

WEST DEVON DEVELOPMENT MANAGEMENT AND LICENSING COMMITTEE



Minutes of a meeting of the **West Devon Development Management and Licensing Committee** held on **Tuesday, 20th April, 2021** at **9.30 am** via **Teams**

Present: **Councillors:**

Chairman Cllr Yelland
Vice Chairman Cllr Pearce

Cllr Cheadle
Cllr Hipsey
Cllr Moyse
Cllr Renders

Cllr Crozier
Cllr Mott
Cllr Ratcliffe
Cllr Vachon

In attendance:

Officers:
Head of Development Management
Planning Specialist
Solicitor
Democratic Services Manager
Democratic Services Officers

61. **Apologies for Absence**

*DM&L 61

There were no apologies forwarded to this Meeting.

62. **Declarations of Interest**

*DM&L 62

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 and remained in the meeting and took part in the debate and vote thereon. Cllr J Yelland declared an interest as she had been contacted by an objector to the application being heard, however she remained of an open mind and prepared to listen to all views.

63. **Items Requiring Urgent Attention**

*DM&L 63

There was no urgent business brought forward to this Meeting.

64. **Confirmation of Minutes**

*DM&L 64

The Minutes of the Development Management and Licensing Committee Meeting held on 23 March 2021 were confirmed as a correct record.

65. **Planning Applications**

*DM&L 65

The Committee proceeded to consider the application(s) that had been prepared by the Development Management Specialists 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, and **RESOLVED** that:

(a) **Application No: 4205/19/HHO Ward: Tavistock South East**

Site Address: 11a Mount Tavy Road, Tavistock

**Development: READVERTISEMENT (Revised plans received)
Retrospective householder application for enlargement of
patio area.**

Speakers included:

Objector – Dr Sue Andrew
Town Council Representative – Cllr Paul Ward
Borough Ward Member – Cllr Spettigue

RECOMMENDATION: Recommendation: Conditional Approval

Conditions:

- 1 Adherence to plans
- 2 Obscure glazed screen/fence on west side elevation of patio to be installed within 3 months of decision.
- 3 Install drainage within 3 months of decision

During discussion, the following points were raised.

- Concerns that a Heritage assessment was not made
- Considerable harm to Conservation Area
- Intrusive to neighbours privacy and amenity value
- Could be seen from public vantage points

COMMITTEE DECISION: REFUSED

The proposed decking, by its projection over the river and use of materials which are inconsistent with the natural character of the river frontage, fails to conserve and enhance the character of the Tavistock Conservation Area and results in harm to the amenities

of neighbouring properties adjacent to and opposite the site, contrary to DEV1, DEV21 and DEV23 of the JLP.

66. **Planning Appeals Update**

*DM&L 66

The Head of Development Management updated the Members on each of the outstanding planning appeals.

67. **Undetermined Major Applications Report**

*DM&L 67

The Head of Development Management updated the Members on each of the undetermined Major applications.

The Meeting concluded at 10.44 am

Signed by:

Chairman
