

At a Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held via Teams on **TUESDAY** the **20th** day of **April 2021** at **9:30am**

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

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

Head of Development Management (PW)
Planning Case Officer (CS)
Solicitor (BF)
Democratic Services Manager (DW)
Specialist Democratic Services (JY)
Senior Case Officer, Democratic Services (KH)

***DM&L 61 APOLOGIES FOR ABSENCE**

There were no apologies forwarded to this Meeting.

***DM&L 62 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 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.

***DM&L 63 URGENT BUSINESS**

There was no urgent business brought forward to this Meeting.

***DM&L 64 CONFIRMATION OF MINUTES**

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

***DM&L 65 PLANNING, LISTED BUILDING, TREE PRESERVATION ORDER AND ENFORCEMENT REPORTS**

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.

***DM&L 66 PLANNING APPEALS UPDATE**

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

***DM&L 67 UNDETERMINED MAJOR APPLICATIONS REPORT**

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

(The Meeting terminated at 10.44am)

Chairman