

At a Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Council Offices, Kilworthy Park, Drake Road, **TAVISTOCK** on **TUESDAY** the **26th** day of **MARCH 2019** at **11.00am**

Present: Cllr P R Sanders – Chairman
Cllr A Roberts – Vice Chairman

Cllr R E Baldwin	Cllr W G Cann OBE
Cllr C Mott	Cllr D E Moyse
Cllr G Parker	Cllr T G Pearce
Cllr J Yelland	

Planning Senior Specialist (WO)
Planning Specialists (BD)
Legal Advisor (PD)
Senior Specialist Democratic Services (DW)

Other Members also in attendance: Cllrs J Evans and J Sheldon

***DM&L 39 DECLARATION OF INTEREST**

Members were invited to declare any interests in the items of business to be considered and the following were made:

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

***DM&L 40 CONFIRMATION OF MINUTES**

The Minutes of the Development Management and Licensing Committee Meeting held on 26 February 2019 were confirmed and signed by the Chairman as a correct record.

***DM&L 41 PLANNING PERFORMANCE INDICATORS**

Members were presented with the latest Performance Indicator data.

The Planning Senior Specialist introduced the data and, in response to questions, made the following points:-

(a) It was confirmed that the indicator relating to 'number of planning applications registered' was following a very similar trend to the previous year. Since Planning Fee income was higher in comparison to 2017/18, it was noted that more significant major planning applications had been registered during this year;

(b) Whilst officers continued to be incredibly busy, there was a general feeling that case workloads were slightly more manageable than in previous months.

***DM&L 42 PLANNING, LISTED BUILDING, TREE PRESERVATION ORDER AND ENFORCEMENT REPORTS**

The Committee proceeded to consider the application that had been prepared by the Development Management Specialist and considered also the comments of the Town Council together with other representations received, which were listed within the presented agenda report and summarised below, and **RESOLVED** that:

(a) Application No: 2243/18/FUL Ward: Tavistock South West

Site Address: 83 Plymouth Road, Tavistock PL19 8BZ

To form a new dwelling by the subdivision of an existing dwelling

Case Officer Update: Natural England consulted and raised no objections, subject to inclusion of a relevant condition – confirmation given that appropriate condition had been included.

Speakers included: Objector – Mr David Parker; Supporter – Mrs Fiona Maddock; and local Ward Member – Cllr Parker (NB. Cllr Evans had declared a personal interest in this application)

RECOMMENDATION: Conditional Approval

Members discussed in detail the planning merits of the proposal and particular concerns were raised over the adequacy and appropriateness of the on-site parking and vehicular turning arrangements. In addition, some Members expressed their belief that the proposals, if conditionally approved, would result in an outdoor amenity space that was too cramped when considering the size of the resultant dwellings.

COMMITTEE DECISION: Refusal

Reason:

The new dwelling by reason of the inadequacy of the parking and turning area and insufficient area and quality of outdoor amenity space for the size of the dwellings would result in a cramped and undesirable form of development that would not provide for the needs of the occupants and harm the locality contrary to Local Plan Policy H28, Core Strategy Policies SP1 and SP20 and Policies DEV1, DEV8 and DEV10 of the emerging South West Devon Joint Local Plan

***DM&L 43 PLANNING APPEALS UPDATE**

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

(The Meeting terminated at 12.35 pm)

Chairman