

MINUTES of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **10th OCTOBER 2016** at **6.15pm**

PRESENT Councillor P Ward **Chairman**
Councillors T Gibbins, A Lewis, A Venning
Councillor Mrs M Ewings **Mayor (ex officio)**

IN ATTENDANCE Assistant to the Town Clerk

Prior to the Meeting Members received a presentation from representatives of Cavanna Homes with regard to their proposed development at New Launceston Road, Tavistock. Members raised concerns around;

- Increased traffic congestion and flows, including;
 - the requirement for safe 'walk to school' routes
 - that the existing pathway is not felt to be particularly safe
 - the impact on those trying to cross the road outside the hospital
 - following previous narrowing of the road, the increased potential for accidents when vehicles meet on the sharp corner down the road from the proposed development
- The lack of employment opportunities in the town, thereby potentially making these homes for commuters, rather than people working in the town
- Water 'run off' and the potential for flooding in the area, especially as this is an issue in the locality

The prospective allocation of S106 monies, should the development proceed, was also discussed.

127. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors P Squire and Mrs J Whitcomb

128. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 20th September, 2016 be confirmed as a correct record, and signed by the Chairman.

129. DECLARATIONS OF INTEREST

There were no declarations of interest made.

130. DARTMOOR NATIONAL PARK

No items had been received

131. TOWN PLANNING ISSUES

No items had been received

132. GENERAL CORRESPONDENCE

No items had been received

133. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN

None.

134. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions by West Devon Borough Council

Attached at Appendix A.

b) New Planning Applications to West Devon Borough Council

The views of the Committee are attached at Appendix B.

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration.

135. NEXT PLANS COMMITTEE MEETING:

Tuesday 1st November , 2016 at 6.15pm

The Meeting closed at 7.25pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

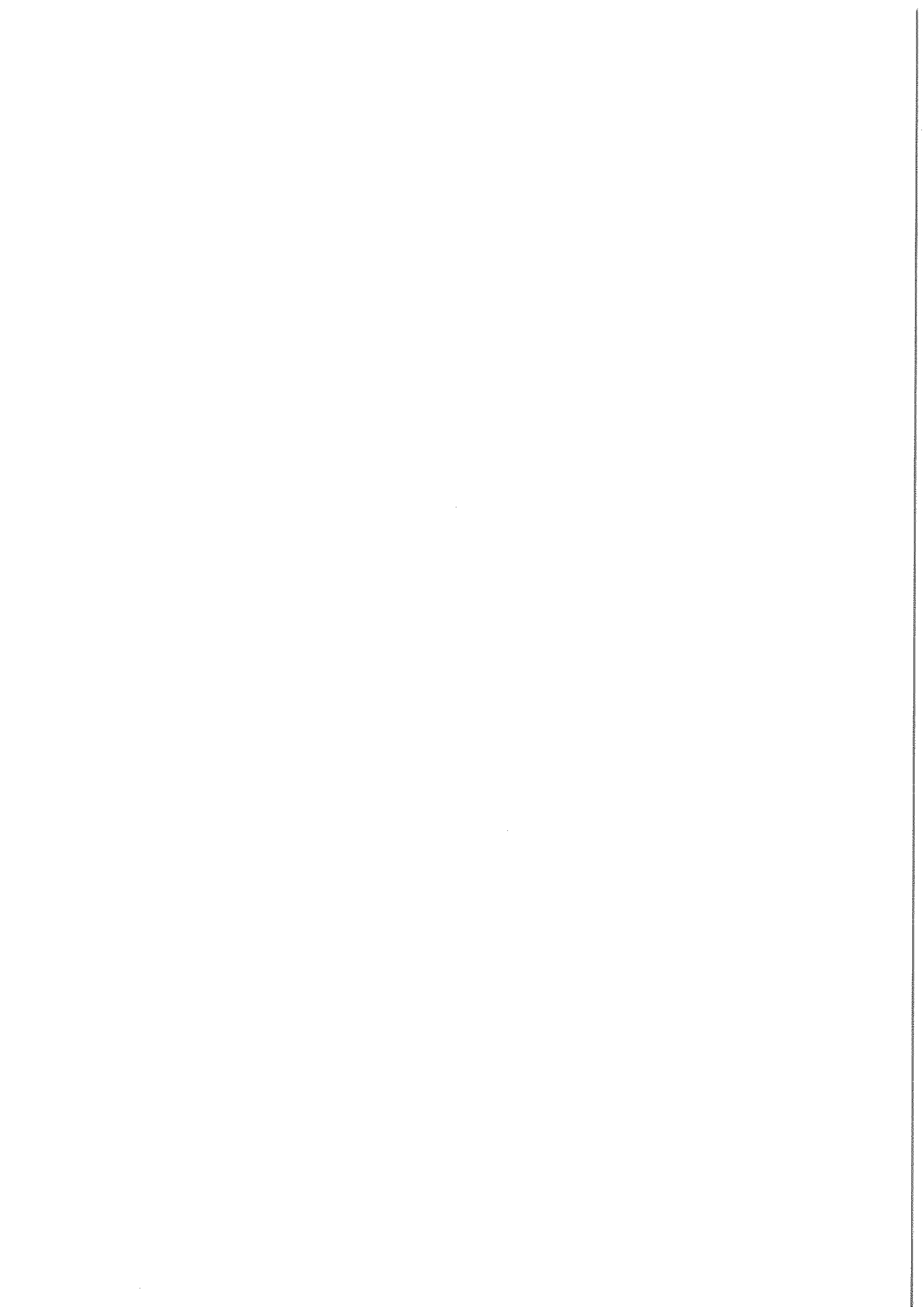
PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)

