

West Devon Development Management and Licensing Committee



Title:	Agenda								
Date:	Tuesday, 28th February, 2023								
Time:	10.00 am								
Venue:	Chamber - Kilworthy Park								
Full Members:	<p style="text-align: center;">Chairman Cllr Yelland Vice Chairman Cllr Pearce</p> <p><i>Members:</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Cllr Heyworth</td> <td style="width: 33%;">Cllr Ratcliffe</td> </tr> <tr> <td>Cllr Leech</td> <td>Cllr Renders</td> </tr> <tr> <td>Cllr Mott</td> <td>Cllr Southcott</td> </tr> <tr> <td>Cllr Moyse</td> <td>Cllr Spettigue</td> </tr> </table>	Cllr Heyworth	Cllr Ratcliffe	Cllr Leech	Cllr Renders	Cllr Mott	Cllr Southcott	Cllr Moyse	Cllr Spettigue
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Cllr Leech	Cllr Renders								
Cllr Mott	Cllr Southcott								
Cllr Moyse	Cllr Spettigue								
Interests – Declaration and Restriction on Participation:	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.								
Committee administrator:	Kathy Hoare Senior Case Manager - Democratic Services								

1. Apologies for Absence

2. Declarations of Interest

In accordance with the Code of Conduct, Members are invited to declare any Disclosable Pecuniary Interests, Other Registerable Interests and Non-Registerable Interests including the nature and extent of such interests they may have in any items to be considered at this meeting;

3. Items Requiring Urgent Attention

To consider those items which, in the opinion of the Chairman, should be considered by the Meeting as matters of urgency (if any).

4. Confirmation of Minutes

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Meeting held on 24 January 2023

5. Planning Applications

To see Letters of Representation and further supplementary information relating to any of the planning applications on the agenda, please select the following link and enter the relevant Reference number: <http://westdevon.gov.uk/searchlanding>

WARD NAME	Bere Ferrers
APPLICATION NUMBER	4034/22/HHO
LOCATION	Pump Cottage, Bere Alston
DEVELOPMENT	Householder application For proposed detached garage

(a) 4034/22/HHO

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6. Planning Appeals Update

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7. Update on Undetermined Major Applications

17 - 18

Agenda Item 4

Minutes of a meeting of the **WEST DEVON DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held on **TUESDAY** the **24th** day of **January 2023** at **10.00am** in the **COUNCIL CHAMBER, KILWORTHY PARK**

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

Cllr R Cheadle
Cllr P Crozier
Cllr N Heyworth
Cllr T Leech

Cllr C Mott
Cllr B Ratcliffe
Cllr M Renders
Cllr T Southcott

Head of Development Management (JH)
Licensing Specialists (LS, NS)
Monitoring Officer (DF) via Teams
Democratic Services Officer (KH)

***DM&L.35 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr D Moyse with Cllr P Crozier substituting and Cllr J Spettigue with Cllr R Cheadle substituting.

***DM&L.36 DECLARATION OF INTEREST**

Members and officers were invited to declare any interests in the items of business to be considered during the course of this meeting.

***DM&L.37 URGENT BUSINESS**

There was no urgent business brought forward to this meeting.

***DM&L.38 CONFIRMATION OF MINUTES**

The minutes from the meeting held on 13 December 2022 were approved as a true and correct record.

DM&L.39 WEST DEVON LICENSING COMMITTEE REPORT –NCAP STANDARDS

The Committee proceeded to consider the report that had been prepared by the Licensing Specialist. He stated that the West Devon Hackney Carriage and Private Hire Licensing policy came into operation in April 2018. Included within this is the requirement that all currently licensed vehicles must meet a Euro NCAP Safety Rating of 4 or 5 stars by 1st January 2023. However with the global issues around covid and the impact of the cost of living crisis the number of taxi drivers nationally had reduced and the trade had been hit hard. With current factors in play the ability for drivers to update their vehicles has become a concern of Officers. It was felt appropriate to consider a delay in the implementation of changeover of existing vehicles. The policy would stay the same for anyone bringing a new vehicles onto the circuit.

