and Ground Floor Plans received by the Local Planning Authority on 11 August 2022; and,  
A-2066-02 - Elevations received by the Local Planning Authority on 11 August 2022.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. The recommendations, mitigation and enhancement measures of the Ecological Report, by Lakeway Ecological Consultancy on 06 June 2022, shall be fully implemented prior to the commencement of the use hereby approved and adhered to at all times. In the event that it is

not possible to do so all work shall immediately cease and not recommence until such time as an alternative strategy has been agreed in writing with the local planning authority.

Reason: To safeguard the interests of protected species

4. The bat box and bird box shown on the proposed south elevation of drawing A-2066-02 - Elevations received by the Local Planning Authority on 11 August 2022 shall be fully installed following the completion of works to the roof hereby approved.

Reason: To safeguard the interests of protected species

5. The roofs hereby approved shall be clad in dark grey synthetic slates to match those found in the locality, details and a sample of which shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: In the interests of the visual amenities of the area.

6. Notwithstanding the proposed drawings, details of the proposed upvc doors, window frames and sills to be used on the development shall be submitted to and agreed by the Local Planning Authority prior to their installation. Once approved in writing by the Local Planning Authority and installed the approved windows and doors shall be retained as such unless amendments have been agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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## PLANNING APPLICATION REPORT

**Case Officer:** Graham Smith

**Parish:** Tavistock **Ward:** Tavistock North

**Application No:** 2603/22/FUL

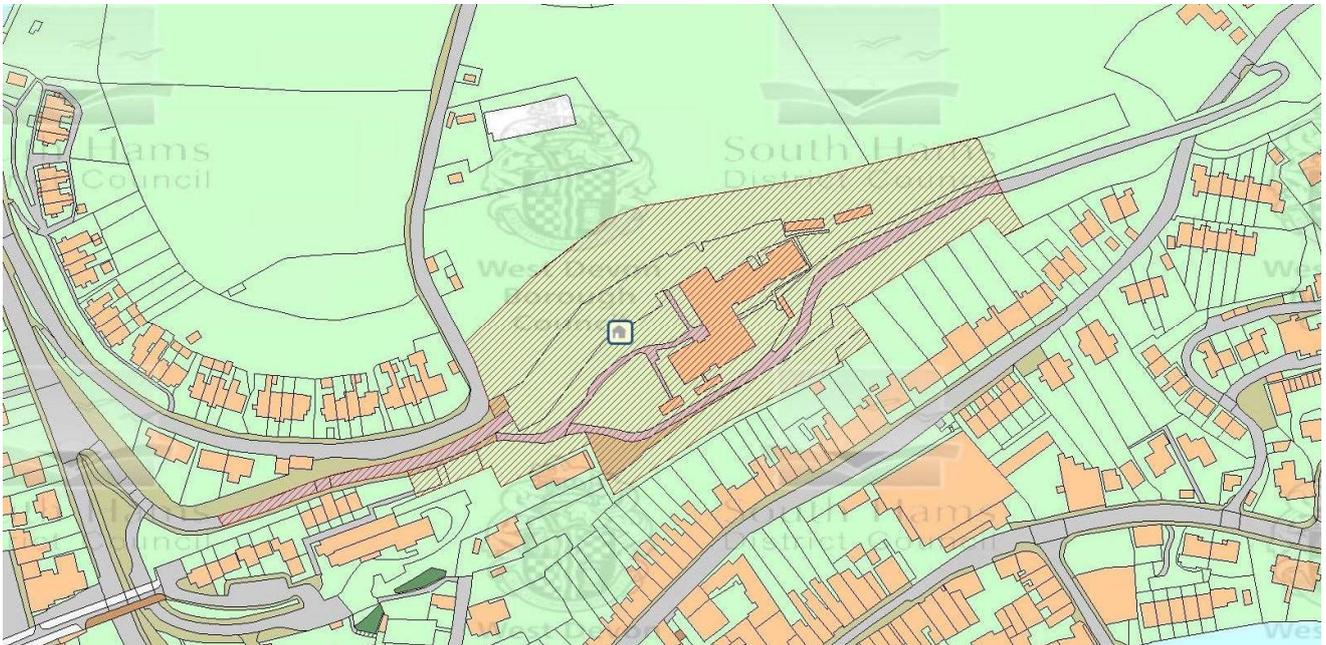
**Agent/Applicant:**

Mr Mark Vine - West Devon Borough  
Council  
Kilworthy Park  
Tavistock  
PL19 0EZ