FOR PLANS MEETING 10.10.2016

<u>Applicant's Name, Site Location, P/App No.</u>	<u>Development Type</u>	<u>Town Council's Comments</u>	<u>Decision by Local Planning Authority</u>	<u>Date of Decision</u>
Details below taken from Crystal Reports, so no additional information available				
Tavistock Hire Centre Land adjacent to Pixon Court Crelake Industrial Estate Tavistock Devon P/A No. 2143/16/FUL	Application for Planning Permission to relocate and reconfigure industrial/ commercial unit approved under Planning Consent 01135/2013	Support	Conditional Approval	9 th September 2016
Dr S and Dr R Jones 19 Chapel Street Tavistock Devon PL19 8DX P/A No. 2621/16/ARC	Application for discharge of Condition 4 of granted Planning Consent 00165/2015	Not put before TTC	Split decision	7 th September 2016
The Owner/ Occupier 'Harewood House' 66 Plymouth Road Tavistock Devon PL19 8BU P/A No. 2865/16/TPO	T85 Elm – fell T86 – crown raise to comply with the Highway Act 1980	Not put before TTC	Tree Preservatio n Order – Grant of Exemption	14 th September 2016

<p>Mr Marples Tramanto Green Lane Tavistock Devon PL19 9AN</p> <p>P/A No. 3006/16/TPO</p>	<p>T1 Sycamore – fell and remove</p>	<p>Being considered at Plans Meeting 10.10.2016</p>	<p>Grant of Conditional Consent</p>	<p>28th September 2016</p>
<p>Mr G Stokes The Old Lodge Mount Tavy Road Tavistock Devon PL19 9JL</p> <p>P/A No. 1967/16/LBC</p>	<p>Listed Building consent for re- slating of roof, works to windows and to remove chimney</p>	<p>Neutral view – refer to Conservation Officer</p>	<p>Conditional Approval</p>	<p>20th September 2016</p>
<p>Mr C Raven Crelake Cottage Battery Lane Tavistock Devon PL19 9BH</p> <p>P/A No. 2095/16/HHO</p>	<p>Householder application for roof alterations to create loft room</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>20th September 2016</p>
<p>Tavistock Hospital Livewell Southwest Tavistock Hospital Spring Hill Tavistock Devon PL19 8LD</p> <p>P/A No. 2134/16/FUL</p>	<p>Replacement of air handling unit and associated plant</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>22nd September 2016</p>
<p>A Craig-Mooney Dec'd 4 Plymouth Road Tavistock Devon PL19 8AY</p>	<p>Application for approval of details reserved in Conditions 3 &</p>	<p>Not put before TTC</p>	<p>Discharge of Condition Approved</p>	<p>19th September 2016</p>