The Specialist Officer confirmed that the team had spoken on numerous occasions to those in the trade about the concerns. There would be significant changeover of vehicles at a time when many were facing financial difficulty. He stated it would be regularly reviewed should the Committee choose to defer to a later date for a review to the extension. He reassured Members that all vehicles on the circuit regardless of age undergo stringent safety tests so are safe. There would be no implications should a vehicle be involved in an accident. Safety features in cars have progressed over time in modern vehicles. The vehicles would be roadworthy they just wouldn't have as much of the more modern safety features as a car with a five star NCAP safety rating. The Committee agreed that;

1. Section 17.3 of the Policy be amended to delay the implementation of the requirement for currently licensed vehicles to hold a Euro NCAP Safety rating of 4 or 5 stars (out of 5), from 1st January 2023 until 1st January 2024. Officers will ensure that those drivers who do not have 4 or 5 star vehicles by 31 October 2023 are fully aware that these vehicles will not be renewed after 1st January 2024.
2. Recommended to Council that the Hackney Carriage and Private Hire Policy, as amended, is adopted at the meeting on 21st February 2023. Further information on the number of vehicles that need to be replaced to be provide to the Chair of DM&L prior to the Council meeting.

***DM&L.40 PLANNING APPEALS UPDATE**

The Head of Development Management took Members through the Appeals Update. Since the agenda was published three appeal decisions had come in. The first was on Higher Narracott for change of use from barns to dwellings. This was a prior approval application and the Planning Officer at the time did not believe the buildings could be converted due to their structure plus they were too close to agricultural buildings in use and so it was refused. The Inspector allowed the appeal and felt that the structural surveys gave enough evidence to be able to convert. Also two other barns within the vicinity had already been given prior approval. The second appeal was on Thorndon Cottage for a new agricultural barn, which was refused by the Planning Officer as it was in a prominent and isolated area of the countryside. The Inspector had agreed with the Planning Officer and the appeal was dismissed. The third appeal was at Crossroads Farm, Lewdown for 22 dwellings which was refused for inadequate design, impact on the character of the landscape and being in an unsustainable location. It was dismissed by the Inspector although he did not agree with the unsustainable location.

***DM&L.41 UPDATE ON UNDETERMINED MAJOR APPLICATIONS**

Members were given the progress on undetermined major applications. A Member asked on the progress on the Hazeldon Preparatory School application in Tavistock. The Head of Development Management stated a meeting had taken place with the architect looking at the design and housing need. If the applicant was to present a plan showing a design where the properties were set down further and

closer together it could be revisited. Sport England would be given a deadline to attend a meeting in regard to this application.

(The Meeting ended at 10.55 am)

Chairman

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PLANNING APPLICATION REPORT

Case Officer: Lauren Hutton

Parish: Bere Ferrers **Ward:** Bere Ferrers

Application No: 4034/22/HHO

Agent:

Mr Jeremy Maddock
Elford Maddock Architect'l Practice
23 Fore Street
Bere Alston
Yelverton
PL20 7AA

Applicant:

Mr & Mrs Thornton
Pump Cottage
Bere Alston
PL20 7BY

Site Address: Pump Cottage, Bere Alston, PL20 7BW



Development: Householder application for proposed detached garage

Cllr Angela Blackman has called this to committee for the following three reasons:

1. The scheme is much smaller than the LPA policy wants so will impact the WHS less (6.5m x 3.5m internal, ref Supplementary Planning Document), it continues the existing 'ribbon pattern' of roadside development, it reflects the shed that was on the site before but is slightly larger and uses similar materials.
2. The scheme does not cause significant harm as outlined in the WHS SPD.
3. The scheme is well designed to reflect the architecture of the local area.

- | | |
|---|---|
| <ul style="list-style-type: none"> • Heritage • Tree Specialist | <p>Comments</p> <p>No objection on arboricultural merit</p> |
|---|---|

PUBLIC CONSULTATIONS

Representations:

Representations from Residents

No representations have been received.

Representations from Internal Consultees

- Heritage – comments.

The proposed structure is in a location where there was a small shed the size of which is exaggerated in the information supplied. It is clearly visible on Streetview as a small and somewhat dilapidated garden shed that was barely visible over the hedgebank. The difference in scale and presence together with the fact the old shed is long gone means this should be given no weight whatsoever in assessing the present proposal.

There is considerable crossover here between the effect on AONB and WHS and the way to avoid harm to each may well be the same. It is worth noting that the site has been historically orchard (see map snip attached) and some fruit trees remain. Apple tree planting (on the site of the old shed?) would assist in terms of WHS, AONB and biodiversity net gain, as would added planting along the hedgebank.