**Applicant:**

Mr Mark Vine - West Devon Borough  
Council  
Kilworthy Park  
PL19 0EZ

**Site Address:** West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ



**Development:** Application for erection of 3No. flagpoles 8 metres high, replacing single 8 metre high flagpole

**Reason item is being put before Committee:** The applicant is West Devon Borough Council

**Recommendation:** Conditional Approval

**Conditions:**

1. Time
2. Accordance with plans
3. Carbon reduction implementation

## **Key issues for consideration:**

Principle of Development/Sustainability, Design and visual impact, Residential Amenity, Carbon Reduction

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## **Site Description:**

The property is established Local Authority offices at the northern edge of Tavistock set with mature landscaped grounds falling within the buffer zone for the Tavistock Conservation Area and adjacent to the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) both of which are located to the south and west of the site. The area is mainly residential and adjacent to the westerly access is the old Tavistock Railway Station which is a grade II listed building.

## **The Proposal:**

Three 8 metre high flagpoles would be inserted onto a strip of grass adjacent to the existing car park replacing a solitary 8 metre high flagpole. The flagpoles would be fibreglass and mounted upon concrete foundations. The formation would be linear with a 2.8 metres gap space between poles.

## **Consultations:**

- County Highways Authority

No Highways Implications

- Town/Parish Council

Support

## **Representations:**

12 representations were received objecting to the proposal. The points made can be summarised as follows:

- Tavistock already has enough flagpoles in the town and the application is lacking justification why the Council need to increase the number from 1 to 3 within their grounds, especially as so few people work at this location and there is already one that could be repaired/reused.
- So few members of the public will see the flagpoles at such a discreet location.
- The increase is considered to be an unnecessary waste of taxpayers money at a time when spending should be constrained and reserved for more worthwhile causes. Objectors would like to know the costs associated with the project and how it got this far without members objecting.
- There is a variety of wildlife in the vicinity that the proposal will disturb however a survey wouldn't be recommended due to the costs to taxpayers. Instead it should be refused.

- The noise coming from the associated apparatus would be a noise pollutant for the nearest residents, especially at night and in windy conditions.
- There is a manhole and drainage within the vicinity and it is enquired if the foundations will encroach upon this.

## **Relevant Planning History**

There is no relevant planning history.

## **ANALYSIS**

### Principle of Development/Sustainability:

Policies SPT1 and SPT2 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (JLP) provide the spatial strategy for the plan area which puts sustainability at the heart of the vision for growth. Sustainable development is delivered through following the principles of sustainable linked neighbourhoods and sustainable rural communities. A proposal such as this which seeks development at an established facility does not conflict with these strategic aims and is acceptable in principle subject to assessment against the relevant Policy

### Design/Landscape:

Policy DEV20 of the JLP puts a focus on place shaping and the quality of the built environment. This policy requires proposals to help deliver locally distinctive design using design solutions that are resilient to their local context and help achieve a good quality sense of place. The development falls within the buffer zone of the Tavistock Conservation Area and therefore Policy DEV21 would be applicable which requires an appropriate assessment of heritage assets in the vicinity and places great weight on the conservation of designated assets. Those proposals that lead to harm require full justification in terms of any potential public benefit and what efforts have been made to sustain existing uses and mitigate the extent of harm.

A Heritage Impact Assessment was submitted in support of the development which details that, whilst falling within the buffer, the distance from the conservation area, and extent of vegetation in between the proposed flagpoles and the Conservation Area's edge and the nearest listed building is such that the proposal would not have a negative impact on either. Officers agree that the nature and scale of the proposal is such that it would not have a negative impact on designated heritage assets and would highlight views of residents that do not consider the flagpoles to be in a prominent location or to be particularly visible.

