

At a Meeting of the **PLANNING & LICENSING COMMITTEE** held at the Council Chamber, Council Offices, Kilworthy Park, Drake Road, **TAVISTOCK** on **TUESDAY** the **21<sup>st</sup>** day of **JULY 2015** at **10.00 am**.

**Present:**  
Cllr D K A Sellis – Chairman  
Cllr M J R Benson – Vice-Chairman  
Cllr R E Baldwin                      Cllr C W G Cann OBE  
Cllr L J G Hockridge                Cllr C Mott  
Cllr D E Moyse                        Cllr G Parker  
Cllr T G Pearce

**Substitute:**                      Cllr J Sheldon for Cllr A Roberts

Lead Specialist – Development Management (AHS)  
Planning Officer (BD)  
Affordable Housing Officer (AR)  
Legal Officer (Mr Paul Clough)  
Senior Case Manager (KT)

**In attendance:**                Cllr J Evans

**\*P&L 11                      APOLOGIES FOR ABSENCE**

An apology for absence was received from Cllr A Roberts (Substitute: Cllr J Sheldon).

**\*P&L 12                      DECLARATION OF INTEREST**

Cllr G Parker - 00540/2015 - Cllr Parker stated that he was the applicant for this application and therefore he would leave the Chamber for the duration of this item.

Cllr G Parker – 00554/2013 – Cllr Parker declared a personal interest by virtue of being the Ward Member. He remained in the meeting and took part in the debate and vote.

Cllr J Sheldon – 00554/2013 – Cllr Sheldon declared a personal interest as prior to the ward boundary changes this site was within his ward. He remained in the meeting and took part in the debate and vote.

Cllr T G Pearce declared a personal interest in all applications by virtue of being on the Management Board of Devon Building Control Partnership. He remained in the meeting throughout and took part in the debate and vote on all items.

**\*P&L 13                      URGENT BUSINESS**

The Chairman advised that there was one item of urgent business that related to application 00054/2015. This application had been deferred from a previous meeting following the publication of Government guidance. West Devon Borough Council had sought Counsel's opinion and this had been received the previous evening. In light of the advice,

legal officers recommended that the application be deferred again, to the next meeting on 18 August, 2015.

The local Ward Member stated that this information was disappointing, as a number of people had taken time off work to travel to Tavistock to hear the debate and discussion on this item. In his view, the decision on whether or not to defer could have been taken at an earlier time so that people were not inconvenienced. He asked that in future any such decision be made in time. The Lead Specialist apologised for the lateness of the deferral, but on the basis of the information received from Counsel, and the need to make sound and robust decisions, the only option was to recommend deferral.

The Chairman apologised on behalf of the Council. It was then **PROPOSED, SECONDED** and on being put to the vote declared **CARRIED**:

That application **00054/2015** be deferred.

**\*P&L 14 CONFIRMATION OF MINUTES**

The Minutes of the Meeting held on 23 June 2015 (page 1 to the Agenda), were confirmed, subject to a minor amendment, and signed by the Chairman as a correct record.

**\*P&L 15 PLANNING, LISTED BUILDING AND ENFORCEMENT REPORTS**

The Committee considered the applications prepared by the Lead Specialist – Development Management and considered also the comments of Town and Parish Councils together with other representations received, which were listed within the presented agenda reports and summarised below, and **RESOLVED**:

**PLANNING APPLICATION REPORT**

**Case Officer:** Ben Dancer

**Ward:** Tavistock South West

**Ward Members:** Cllrs J Evans and G Parker

**Application No:** 00554/2013

**Agent/Applicant:**

Ian Jewson Planning Ltd  
1 Gas Ferry Road  
Bristol  
BS1 6UN

**Applicant:**

Bovis Homes Ltd

**Site Address:** Land adjacent to Callington Road, Tavistock

**Development:** Outline application for a mixed use development comprising up to 750 dwellings (Use Class C3), a primary school site (Use Class D1), a local convenience store (Use Class A1), railway station related development (Sui Generis) and associated infrastructure; including detailed drawings for a new vehicular and pedestrian access from the A390.

### **Reason item is being put before Committee**

The previous resolution of the P&L Committee was to grant subject to signing of the associated s106 agreement by 1<sup>st</sup> January 2015. Due to the failure to meet this deadline and the need to review viability issues the application is again before Members to seek a new resolution to grant.

**COMMITTEE DECISION:** To delegate to the Community of Practice Lead Specialist – Development Management to grant conditional planning permission subject to Section 106 legal agreement being signed by 21 October 2015.

### **Key issues for consideration:**

The principle of mixed use development, mainly residential, of this site had been established by the Core Strategy SP23A allocation. The report sets the context of the allocation, the significant role that this site is expected to make to the future growth of the town and its importance to the delivery of the Borough's five year land supply. Providing the application stays within the broad parameters of the allocation and the principles set out in the South and South West Tavistock Masterplan Supplementary Planning Document (SPD) the expectation is that it will be recommended for approval.

The application had been submitted in outline with all matters except access to be determined at the reserved matters stage (i.e. appearance, landscaping, layout and scale)

### **The Proposal:**

Outline planning application for mixed use development comprising 'up to' 750 dwellings, a new primary school site, local convenience store (250 sqm), railway station and associated infrastructure. All matters are reserved except access.

### **Consultations:**

- Highways Agency
- County Highway Authority
- Devon County Council – Education
- Devon County Council – Extra Care Housing
- Devon County Council – Waste Planning
- Devon County Council – Historic Environment
- Cornwall Council
- English Heritage
- Natural England
- Environmental Health
- WDBC Senior Drainage Engineer/Environment Agency
- South West Water
- Tavistock Town Council
- Tamar Valley AONB

Representations: 16 letters of concern/objection

**Speakers:** Cllr G Parker – Ward Member

**Conclusion:**

During debate on this application, Members raised some concerns relating to the proposed access to the site and potential traffic congestion, and the uncertainty on numbers of affordable homes, however, the Ward Member did confirm that this report was by way of an update and he looked forward to the inclusion of local Members and residents in a design forum as the application progressed.

**PLANNING APPLICATION REPORT****Case Officer:** Alex Lawrey**Ward:** Tavistock South East**Ward Members:** Cllrs R Oxborough and D Sellis**Application No:** 00540/2015**Agent/Applicant:**

Mr P Brookes  
Brookespowell  
Burley View Studio  
Vale Down  
Lydford  
Okehampton EX20 4BB

**Applicant:**

Mr and Mrs Parker  
232 Whitchurch Road  
Tavistock  
Devon  
PL19 9DQ

**Site Address:** 232 Whitchurch Road, Tavistock, Devon**Development:** Householder application for replacement front dormers to first floor roof.**Reason item is being put before Committee:** The applicant is a councillor for West Devon Borough Council**COMMITTEE DECISION:** Approval, subject to the following conditions:

- Standard time limit
- Adherence to plans
- Materials to match

**The Proposal:**

The proposed development is for alterations to the existing two front dormer windows changing flat-roof dormers to dual pitched roof. The design would be more in keeping with the existing front façade as it features a projecting gable end located in a central position and the two current dormers do not match this feature. The proposed change would also make them project slightly further forward on the front roof slope but would retain the same materials as the existing and would not have any significant adverse impacts in terms of design and landscape.

**Consultations:**

Tavistock Town Council  
Devon County Council Highways

**Representations:** None

**SPEAKERS:** None

**\*P&L 16      PLANNING APPEALS UPDATE**

The Committee received and noted the updated list of Planning Appeals.

(The Meeting terminated at 11.05 am)

Dated this

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**Chairman**