Significance in heritage terms

This small settlement is on the tithe map so dates from at least 1840 and falls fully within the relevant period for World Heritage Site (WHS) Inscription of 1700-1914. The cottages are clearly associated with mining so exhibit OUV Attributes (as miners dwellings), as does the chapel (because non-conformism spread with miners as part of their cultural identity). As the WHS is a designated heritage asset of the 'highest significance' (NPPF 189) any harm must be avoided if possible or outweighed by public benefit.

There is a connection of the locality to the silver-lead node that was exploited at least as early as the 13th century but that was mostly in the locality of Cleave Farm to the south of the application site. More directly significant is the connection with mining at the Furzehill mine, which is immediately adjacent (NW) to this settlement group. Flooding in c1856 and subsequent struggles with water levels lead to the closure of this mine working in c1861. It is likely, however, that the occupants of the cottages continued to work in other local mines or associated industrial activities for some time after that. The chapel was built a little later as it is not on the tithe map but is on the 1st edition OS. There is no Heritage Statement or Impact Assessment so it appears no consideration has been given to heritage including the OUV of the WHS. For this reason the basic need of NPPF194 has not been met.

Impact of proposed development

Put simply the form and location of the proposed structure makes it a prominent new feature on the approach to the settlement. It will detract from the setting of the various non-designated heritage assets of this linear settlement that together contribute to the OUV of the

WHS. I recommend the proposal be assessed using the steps in the Historic England guidance – ‘The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)’, in particular Step 4 – ‘Explore ways to maximise enhancement and avoid or minimise harm’.

Relevant Planning History

Planning Application Reference	Proposal	Site Address	Decision
F/3/29/1210/1995/7	Erection of car port.	Bere Alston Yelverton Devon PL20 7BW	Conditional Approval 16/08/1995
00518/2014	Householder application for the erection of a first floor extension, removal of lean-to and installation of roof lights.	Bere Alston Yelverton Devon PL20 7BW	Conditional Approval 13/06/2014

Site & Surroundings

The site is located c. 1.2km south of Bere Alston village within the small hamlet of Cotts with access along the road past Lower Birch Farm. Pump Cottage is situated to the northern corner of the site, adjacent to the highway, with all of the greenspace to the front and side of the property. Within the ownership of the applicant, there is also Daffodil Shed Cottage. This is a seasonal holiday let, which is occupied from April to end of October. Daffodil Cottage is also sited adjacent to the road in the garden area between the host dwelling and the eastern access onto the road. Both accommodations share the same parking area and vehicular access.

The shared parking area is situated off the main road within a gravel area and accessed at the east of the site from the main road. On the southern boundary of the site facing into the parking area, is a woodshed, which was originally approved as a carport under F/3/29/1210/1995/7. The re-purposing of the car port as a wood shed has occurred due to the substandard size of this building making it impracticable to be effectively used as garaging, hence the need for the replacement garage building currently being considered by Officers.

Pump Cottage is not listed, but sits within the Cornwall and West Devon Mining Landscape World Heritage Site and the Tamar Valley Area of Outstanding Natural Beauty. The host dwelling is considered a non-designated heritage asset and sits within the setting of multiple non-designated heritage assets within the hamlet.

Proposal

The proposal is for the construction of a detached garage to serve Pump Cottage & Daffodil Shed Cottage. The garage is to be constructed close to the boundary of the site adjacent to the access road to the hamlet.

ANALYSIS

1.0 Principle of Development

1.1 The site is located within the curtilage of an existing dwelling house. The siting of the proposal is situated adjacent to the boundary line of the domestic curtilage of the dwellinghouse. It is noted that the siting of the proposal has been chosen in order to utilise an existing area of hardstanding, which was used for a former shed.

1.2. The shed can be seen from Google Street view in 2011 and this also demonstrates that the proposed garage will be seen from the public realm. The footprint of the proposed garage exceeds that of the existing area of hardstanding and as the proposed garage is larger in terms of mass and scale than the former shed, it will have a greater visual impact towards the boundary line. Officers do not consider the former shed to be in-principle support of development in this position, there is no planning history for the shed and as such is given no weight within the decision.

1.3. The principle of outbuildings within the domestic curtilage of a property is acceptable. The acceptability of the proposal will however need to be considered in terms of visual impact and siting, particularly with regards to the impact on the World Heritage Site and the AONB.

2.0. Design, Heritage and ANOB.

2.1. The proposal sits within the Cornwall and West Devon Mining Landscape World Heritage Site which is considered to be of Outstanding Universal Value. The site is situated along an entrance into the World Heritage Site from a rural countryside setting. Pump Cottage and its associated buildings sits just 75m from the boundary line along an entrance into Cotts, the World Heritage Site and makes a positive contribution to the historic character and how the townscape is experienced.

