

At a Meeting of the **PLANNING & LICENSING COMMITTEE** held at the Council Chamber, Council Offices, Kilworthy Park, Drake Road, **TAVISTOCK** on **TUESDAY** the **7th** day of **FEBRUARY 2017** at **10.00am**

Present:

Cllr P R Sanders – Chairman	
Cllr G Parker – Vice-Chairman	
Cllr R E Baldwin	Cllr M J R Benson
Cllr W G Cann OBE	Cllr L J G Hockridge
Cllr C Mott	Cllr D E Moyse
Cllr T G Pearce	Cllr A Roberts

COP Lead Development Management (PW)
Solicitor (SN)
Senior Specialist Development Management (WO)
Specialist Development Management (MJ)
Specialist Democratic Services (KT)

DCC Highways (PT)
DCC Drainage Officer (RR)

In attendance: Cllrs C Edmonds, N Jory, and R F D Sampson

***P&L 53 DECLARATION OF INTEREST**

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

Cllr C Edmonds declared a personal interest in application **2323/16/OPA**: Outline application (with some matters reserved) for residential development (Class C3) of up to 20 dwellings with vehicular and pedestrian access to North Road, car parking, associated landscaping and infrastructure, public open space and Accessible Natural Greenspace – External access not reserved – Land south of North Road, Lifton by virtue of living in North Road. He spoke as Ward Member to represent the residents and then left the meeting prior to the discussion and vote.

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 each item.

***P&L 54 CONFIRMATION OF MINUTES**

The Minutes of the Planning and Licensing Committee Meeting held on 10th January 2017 were confirmed and signed by the Chairman as a correct record.

***P&L 55 PLANNING, LISTED BUILDING, TREE PRESERVATION ORDER AND ENFORCEMENT REPORTS**

The Committee considered the applications prepared by the Development Management Specialists 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**:

(a) Application No: 2686/16/FUL Ward: Tavistock North

**Site Address: Land adjacent to Fernside, Crease Lane,
Tavistock, PL19 8EW**

Residential development for 4No. detached dwellings with integral garages, external parking and new access off Crease Lane.

Speakers included: Objector – Mrs Peta Rowley: Supporter – Ms Lucy Caldwell: Ward Member – Cllr Jory

RECOMMENDATION: Conditional Approval delegated to the COP Lead Development Management in consultation with the Chairman of P&L Committee subject to completion of s106 Agreement

The Ward Member thanked Members for the site visit and highlighted the concerns of residents which included access to and from the site. It was also noted that the proposal was outside the development boundary. In discussing the application, a number of Members accepted that the application was finely balanced, but they were concerned about the highways issues. Whilst the Highways Officer had stated that there was a safe route through Uplands, Members felt that the natural access route was along Crease Lane, a narrow single lane road without pavements, and the junction of Crease Lane and the A386 was not suitable.

Members accepted the social gain of the application, and noted the economic benefit, albeit slight. However, there were also concerns in respect of the impact of the proposal on the environment. Another Member appreciated the work undertaken by the applicant in respect of design, but felt the location and lack of pedestrian access weighed heavily in an otherwise balanced decision.

The proposal to conditionally approve the application was **PROPOSED, SECONDED** and on being put to the vote, unanimously declared **LOST**.

It was then **PROPOSED, SECONDED** and on being put to the vote unanimously declared **CARRIED**, that the application be refused for the following reasons:

The site location and poor quality of pedestrian access will lead to reliance on use of the private car. The proposal is therefore not sustainable and contrary to SP1 of the Core Strategy and para 7 – 9 of the NPPF. The proposal will result in a detrimental visual impact on the character and appearance of the area.

COMMITTEE DECISION: Refusal

(b) Application No: 2323/16/OPA Ward: Tamarside

Site Address: Land south of North Road, Lifton

Outline application (with some matters reserved) for residential development (Class C3) of up to 20 dwellings with vehicular and pedestrian access to North Road, car parking, associated landscaping and infrastructure, public open space and Accessible Natural Greenspace – External access not reserved.

Speakers included: Supporter – Mr Aaron Smith: Parish Council – Cllr Brian Moore: Ward Member – Cllr C Edmonds

RECOMMENDATION: That delegated authority be given to the COP Lead DM in consultation with the Committee Chairman to grant conditional planning permission subject to the signing of a Section 106 Agreement.

Members asked a number of detailed questions on this application, particularly around pedestrian access and to help them understand the flooding issues and the measures being proposed that would ensure the current drainage matters were not worsened.

The Ward Member advised the Committee that residents had a number of concerns and he outlined them in detail. They included the risk of visual coalescence between the two areas of Lifton and Tinhay; the safety of the pedestrian access, in particular to the school; traffic flows along North Road; development outside the boundary, and he quoted from an appeal decision for an application site within the Borough and drew comparisons between that proposal and the application being considered at this meeting; and finally drainage.

During discussion, Members wanted to ensure that liability for maintenance of the Accessible Natural Greenspace would not fall to the Parish Council or to residents at a later date. The affordable housing provision was welcomed by Members, however they acknowledged the parish council view that other sites within the village would be more appropriate. There were a number of concerns raised in respect of the safety of the pedestrian access into the village.

The proposal to approve the application was **PROPOSED, SECONDED** and on being put to the vote declared **LOST**.

It was then **PROPOSED, SECONDED** and on being put to the vote declared **CARRIED**, that the application be refused for the following reasons:

1. The proposed development will extend the built up area of Lifton into an important green space that currently acts as a visual break, separating the villages of Lifton and Tinhay. The development will lead to visual coalescence of the villages of Lifton and Tinhay which will adversely impact on their rural character and individual identity, contrary to policies SP17,

SP18, SP20 and SP24 of the West Devon Borough Council Local Development Framework and The National Planning Policy Framework, 2012, in particular paragraphs 58, 126 and 131.

2. The lack of a continuous pavement from the application site to the centre of the village at New Road will result in unsafe pedestrian access to local services for users of the development which will encourage use of the private car; as such the development is unsustainable. The development is contrary to policies T2 and SP14 of the West Devon Borough Council Local Development Framework and The National Planning Policy Framework, 2012, in particular paragraphs, 14, 17, 32, 35 and 69.

COMMITTEE DECISION: Refusal

***P&L 56**

PLANNING APPEALS UPDATE

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

***P&L 57**

PLANNING PERFORMANCE INDICATORS

The COP Lead Development Management presented the Performance Indicators and outlined the key information for Members consideration.

(The Meeting terminated at 12.55 pm)

Dated this

Chairman