P/A No. 2740/16/ARC	4 of granted Planning Consent 1850/16/LBC			
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TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)

FOR PLANS MEETING 10.10.2016

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Mr Derek Palmer Brae View Rix Hill Tavistock Devon PL19 9EB	P/A No. 2680/2016/ FUL	Full	Application for the erection of agricultural shed for machinery storage	Support
Mr & Mrs Hall 42 Grenville Drive Tavistock Devon PL19 8DP	P/A No. 2711/2016/ HHO	Householder Application	Householder application for a single storey rear and side extension.	Support
Mr Ravi Jhangiani 4 Abbey Place Tavistock Devon PL19 0AB	P/A No. 2828/2016/ LBC	Listed Building Consent for Change of Use	Listed building consent for change of use of first floor offices to 2 No.1 bedroom apartments.	Neutral view – refer to Conservation Officer
Mr Ravi Jhangiani 4 Abbey Place Tavistock Devon PL19 0AB	P/A No. 2829/2016/ COU	Change of Use	Change of use of first floor offices to 2 No.1 bedroom apartments.	Support

Mr T Faircloth 'The Poplars' Westbridge Industrial Estate Tavistock Devon PL19 8DE	P/A No. 2932/2016/ COU	Change of Use	Change of use from 1 no dwelling to 3 no flats.	Support
Mrs A Higgs 21 Sycamore Avenue Tavistock Devon PL19 9NL	P/A No. 2995/16/ TPO	Works to Tree Preservation Order Trees	TPO S33 Tree to be cut back by 3m to prevent further damage to garage roof (replaced September 2016) and to allow more light to property	Neutral view – refer to Landscape Officer
Mr T Faircloth Barn at Higher Wilminstone Farm, Wilminstone, Tavistock	P/A No. 3000/2016/ FUL	Full	Retrospective application to retain wall on agricultural building.	Support
Mr J Marples Tramanto Green Lane Tavistock Devon PL19 9AN	P/A No. 3006/16/ TPO	Works to Tree Preservation Order Trees	T1 Sycamore, fell and remove Please see Appendix A for this Meeting	Decision made by WDBC on 28th September 2016 – so not considered at this Meeting
Mrs S Andrew Primrose Cottage 11 Mount Tavy Rd Tavistock Devon PL19 9JB	P/A No. 2779/16/ TCA	Works to Trees in a Conservation Area	T1: Ash – fell and replace with field maple T2: Ash - fell and replace with field maple T3: Beech – fell T4: Beech – reduce crown by 2m	Neutral view – refer to Landscape Officer

			T5: Beech – fell and replace with x2 Hawthorn and x2 Hornbeam	
Mr B Trenowth 6 & 7 Little Field Court Green Lane Tavistock Devon PL19 9FA	P/A No. 2755/16/ TPO	TPO Application	T1: Oak, prune back branches by 1-2m on left hand side next to Sycamore T2: Ash, located adjacent to No.7 prune back by 1-2m on house side only	Neutral view – refer to Landscape Officer
Mr and Mrs S Cole Waddons Butcher Park Hill Tavistock Devon PL19 0EH	P/A No. 3016/16/ HHO	Householder Application	Householder Application for extension and alterations to dwelling with new vehicular access off private road	Support
Mr T Faircloth 83 Plymouth Road Tavistock Devon PL19 8BZ	P/A No. 2461/16/ FUL	Full	Erection of dwelling	Object – <ul style="list-style-type: none"> • Concerns over access onto major route, which is adjacent to a busy garage • Close to pedestrian crossing where there have been accidents and near misses • Over development of site • Impaired amenity for future occupiers