The flagpoles will help the Local Authority to promote multiple corporate objectives or provide greater identity to the site itself without detracting from nearby heritage assets. In this respect it is considered that the development will help deliver locally distinctive design and is in accordance with the relevant place shaping and conservation objectives. The proposal is considered to accord with DEV20 and DEV21.

### Neighbour Amenity:

Policy DEV1 protects health and amenity by ensuring that development does not cause any unacceptably adverse impact on residents. Issues such as overshadowing, privacy and noise from development, amongst others, are considered. Policy DEV2 states that development should avoid any harmful impacts on items such as soil, air, water or noise pollution.

There is no neighbouring dwellings in the immediate vicinity of the development that would give rise to any concerns. Mature trees surround the site and provide an adequate buffer. It is considered that the proposal is of a nature and scale that would not result in an unacceptable loss of residential amenity for the nearest residents. On this basis the proposal is not considered to conflict with Policies DEV1 and DEV2.

#### Highways/Access:

Policy DEV29 requires consideration of transportation impacts both in terms of the wider network and ensuring that individual proposals achieve safe and satisfactory vehicular movements and retain parking where appropriate. This proposal will not result in the loss of any parking within the site, nor will it impact on the movement of vehicles and is therefore considered to integrate without detriment to safety. As detailed above Highways have indicated that it does not raise any issues. As such the proposal accords with DEV29.

#### Carbon Reduction:

Policy DEV32 considers the need to transition towards a low carbon future for Plymouth and South West Devon and for this aim to be an integral feature in the design and implementation of all developments. A carbon reduction statement has been submitted for this application confirming that, with regards to the materials the fibreglass selected has very low embodied energy, made from an abundant resource (sand) and known for its durability, expected to last decades. A low carbon concrete has been selected with a carbon footprint of around 10% of normal concrete. The development is considered to be in compliance with Policy DEV32 and a condition is recommended ensuring that the carbon reduction statement is adhered to.

#### Conclusion

The development could be integrated without detriment to the surrounding area, in terms of its impact on nearby heritage assets and with respect to neighbouring properties which it is considered would not experience an unacceptable loss of amenity as a result of the proposal. The development would contribute positively to placemaking and can be accommodated in a safe and sustainable manner. On this basis the development accords with the relevant policy contained within the JLP, namely SPT1, SPT2, DEV1, DEV2, DEV20, DEV21, DEV29 and DEV32 subject to standard conditions requiring compliance with the plans and implementation of carbon reduction measures.

#### Other matters:

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.***

### **Planning Policy**

#### Relevant policy framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon

Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

On 26 March 2019 of the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government (MHCLG)\* of their choice to monitor the Housing Requirement at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019 confirming the change.

On 13<sup>th</sup> January 2021 MHCLG published the HDT 2020 measurement. This confirmed the Plymouth, South Hams and West Devon's joint HDT measurement as 144% and the consequences are "None".

Therefore a 5% buffer is applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 5.8 years at end March 2021 (the 2021 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2021 (published 12th November 2021).

[\*now known as Department for Levelling Up, Housing and Communities]

The relevant development plan policies are set out below:

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.**

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

DEV1 Protecting health and amenity

DEV2 Air, water, soil, noise, land and light

DEV20 Place shaping and the quality of the built environment

DEV21 Development affecting the historic environment

DEV29 Specific provisions relating to transport

DEV32 Delivering low carbon development

### **Neighbourhood Plan**

A community referendum is scheduled for next month for the Dartmouth Neighbourhood Plan. As the document is not adopted it is not a material consideration.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

### **Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

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**West Devon Borough Council** Agenda Item 6  
**PLANNING AND LICENSING COMMITTEE 8-Nov-22**  
 Appeals Update from 17-Sep-22 to 17-Oct-22

**Ward Bridestowe**

APPLICATION NUMBER: **1735/22/PAA** APP/Q1153/W/22/3302963  
 APPELLANT NAME: Mr Keith March  
 PROPOSAL: Prior Approval Application for proposed building for agriculture/forestry use following planning application 4282/21/AGR  
 LOCATION: Thorndon Cottage Farm Thorndon Cross EX20 4NF **Officer delegated**  
 APPEAL STATUS: Appeal Lodged  
 APPEAL START DATE: 26-September-2022