2.2. As commented on by the Council's Heritage Specialist, the proposed garage will be visible from the public realm and its siting particularly impacts on the Outstanding Universal Value of the World Heritage Site. The mass of the structure would detract from the quality of the built form and the authenticity of the World Heritage Site and the wider setting. DEV22 requires proposals with the Mining Landscape World Heritage Site to conserve or where appropriate enhance the Outstanding Universal Value of the Site. The proposal causes less than substantial harm to the authenticity of the Outstanding Universal Value of the Site. However less than substantial harm must still be justified and should be wholly exceptional. Criteria 6 of DEV22 requires harm to be weighed against the public, not private benefit of the proposal and whether all reasonable efforts have been made to mitigate the extent of the harm. Officers consider that the benefit of the proposal is solely private, with no mitigation measures put in place. This private benefit does not justify to the long-term harm to the character and appearance of the World Heritage Site and is therefore contrary to DEV22, E1 of the Bere Peninsula Neighbourhood Plan, policies P3, P6, C2 and C9 of the World Heritage Site Management Plan and paragraphs 200 and 202 of the National Planning Policy Framework.

2.3. Policy DEV21 of the Joint Local Plan requires development to sustain the local character and distinctiveness of the area by conserving and where appropriate enhancing its historical environment, both designated and non-designated heritage assets and their settings. Criteria 3 of DEV21 states 'Development that harms the significance of locally important non-designated heritage assets, or their contribution to the character of a place will be permitted where it can be justified on the basis on a balanced judgement, having regard to the scale of any harm or loss and the significance of the heritage asset.' Pump Cottage can be identified on the OS first addition maps and is considered to be a non-designated heritage asset, as can the linear group of buildings that make up Cotts by way of age and architectural merit.

Considering the prominence of the proposed building, Officers consider the development fails to conserve the local character of both Pump Cottage and the setting of the additional non designated heritage assets.

2.4. Similarly, policy DEV25 requires that proposals conserve and enhance the natural beauty of the protected landscape with particular reference to their special qualities and distinctive characteristics or valued attributes. The proposal fails to meet the first policy test, as it does not conserve or enhance the character and appearance of the built heritage which is recognised with the Tamar Valley AONB Management Plan. The proposal fails to accord with DEV25 and paragraph 176 of the National Planning Policy Framework.

2.5. The proposed materials are round profile corrugated roof sheets, PVCu windows and timber doors. In terms of design, except for the upvc windows, the materials are considered appropriate for the proposed use. However, the siting, scale and massing of the proposal are not supported.

2.6. DEV20 (2) requires proposals to have (amongst other things) proper regard to the wider development context and surroundings in terms of siting. Additionally, DEV23 (1) seeks development to be located to respect scenic quality and maintain an area's distinctive sense of place. Given the discussion above, Officers conclude that the proposal fails to consider the wider development or respect for scenic quality, and therefore is contrary to DEV20 and DEV23.

2.7. Furthermore, no heritage statement was submitted with this application. The Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning document states:

'If the proposed development site lies within the World Heritage Site, it is likely that some level of consideration of the historic environment will be required. Any proposals potentially affecting designated heritage assets will automatically require a Heritage Statement' (Page 60).

Additionally, paragraph 194 of the National Planning Policy Framework states:

'Proposals affecting heritage assets should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate of the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

2.8. The application therefore has failed to meet the minimum requirements set out within the NPPF and the World Heritage Site Management Plan and World Heritage Site Supplementary Planning Document.

3.0 Highways

3.1. DEV29 sets out the requirements for parking that is required to contribute positively to the achievement of a high quality, effective and safe transport system. The guidance for high quality parking dimensions including those for proposed domestic garages are set out within the Joint Local Plan Supplementary Planning Document.

3.2. The internal dimensions of the proposed garage are 5.1m x 4.8m which does not adhere to the minimum internal dimensions of 6.5m x 3.5m set out for domestic garaging within the

Supplementary Planning Document paragraph 8.5 and is therefore contrary to DEV29.2. Officers note the addition of a workbench within the garage which will decrease the useable footprint within the garage area. The application form submitted states that there will be an increase to the parking area and the proposal will provide covered parking. Officers consider that the proposal will result in a substandard size garage being created in perpetuity. The small size of the proposed garage will result in a building that is not fit for purpose. If approved, this will increase pressure for additional garage buildings within the site, further compromising available space within the site for on-site parking and turning and exacerbating the negative visual impact that a proliferation of small garden buildings would have within the Public Realm of the Area of Outstanding Natural Beauty (AONB) and World Heritage Site (WHS) protected Heritage Landscape.

