

At a Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held via Teams on **TUESDAY** the **16th** day of **FEBRUARY 2021** at **9:30am**

**Present:** Cllr J Yelland – Chairman  
Cllr T G Pearce – Vice Chairman

Cllr R Cheadle	Cllr P Crozier
Cllr S Hipse	Cllr C Mott
Cllr D E Moyse	Cllr B Ratcliffe
Cllr M Renders	Cllr P Vachon

Head of Development Management (PW)  
Senior Specialist, Development Management (AHS)  
Planning Case Officer (JH)  
Solicitor (BF)  
Democratic Services Manager (DW)  
Specialist Democratic Services (JY)  
Senior Case Officer, Democratic Services (KH)  
South West Highways Officer (PT)

**\*DM&L 46 APOLOGIES FOR ABSENCE**

There were no apologies forwarded to this Meeting.

**\*DM&L 47 DECLARATION OF INTEREST**

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

Cllr J Yelland declared an interest on behalf of the whole Committee in application 2560/20/HHO due to the fact the applicant was a West Devon Borough Councillor.

Cllr B Ratcliffe declared a personal interest in application 2560/20/HHO due to being a member of Tavistock Golf Club which the applicant was also a member.

Cllr S Hipse declared a personal interest in application 2560/20/HHO due to being a friend of the applicant.

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.

**\*DM&L 48 URGENT BUSINESS**

There was no urgent business brought forward to this Meeting.

**\*DM&L 49 CONFIRMATION OF MINUTES**

The Minutes of the Development Management and Licensing Committee Meeting held on 12th January 2021 were confirmed as a correct record.

**\*DM&L 50 PLANNING, LISTED BUILDING, TREE PRESERVATION ORDER AND ENFORCEMENT REPORTS**

The Chairman confirmed that two applications, 2672/20/HHO and 2295/20/FUL had been withdrawn from the agenda.

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: 2560/20/HHO Ward: Tavistock South East**

**Site Address: 6 Tiddy Brook Road, Whitchurch**

**READVERTISEMENT (revised plans received) Householder application for proposed single storey rear extension, convert single attached garage, installation of roof lights and dormer.**

Speakers included:

Supporter – Mrs K Bridgewater  
Town Council Representative – Cllr P Ward

**RECOMMENDATION:** Conditional Approval

During discussion, the following points were raised:

- (a) The Town Councillor explained the town council initially raised concerns over expansion of a business, however since the letter of representation from the agent had been posted on the website he was confident that the objections were overcome.
- (b) If the business was to expand and no longer be ancillary use enforcements officers would look at the situation.

**COMMITTEE DECISION:** Conditional Approval.

Conditions:

1. Standard time limit
2. Adherence to plans
3. Materials to match
4. The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development. And, if any other drainage scheme than that approved as part of this permission is proposed then a mitigating drainage alternative shall be agreed with the Local Planning Authority.
5. To be used ancillary to main house only.
6. Existing treatment room shall cease to be used as such upon first use of a treatment room as approved.

**(b) Application No: 3424/19/FUL Ward: Bere Ferrers**

**Site Address: "Field at SX453 669, Adjacent to Woolacombe Road" Bere Alston**

**READVERTISEMENT (revised plans received) Application for 31no. new dwellings and associated access road and pedestrian link.**

Speakers included:

Supporter – Mr D Summerfield  
Parish Councillor – Cllr B Lamb  
Local Ward Member – Cllr P Crozier;

**RECOMMENDATION:** Delegate to Head of Practice Lead Development Management, in conjunction with Chairman to conditionally grant planning permission, subject to a Section 106 legal obligation, for the following contributions towards:

DCC Education -£16,830.00

OSSR: Off-site Play Contribution of £20,073.60, towards improvements to, and on-going maintenance of, play facilities at the Recreation Ground and/or the Parish Hall and/or Underways at the discretion of the Council

Off-site Sports Contribution of £25,835, towards improvements to, and on-going maintenance of, the changing rooms at the Recreation Field, static exercise equipment in the village of Bere Alston and improvements to the basketball area behind the village hall.

Affordable Housing - 9 units. Plots 13, 24 and 27 shared ownership and plots 25, 26, 28, 29,30 and 31 social rented units

Tamar Estuary Special Area of Conservation £14,597.73.

Movement of the 30 mph sign 70 metres to the south east of the site entrance. £5000.00 to carry out the TRO.

**Conditions** (list not in full)

- 1 Time limit
2. Accord with plans
3. Materials to be agreed before development proceeds beyond slab level.
4. Full details of the hard and soft landscaping of the public open space, including play equipment , fencing, surfacing, bins and benches.
- 5 .Archaeological scheme of investigation
- 6.Unexpected contamination
7. No commencement until details of access road; ironwork; site Compound.
- 8 No occupation until cul de sac carriageway including turning head has been laid out and kerbed. Drained and constructed; footways have been provided; visibility splays have been laid out; street lighting for the spine road has been erected where appropriate (based on on ecology constraints); car parking has been completed.
9. Once constructed the carriageway, turning head, footways and

- footpaths shall be maintained.
10. No external lighting shall be erected on the site until the type, direction and lux level of that lighting being first submitted to and agreed by the Local Planning Authority.
  11. Construction management plan
  12. PD removal for sheds, hard surfaces, in the rear garden to protect the net gain in biodiversity
  13. Drainage condition
  14. Prior to occupation, details of the proposed garden gates shall be submitted to and approved by the Local Planning Authority
  15. Prior to occupation of Plots 17, 22 and 11 the route through shall be completed and open for pedestrians to use.
  16. Details of the planting for northern hedge shall be submitted to and agreed by the LPA prior to commencement beyond slab level and planting shall be implemented in the next available planting season
  17. The open space in the middle of the site shall be retained as open space and shall not be used for any other purpose without the prior written consent of the local planning authority.
  18. Hedge protection details.
  19. Hedge retention.
  20. Prior to their installation details of the boundary treatments shall be submitted to and approved by the LPA
  21. LEMP
  22. Development to be in accordance with Energy Statement.
  23. Development to be carried out in accordance with the Geotechnical/geoenvironmental report.
  24. Development to be in accordance with the biodiversity Report.

Informatives:

Two x highway informative  
PROW informative

In discussion, reference was made to:

- (a) Concerns on the entrance road to the development leading onto a country lane with impeded visibility due to high hedges and a cross roads junction. Preferred access via the northern boundary. The Solicitor urged caution to the committee as there were no objections received from Devon County Council Highways.
- (b) The proposed laying of paviors raising concerns for refuse vehicles crossing the development. A request to change to bitmac surface at the higher end of the development.
- (c) Solar panels not being made obligatory on all of the dwellings caused concerns.
- (d) The need for enhanced landscaping particularly on the northern boundary of the development.
- (e) Proposal for ducting to be in place for installation of superfast broadband

**COMMITTEE DECISION: Application deferred** to enable discussion to take place on improvement to the two junctions on Woollacombe Road.

**\*DM&L 51 PLANNING PERFORMANCE INDICATORS**

The Head of Development Management took members through the Planning PI's.

**\*DM&L 52 PLANNING APPEALS UPDATE**

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

**\*DM&L 53 UNDETERMINED MAJOR APPLICATIONS REPORT**

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

(The Meeting terminated at 12.43 pm)

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**Chairman**