



# Tavistock Town Council

Working for the local community



QUALITY  
TOWN  
COUNCIL

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27th May 2014

Dear Councillor

A Meeting of the **PLANS COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **MONDAY 2nd JUNE 2014 at 6.15 pm** (Please note change of day)

Yours sincerely

Carl Hearn  
Town Clerk

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## **MEMBERS OF COMMITTEE**

Cllr Mrs J Whitcomb **Chair**  
Cllr Mrs J Metcalf  
Cllr A Fleet

Cllr Mrs S Bailey **D Mayor ex off**  
Cllr C Rogers  
Cllr H Smith **Mayor ex off**

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## **AGENDA**

**1. ELECTION OF A VICE CHAIRMAN**

To receive nominations for the appointment of a Vice Chairman of this Committee.

**2. APOLOGIES**

To receive apologies for absence.

**3. MINUTES**

To confirm the Minutes of the Meeting of the Plans Committee held on 27th May 2014 (previously circulated).

**4. DECLARATIONS OF INTEREST**

To receive disclosures of unregistered other interests from Councillors on matters to be considered at the Meeting. The disclosure shall include the nature of the interest. If you become aware, during the course of a Meeting, of an interest that has not been disclosed under this item you must immediately disclose it. Under the Code of Conduct Councillors with an interest must leave the room for the duration of consideration of the item to which the interest relates.

**5. DARTMOOR NATIONAL PARK**

No items received.

**6. TOWN ISSUES**

- a. E-mail received 28th April 2014 detailing objection to Planning Application 00415/2014 – development of land at Butcher Park Hill, Tavistock (to be considered later in this Meeting)
- b. Letter received 30th April 2014 detailing objection to Planning Application 00415/2014 – development of land at Butcher Park Hill, Tavistock (to be considered later in this Meeting)
- c. E-mail received 8th May 2014 detailing objection to Planning Application 00415/2014 – development of land at Butcher Park Hill, Tavistock (to be considered later in this Meeting)
- d. E-mail received 19th May 2014 detailing objection to Planning Application 00415/2014 – development of land at Butcher Park Hill, Tavistock (to be considered later in this Meeting)

**7. GENERAL CORRESPONDENCE**

- a. Members to provide feedback to West Devon Borough Council on the 'Our Plan' Consultation.

**8. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

**8. PLANNING APPLICATIONS**

**a. Decisions by West Devon Borough Council or Devon County Council**

Attached at Appendix A.

**b. New Applications to West Devon Borough Council.**

Attached at Appendix B.

All documentation pertaining to decisions and new applications for this meeting can be directly accessed anytime via [www.wdbc.gov.uk/planning](http://www.wdbc.gov.uk/planning).

Hard copies are also available for viewing during office hours via the Assistant to the Town Clerk (tel. 01822 613529 or e-mail [janet.smallacombe@tavistock.gov.uk](mailto:janet.smallacombe@tavistock.gov.uk)).

**Next Plans Committee Meeting: TUESDAY 24th JUNE 2014–  
6.15pm**

TAVISTOCK TOWN COUNCIL  
PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)  
FOR PLANS MEETING 02.06.2014

<b><u>Applicant's Name, Site Location, P/App No.</u></b>	<b><u>Development Type</u></b>	<b><u>Town Council's Comments</u></b>	<b><u>Decision by Local Planning Authority</u></b>	<b><u>Date of Decision</u></b>
Mitchell Property Developments Ltd 71 Plymouth Road Tavistock Devon PL19 8BZ  P/A No. 00254/2014	Alterations and extensions to existing dwelling, including partial demolition and erection of 3 storey building containing 7 apartments and associated works	<b>Support</b>	Conditional Consent	15th May 2014
Mr T Dillon 1D Bannawell St Tavistock Devon PL19 0DJ  P/A No. 00381/2014	Certificate of Lawfulness for use of second floor part of building as self-contained flat	<b>Support</b>	Certificate of Lawfulness granted	16th May 2014

TAVISTOCK TOWN COUNCIL  
 PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
 FOR PLANS MEETING 02.06.2014

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/Application No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Ms G Gaskell and Mr T Dillon 1 Bannawell St Tavistock Devon PL19 0DJ	P/A No. 00546/2014	Full	Retrospective application for retention of PVCu windows and a composite front door	<b>Object – on the grounds that this property is in the Conservation Area</b>
Ms G Gaskell and Mr T Dillon 1 Bannawell St Tavistock Devon PL19 0DJ	P/A No. 00544/2014	Full	Installation of gravel garden area and associated works	<b>Support</b>
Ms G Gaskell and Mr T Dillon 1 Bannawell St Tavistock Devon PL19 0DJ	P/A No. 00534/2014	Removal of Condition/ Variation of Condition	Variation of Condition 3 of Application 00655/2013 to allow non-conservation flush fitting roof lights on the rear elevation	<b>Neutral view</b>