4.0 Drainage

4.1 No drainage information was submitted within the original application, although the proposal falls on the concrete base of a former shed there is an increase in impermeable surface area. The agent has confirmed that the applicant plans to add water butts and a soakaway which are shown on an additional plan. With this in place, the scheme is considered in accordance with DEV35 and is acceptable.

5.0 Carbon Reduction

5.1 There has been no carbon reduction measures proposed within the application. The application date was 30th November, before the implementation of additional measures in relation to the Plymouth and South West Devon Climate Emergency Planning Statement as such there is not an expectation within a householder application to demonstrate carbon reduction measures.

6.0 Ecology

6.1 No requirements for a Preliminary Ecological Assessment were identified within the Wildlife and Geology Trigger Table given the nature of the development.

7.0 Trees

The proposal will not impact the root protection area of adjacent fruit trees.

8.0 Conclusion

8.1. In totality, the proposal is considered contrary to policies DEV20, DEV21, DEV22, DEV23 and DEV29 within the Joint Local Plan and the guidance within the Supplementary Planning Document, the World Heritage Site Management Plan and Supplementary Planning Document, and various paragraphs of the NPPF. For the reasons stated above, the proposal is recommended for refusal.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

Relevant policy framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

On 26 March 2019 of the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government (MHCLG)* of their choice to monitor the Housing Requirement at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019 confirming the change. On 13th January 2021 MHCLG published the HDT 2020 measurement. This confirmed the Plymouth, South Hams and West Devon's joint HDT measurement as 144% and the consequences are "None".

Therefore a 5% buffer is applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 5.8 years at end March 2021 (the 2021 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2021 (published 12th November 2021).

[*now known as Department for Levelling Up, Housing and Communities]

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development
SPT2 Sustainable linked neighbourhoods and sustainable rural communities
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV20 Place shaping and the quality of the built environment
DEV21 Development affecting the historic environment
DEV22 Cornwall and West Devon Mining Landscape World Heritage Site
DEV23 Landscape character
DEV29 Specific provisions relating to transport

Neighbourhood Plan

The Bere Peninsula Neighbourhood Plan now forms part of the Development Plan for West Devon and should be used in deciding planning applications within the Bere Ferrers Parish Area. The following policies are relevant to the consideration of this application:

Policy E1: Protecting the Local Environment

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

Tamar Valley AONB Management Plan (2019-2024)

The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020-2025

Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document 2017

Plymouth and South West Devon Supplementary Planning Document

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

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West Devon Borough Council **Agenda Item 6**
PLANNING AND LICENSING COMMITTEE 28-Feb-23
Appeals Update from 11-Feb-23 to 20-Feb-23

Ward Tavistock North

APPLICATION NUMBER:	1673/21/FUL	APP/Q1153/W/22/3292581
APPELLANT NAME:	Ms I Chambers	
PROPOSAL:	Erection of a dwelling	
LOCATION:	The Milking Parlour, Higher Wilminstone PL19 0JT	Officer member delegated
APPEAL STATUS:	Appeal decided	
APPEAL START DATE:	03-October-2022	
APPEAL DECISION:	Dismissed (Refusal)	
APPEAL DECISION DATE:	17-February-2023	

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Undetermined Major applications as at 3-Feb-23

	Valid Date	Target Date	EoT Date
2915/19/FUL Steven Stroud Wool Grading Centre Fore Street North Tawton	18-Dec-19	18-Mar-20	31-Mar-20
<p>READVERTISEMENT (Revised plans received) Conversion of existing Grade II listed mill buildings (Building A) into 11 open market townhouses & redevelopment for B1 office use. Conversion/re-erection of Building B into 3 open market dwellings</p>			

Comments: Agent submitted further information. Meeting held, EoT agreed and further information awaited. Likely to require a further EOT

	Valid Date	Target Date	EoT Date
3652/20/FUL Bryn Kitching Land to the South of Plymouth Road Tavistock	18-Nov-20	17-Feb-21	21-Dec-21
<p>READVERTISEMENT (Revised plans received and amended development description) Hybrid application comprising full planning application for erection of 44 residential dwellings, formation of accesses, associated public open space, landscaping and infrastructure; and outline planning application for extra care facility for up to 60 units with all matters reserved, except means of access</p>			

Comments: Committee resolution to approve subject to completion of S106 Agreement

	Valid Date	Target Date	EoT Date
4113/21/OPA Steven Stroud Rondor And Gunns Yard North Street Okehampton	16-Nov-21	15-Feb-22	20-May-22
<p>Outline application with some matters reserved for the development of 19 No. dwellings with new private access road, parking and external works</p>			

Comments: Awaiting further viability review including build costs assessment.

