

At a Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Council Offices, Kilworthy Park, Drake Road, **TAVISTOCK** on **TUESDAY** the **14th** day of **NOVEMBER 2017** at **10.00am**

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

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

COP Lead Development Management (PW)
Planning Specialist (CS)
Solicitor (SN)
Specialist Assets (RJ)
Highways Officer (PT)
Specialist Democratic Services (KT)

In attendance: Cllrs B Lamb and T Leech

***DM&L 31 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 each item;

Cllr D E Moyse declared a personal interest in application 4161/16/OPA: Outline planning application with all matters reserved for construction of 4 dwellings – Land at SX516892, opposite Springfield Park, Bridestowe, by virtue of the applicants being known to her and being related to one of the speakers. She remained in the meeting and took part in the debate and vote;

Cllr A Roberts declared a personal interest in application 4161/16/OPA; Outline planning application with all matters reserved for construction of 4 dwellings – Land at SX516892, opposite Springfield Park, Bridestowe, by virtue of knowing the applicants. She remained in the meeting and took part in the debate and vote;

Cllr C Mott declared a personal interest in application 4161/16/OPA: Outline planning application with all matters reserved for construction of 4 dwellings – Land at SX516892, opposite Springfield Park, Bridestowe, by virtue of being a member of Bridestowe Parish Council. She remained in the meeting and took part in the debate and vote;

Cllr P R Sanders declared a personal interest in application 3080/17/FUL: Erection of rear extension to provide gymnasium and fitness studio, together with other alterations, to allow the upgrade and refurbishment of the Leisure Centre facilities – Meadowlands Leisure Pool, The Wharf, Tavistock, by virtue of being a member of Tavistock Town Council. He had taken no part in the vote at the Town Council and therefore remained in the meeting and took part in the debate and vote.

***DM&L 32 URGENT BUSINESS**

The Chairman advised that application **1987/17/FUL**: Erection of a 2 storey 3 bedroomed house, a separate single garage and parking for 2 vehicles – Hayfield House, Hayfield Road, Exbourne, was deferred from this meeting for further information and would be presented to the Committee on a later date.

***DM&L 33 CONFIRMATION OF MINUTES**

The Minutes of the Development Management and Licensing Committee Meeting held on 17 October 2017 were confirmed and signed by the Chairman as a correct record.

***DM&L 34 PLANNING PERFORMANCE INDICATORS**

The COP Lead Development Management presented the latest set of Performance Indicators and outlined the key information for Members consideration. He advised Members that a Specialist had been appointed to the planning enforcement team.

***DM&L 35 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: 4161/16/OPA Ward: Bridestowe

Site Address: Land at SX516892, opposite Springfield Park, Bridestowe

Planning application with all matters reserved for construction of 4 dwellings

Case Officer Update: 6 further letters of objection received since the agenda was published but no new issues raised

Speakers included: Objector – Ms Rachel Colenutt: Supporter – Mr Ed Perse: Parish Council representative – Cllr John Leonard: Ward Members – Cllrs Mott and Hockridge

RECOMMENDATION: That delegated authority be given to the CoP Lead in consultation with the Chairman of the Committee to approve the application subject to the conditions listed below and the prior satisfactory completion of a Section 106 Agreement.

However, in the event that the Section 106 legal agreement remains unsigned six months after this resolution, that the application is reviewed by the CoP Lead, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the CoP Lead to refuse the application in the absence of an agreed s106 Agreement.

During discussion, one of the local Ward Members requested that additional conditions be applied to the permission, being a requirement for a Construction Management Plan (to regulate delivery times and hours of work) and removal of PD rights. The additional conditions were **PROPOSED, SECONDED** and on being put to the vote declared **CARRIED**.

COMMITTEE DECISION: That delegated authority be given to the CoP Lead in consultation with the Chairman of the Committee to approve the application subject to the conditions listed below and the prior satisfactory completion of a Section 106 Agreement

However, in the event that the Section 106 legal agreement remains unsigned six months after this resolution, that the application is reviewed by the CoP Lead, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the CoP Lead to refuse the application in the absence of an agreed s106 Agreement.

Conditions:

1. Standard time limit for outline permission
2. Reserved matters details
3. Adherence to plans
4. Percolation testing/results and subsequent SuDS detail prior to commencement
5. Fould disposal details prior to commencement
6. Landscape and Ecological Management Plan prior to commencement
7. Unsuspected contamination
8. Completion of highways infrastructure works prior to first use
9. Construction Management Plan to be agreed
10. Removal of PD rights

(b) Application: 3080/17/FUL Ward: Tavistock North

Site Address: Meadowlands Leisure Pool, The Wharf, Tavistock

Erection of rear extension to provide gymnasium and fitness studio, together with other alterations, to allow the upgrade and refurbishment of the Leisure Centre facilities

Case Officer Update: update to recommendation to refer any further conditions deemed necessary by DCC Archaeology

RECOMMENDATION: That delegated authority be given to the CoP Lead in consultation with the Chairman of the Committee to approve the application subject to the addition of any condition deemed necessary following receipt of comments from DCC Archaeologist

During discussion, Members raised concerns over the impact of the construction of the proposal on surrounding car parking facilities. Members felt that a Construction Management Plan would assist and therefore a condition was added to that effect.

COMMITTEE DECISION: That delegated authority be given to the CoP Lead in consultation with the Chairman of the Committee to approve the application subject to the addition of any condition deemed necessary following receipt of comments from DCC Archaeologist

Conditions:

1. Time Limit
2. Accord with plans
3. Landscape scheme
4. Recommendations of ecology report
5. Construction Management Plan to be agreed
6. Any condition deemed necessary by DCC Archaeologist

(c) Application: 2691/17/HHO Ward: Buckland Monachorum

Site Address: Covert House, Yelverton

Extension to dwelling and erection of machinery store

Case Officer Update: None

Speakers included: Supporter – Mr Kim Greeno

RECOMMENDATION: Conditional Approval

During discussion, Members commented on the high quality design of the proposal. One Member asked that an additional condition be included that a Landscaping Plan be agreed.

COMMITTEE DECISION: Conditional Approval

Conditions:

1. Time limit
2. Accordance to plans
3. Materials samples to be submitted and agreed
4. To be used ancillary to the main house, no commercial or business use
5. Landscaping plan to be agreed

***DM&L 36 PLANNING APPEALS UPDATE**

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

(The Meeting terminated at 12.15pm)

Dated this

Chairman