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/Application No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Ms K Sparshatt 3 Fitzford Cottages Tavistock Devon PL19 8DB	P/A No. 00529/2014	Listed Building	Listed Building Application for replacement of corrugated lean-to roof with EPDM membrane material	<b>Support</b>  <b>Decision was in quorate - see Minute No. 56</b>
Marker Financial Services (Hansford Bell) 13 West Street Tavistock Devon PL19 8AN	P/A No. 00535/2014	Full	Replacement of extension and part change of use from residential to commercial accommodation	<b>Support – with reference to the Conservation Officer</b>
Marker Financial Services (Hansford Bell) 13 West Street Tavistock Devon PL19 8AN	P/A No. 00532/2014	Listed Building	Listed Building Application for replacement extension and internal alterations	<b>Support – with reference to the Conservation Officer</b>
Mr E Vanderwal 4 Drake Road Tavistock Devon PL19 0AU	P/A No. 00566/2014	Listed Building	Listed Building Application consent for replacement of existing timber windows with new timber windows	<b>Support – with reference to the Conservation Officer</b>

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/Application No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Mr J Gould 13 Tremayne Rise Tavistock Devon PL19 8RD	P/A No. 00557/2014	Tree Application	Application to carry out works to trees under TPO for the removal of 1 mature multi-stemmed Sycamore located on rear garden boundary of 13 Tremayne Rise bordering Old Launceston Road	<b>Support – with reference to the Landscape Officer</b>
Mrs A Dawe Byeway 71 Whitchurch Rd Tavistock Devon PL19 9BE	P/A No. 00550/2014	Full	Householder Application for erection of garage	<b>Support</b>
The Old School Church Hill Whitchurch Tavistock Devon PL19 9ED	P/A No. 00549/2014	Full	Erection of rear extension	<b>Support</b>
Mr and Mrs R Brown Serendipity Kilworthy Road Tavistock Devon PL19 0JL	P/A No. 00556/2014	Outline	Outline Application with all matters reserved for the erection of a dwelling	<b>Support</b>

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/Application No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Trand UK Ltd Land NE Redmoor Close Butcher Park Hill Tavistock Devon PL19	P/A No. 00415/2014	Amended Plans	110 residential units, associated access, servicing, open space, allotments, allotment building, playspace and associated infrastructure	<b>Support – although there are still concerns around the design of the actual properties. We would wish to discuss the design with the Architect.</b>  <b>*See Minute No. 59</b>
Abbey Surgery 28 Plymouth Road Tavistock Devon PL19 8BU	P/A No. 00257/2014	Re- submission	Re-submission of Application No. 00079/2014 for installation of photovoltaic array	<b>Object – not in keeping on a building in a Conservation Area in a World Heritage Site</b>
Mr and Mrs Ward 205 Whitchurch Rd Tavistock Devon PL19 9DQ	P/A No. 00608/2014	Full	Householder Application for erection of single storey rear extension following demolition of conservatory and internal alterations	<b>Support</b>

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/Application No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Mr S Barrow 17 Deer Park Crescent Tavistock Devon PL19 9HQ	P/A No. 00588/2014	Full	Householder Application for erection of a single storey side extension to form a car port along with the conversion of an internal garage into a habitable room	<b>Support</b>
Mr T Dillon 1A Bannawell St Tavistock Devon PL19 0DJ	P/A No. 00579/2014	Certificate of Lawfulness	Certificate of Lawfulness for one flat	<b>Support – unable to refute</b>
Exeter Diocesan Board of Finance Ltd The Vicarage 5A Plymouth Road Tavistock Devon PL19 8AU	P/A No. 00578/2014	Works to trees in a Conservation Area	Works to trees in a Conservation Area to fell 1 Magnolia and 1 tree size Cotoneaster, significantly reduce/pollard 1 Holly, remove 2 northerly primary branches of 1 Magnolia	<b>Support – with reference to the Landscape Officer</b>
Fashion Direct South West Ltd 51 Brook Street Tavistock Devon PL19 0BJ	P/A No. 00590/2014	Full	Replacement shop front	<b>Neutral view – concerns regarding proposed materials, refer to the Conservation Officer</b>