	Valid Date	Target Date	EoT Date
0107/22/OPA Steven Stroud Land north of Green Hill Lamerton	13-Jan-22	14-Apr-22	1-Jun-22
<p>READVERTISEMENT (additional information) Outline application with some matters reserved for residential development of 21 dwellings with access road, parking, services and external works</p>			

Comments: Awaiting Landscape and Visual assessment, but the viability has now been agreed.

	Valid Date	Target Date	EoT Date
4004/21/FUL Jacqueline Houslander Former Hazeldon Preparatory School Parkwood Road Tavistock PL19 0JS	26-Apr-22	26-Jul-22	11-Nov-22
<p>Refurbishment of Hazeldon House to form a single dwelling (including demolition of non listed structures), demolition of all other structures (including former classroom blocks) on site, the erection of 10 open market dwellings, reinstatement of original site access, restoration of parkland, associated infrastructure (including drainage and retaining structures), landscaping, open space, play space, removal of some trees, parking and boundary treatments</p>			

Comments: Meeting held and issues discussed at length. Two further meetings to be held – one with Sport England to review their response to the application and one with the architects regarding design details.

	Valid Date	Target Date	EoT Date
1671/22/ARM Clare Stewart The Depot at SX 665 101 Devonshire Gardens North Tawton	16-May-22	15-Aug-22	
<p>Application for approval of reserved matters for 13 dwellings following outline approval 1484/17/OPA detailing layout, appearance, scale, landscaping and associated infrastructure</p>			

Comments: An issue has arisen with regard to the location of the attenuation tank and the position of the proposed allotments. Consultations are currently taking place with the Lead Local Flood Authority to understand the implications on allotment users if there is such a tank installed under the allotments.

	Valid Date	Target Date	EoT Date
2441/21/FUL Steven Stroud	13-Sep-22	13-Dec-22	
The Old Woollen Mill Fore Street North Tawton		Hybrid application for full planning for 28 dwellings and 12 dwellings as outline permission (Self Build Plots)	
Comments: As above application No: 2915/19/FUL.			

	Valid Date	Target Date	EoT Date
2873/22/ARM Helen Grant	13-Sep-22	13-Dec-22	17-Feb-23
Development Site At Sx 382 850 Fore Street Lifton		Application for approval of reserved matters following Outline Approval 2353/18/OPA relating to layout, scale, appearance, and landscaping for the construction of 54 dwellings with associated public open space including allotments, landscaping and sustainable drainage and the Discharge of Conditions 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 pursuant to application 0159/22/VAR (variation to outline permission 2353/18/OPA)	
Comments:			

	Valid Date	Target Date	EoT Date
4117/22/FUL Clare Stewart	12-Dec-22	13-Mar-23	
LAND AT SS 539 036 HATHERLEIGH		Low impact campsite with related facilities (part retrospective)	
Comments: Under consideration.			

	Valid Date	Target Date	EoT Date
3041/22/FUL Peter Whitehead	20-Dec-22	21-Mar-23	
Unit 1A-2D North Road Industrial Estate Okehampton EX20 1BQ		Erection of new build two storey office/warehouse development (Resubmission of 1184/20/FUL)	
Comments:			

	Valid Date	Target Date	EoT Date
0085/23/FUL Darren Henry	10-Jan-23	11-Apr-23	
Land At Sx 637991 Sampford Courtenay		Construction of hydro logically isolated plots, fence, sampling pits and internal vehicular track (track applied for retrospectively)	
Comments: No action taken on this yet.			

	Valid Date	Target Date	EoT Date
4440/22/OPA PI Officer	23-Jan-23	24-Apr-23	
Land Adjacent To Baldwin Drive Radford Way Okehampton		Outline planning permission with some matters reserved (access) for a mix of around 60 1 to 4 bedroom residential dwellings & associated infrastructure	
Comments:			