APPLICATION NUMBER: **3210/21/OPA** APP/Q1153/W/22/3299435  
 APPELLANT NAME: Mr J Mulley - Viburnum (SW) Limited  
 PROPOSAL: Outline application with some matters reserved (access, layout and scaled under consideration) for 15 No. light industrial units with new access road, parking and external works  
 LOCATION: Land At Sx 458 868 North of Jethro's Lewdown EX20 4DS **Officer delegated**  
 APPEAL STATUS: Appeal Lodged  
 APPEAL START DATE: 27-September-2022

APPLICATION NUMBER: **4640/21/FUL** APP/Q1153/W/22/3304897  
 APPELLANT NAME: Mr J Codling  
 PROPOSAL: Construction of a new dwelling  
 LOCATION: Land east of Clovelly Inn Bratton Clovelly EX20 4JZ **Officer delegated**  
 APPEAL STATUS: Appeal Lodged  
 APPEAL START DATE: 11-October-2022  
 APPEAL DECISION:  
 APPEAL DECISION DATE:

**Ward Exbourne**

APPLICATION NUMBER: **0039/22/PDM** APP/Q1153/W/22/3297510  
 APPELLANT NAME: Mr A Thompson  
 PROPOSAL: Application to determine if prior approval is required for proposed change of use of Agricultural building to No.2 Dwellinghouses (Class C3) and for associated operational development (Class Q (a +b))  
 LOCATION: Higher Narracott Exbourne EX20 3QX **Officer delegated**  
 APPEAL STATUS: Appeal Lodged  
 APPEAL START DATE: 07-October-2022  
 APPEAL DECISION:  
 APPEAL DECISION DATE:

**Ward Tavistock North**

APPLICATION NUMBER: **1355/19/FUL** APP/Q1153/W/22/3297128  
 APPELLANT NAME: Mr & Mrs Keith Selley  
 PROPOSAL: READVERTISEMENT (Revised plans received) Erection of 6 flats, 1 cottage and associated car parking (Resubmission of 2147/17/FUL)  
 LOCATION: 10 Ford Street Tavistock Devon PL19 8DY **Committee**  
 APPEAL STATUS: Appeal decided  
 APPEAL START DATE: 14-June-2022  
 APPEAL DECISION: Upheld (Conditional approval)  
 APPEAL DECISION DATE: 22-September-2022

APPLICATION NUMBER: **2592/21/TPO** APP/TPO/Q1153/8878  
 APPELLANT NAME: Duncan Swift  
 PROPOSAL: T3: Ash - Fell due to Ash dieback  
 LOCATION: 3 Hessary View Tavistock PL19 0EZ **Officer delegated**  
 APPEAL STATUS: Appeal decided  
 APPEAL START DATE: 13-June-2022  
 APPEAL DECISION: Upheld  
 APPEAL DECISION DATE: 14-October-2022

APPLICATION NUMBER: **1673/21/FUL** APP/Q1153/W/22/3292581  
APPELLANT NAME: Ms I Chambers  
PROPOSAL: Erection of a dwelling  
LOCATION: The Milking Parlour, Higher Wilminstone Wilminstone **Officer member delegated**  
PL19 0JT  
APPEAL STATUS: Appeal Lodged  
APPEAL START DATE: 03-October-2022  
APPEAL DECISION:  
APPEAL DECISION DATE:

**Ward Tavistock South West**

APPLICATION NUMBER: **0723/21/FUL** APP/Q1153/W/22/3292611  
APPELLANT NAME: Baker Estates Limited  
PROPOSAL: Hybrid application comprising full planning application for the erection of 44 residential dwellings, formation of access, associated public open space, landscaping and infrastructure; and outline planning application for 0.76ha of commercial land (use class E(g) - formerly B1 with all matters reserved, except means of access  
LOCATION: Land At Plymouth Road Tavistock **Committee**  
APPEAL STATUS: Appeal Lodged  
APPEAL START DATE: 11-October-2022  
APPEAL DECISION:  
APPEAL DECISION DATE:

