

WEST DEVON DEVELOPMENT MANAGEMENT AND LICENSING COMMITTEE



West Devon
Borough
Council

Minutes of a meeting of the **West Devon Development Management and Licensing Committee** held on **Tuesday, 18th July, 2023 at 10.00 am** at the **Chamber - Kilworthy Park**

Present: **Councillors:**

Chairman Cllr Cheadle
Vice Chairman Cllr Southcott

Cllr Cunningham	Cllr Guthrie
Cllr Kimber (as Substitute)	Cllr Leech
Cllr Mann	Cllr Moody
Cllr Mott	Cllr Wakeham

In attendance:

Officers:
Head of Development
Management
Principal Planning Officer
Senior Planning Officer
(Heritage)
Monitoring Officer
Democratic Services Officer

- 1. Apologies for Absence**
*DM&L.1
Apologies were received from Cllr N Jory for who Cllr P Kimber substituted.
- 2. Declarations of Interest**
*DM&L.2
For the record, Cllr Mann declared that she had been Chairman of Tavistock Town Council's Development Management Committee when application 4087/22/HHO was heard at their Committee meeting. She declared that she was of an open mind and had not predetermined this application and therefore remained in the meeting and took part in the debate and vote thereon

3. **Items Requiring Urgent Attention**

*DM&L.3

There was no urgent business brought forward to this meeting.

4. **Confirmation of Minutes**

*DM&L.4

The minutes from the Committee meeting held on 28 February 2023 were approved as a true and correct record.

5. **Planning Applications**

*DM&L.5

The Committee proceeded to consider the reports that had been prepared by the relevant Planning Officers on the following applications and considered also the comments of the Town Council together with other representations received, which were listed within the presented agenda report and summarised below:

(a) Application No. 4087/22/HHO Ward: Tavistock North

Site Address: 61 Parkwood Road, Tavistock PL19

Development: Householder application for alterations to existing building including rear/side extension & roof conversion.

Recommendation: Refusal

Reasons for refusal (updated from published Officer report)

1. The proposal is considered to be an unacceptable development in terms of its siting, design, size and scale. The site forms the end of a row of well-preserved traditional buildings within the Conservation Area and World Heritage Site. The proposal introduces new built forms to both the rear and side of the dwelling house that would be visible within the public realm, erode the distinctive, traditional appearance of the row of dwellings causing less than substantial harm to the outstanding universal value of the World Heritage Site and character and appearance of the Conservation Area, without public benefit. The proposal is therefore contrary to policies SPT11, DEV20, DEV21 and DEV22 of the adopted Plymouth and South West Devon Joint Local Plan 2014-2034; Tavistock Conservation Area Appraisal 2009; World Heritage Site Management Plan 2020-2025, and the National Planning Policy Framework.
2. The proposed two-storey rear extension is an over-bearing addition that would overlook the neighbour's amenity space to the rear and encroach on their privacy contrary to policy DEV1 of the adopted Plymouth and South West Joint Local Plan 2014-2034; National Planning Policy Framework and the advice contained within

appendix 1 of the Plymouth and South West Devon Joint Local Plan, Supplementary Planning Document (adopted July 2020).

3. Insufficient information has been provided to demonstrate that there is an adequate drainage solution contrary to policy DEV35 of the adopted Plymouth and South West Joint Local Plan 2014-2034 and National Planning Policy Framework.

Key issues for Committee consideration:

- Visual impact on the World Heritage Site, Conservation Area & Public Realm
- The size and mass of the structure in relation to the quality of the build form and the authenticity of the World Heritage site and the wider setting.
- Visual impact on the setting of multiple non designated heritage assets including the host dwelling and the setting of Listed Buildings surrounding the Foundry.
- Neighbour amenity – impacts of dominance, over-shadowing and loss of privacy.

One Speaker registered:

Applicant: Mrs F McCarter

In Mrs McCarter's presentation she stated that they were contributing to keeping the building in its original state by proposing to use breathable materials and bringing back wooden sash windows. As a family they would like for the dwelling to be their family home for years to come and they would use favourable materials to lessen the impact on the neighbouring property

In debate the Principal Planning Officer explained that overlooking was a material planning consideration. Policy Dev 1 outlined neighbourhood amenities and loss of privacy and over shadowing with bulk massing. She explained that the use of obscure glass could overcome overlooking but it depended upon the intended use of the room.

The Heritage Officer stated that paragraph 194 of the National Planning Policy Framework expected the applicant to provide a heritage statement. He stated that all of the alterations to adjoining properties were carried out prior to the Conservation designation and prior to the World Heritage Site inscription. The application site was a well-preserved example of the original buildings. The World Heritage Site Management Plan recognised that over time changes happened to buildings within the World Heritage Site but it also stated that opportunities to put back and restore should be explored and looked at.

Committee Decision: Refusal as per the updated recommendations.

(b) Application No. 0891/23/LBC Ward: Tavistock North

Site Address: 73b Bannawell Street, Tavistock
Development: Listed building consent for provision of natural slate roof to main roof of dwelling in place of fibre cement slate roof and repairs and capping of two chimneys.

Recommendation: Conditional approval

Conditions: (in full below)

- 1 Standard time limit
- 2 Accords with plan
- 3 Slate type and fixing

Key issues for consideration:

- Effect on listed building
- Effect on Tavistock Conservation Area and the World Heritage Site

The Planning Heritage Officers took Members through the application and explained that it had been presented to the Committee due to it being an application from an officer employed by the Council.

There were no registered speakers for this application.

There was no debate for this application.

Committee Decision: Conditional Consent as per the recommended conditions in the report.

6. **Planning Appeals Update**

*DM&L.6

The Head of Development Management took Members through the Appeals Update. In so doing, it was noted that Application 0723/21/FUL, Land Plymouth Road, Tavistock for 44 residential dwellings and 0.76ha of commercial land was upheld. As a result, the Committee recognised that the applicant had two planning permissions on the land now.

7. **Update on Undetermined Major Applications**

*DM&L.7

There were no questions for the Head of Development Management arising from the agenda item.

The Meeting concluded at 11.00 am

Signed by:

Chairman