## Undetermined Major applications as at 17-Oct-22

	Valid Date	Target Date	EoT Date
<b>2915/19/FUL</b> Steven Stroud	18-Dec-19	18-Mar-20	<b>31-Mar-20</b>
Wool Grading Centre Fore Street North Tawton		READVERTISEMENT (Revised plans received) Conversion of existing Grade II listed mill buildings (Building A) into 11 open market townhouses & redevelopment for B1 office use. Conversion/re-erection of Building B into 3 open market dwellings	

Comments: Agent submitted further information. Meeting held, EoT agreed and further information awaited. Likely to require a further EOT

	Valid Date	Target Date	EoT Date
<b>3652/20/FUL</b> Bryn Kitching	18-Nov-20	17-Feb-21	<b>21-Dec-21</b>
Land to the South of Plymouth Road Tavistock		READVERTISEMENT (Revised plans received and amended application description) Hybrid application comprising full planning for erection of 44 residential dwellings, formation of accesses, associated public open space, landscaping and infrastructure outline planning application for extra care facility for up to 60 units with all matters reserved, except means of access	

Comments: Committee resolution to approve subject to completion of S106 Agreement

	Valid Date	Target Date	EoT Date
<b>4113/21/OPA</b> Steven Stroud	16-Nov-21	15-Feb-22	<b>20-May-22</b>
Rondor And Gunns Yard North Street Okehampton		Outline application with some matters reserved for the development of 19 No. dwellings with new private access road, parking and external works	

Comments:

	Valid Date	Target Date	EoT Date
<b>0107/22/OPA</b> Steven Stroud	13-Jan-22	14-Apr-22	<b>1-Jun-22</b>
Land north of Green Hill Lamerton		Outline application with some matters reserved for residential development of 21 dwellings with access road, parking, services and external works	

Comments:

	Valid Date	Target Date	EoT Date
<b>4004/21/FUL</b> Jacqueline Houslander	26-Apr-22	26-Jul-22	
Former Hazeldon Preparatory School Parkwood Road Tavistock PL19 0JS		Refurbishment of Hazeldon House to form a single dwelling (including demolition of non listed structures), demolition of all other structures (including former classroom blocks) on site, the erection of 10 open market dwellings, reinstatement of original site access, restoration of parkland, associated infrastructure (including drainage and retaining structures), landscaping, open space, play space, removal of some trees, parking and boundary treatments	

Comments: Details being reviewed by applicant and officer

	Valid Date	Target Date	EoT Date
<b>1671/22/ARM</b> Clare Stewart	16-May-22	15-Aug-22	
The Depot at SX 665 101 Devonshire Gardens North Tawton			Application for approval of reserved matters for 13 dwellings following outline approval 1484/17/OPA detailing layout, appearance, scale, landscaping and associated infrastructure

Comments:

	Valid Date	Target Date	EoT Date
<b>1266/22/OPA</b> Steven Stroud	17-Aug-22	16-Nov-22	
Hawley House Church Road Highampton EX21 5LS			Outline application with all matters reserved for the erection of up to 19 residential dwellings including public open space

Comments: Under consideration by officer

	Valid Date	Target Date	EoT Date
<b>2961/22/VAR</b> David Jeffery	23-Aug-22	22-Nov-22	
Solar Farm, Willsland Highampton EX21 5LQ			Application for variation of condition 12 (removal of equipment and site restoration) on Appeal Decision APP/Q1153/A/11/2164421 (01537/2011) to extend the operational life of the solar farm

Comments: Under consideration by officer

	Valid Date	Target Date	EoT Date
<b>2441/21/FUL</b> Steven Stroud	13-Sep-22	13-Dec-22	
The Old Woollen Mill Fore Street North Tawton			Hybrid application for full planning for 28 dwellings and 12 dwellings as outline permission (Self Build Plots)

Comments:

	Valid Date	Target Date	EoT Date
<b>2873/22/ARM</b> Jacqueline Houslander	13-Sep-22	13-Dec-22	
Development Site At Sx 382 850 Fore Street Lifton			Application for approval of reserved matters following Outline Approval 2353/18/OPA relating to layout, scale, appearance, and landscaping for the construction of 54 dwellings with associated public open space including allotments, landscaping and sustainable drainage and the Discharge of Conditions 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 pursuant to application 0159/22/VAR (variation to outline permission 2353/18/OPA)

Comments: