

MINUTES of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **18th JULY, 2017** at **5.45pm**

PRESENT Councillor A Venning **Vice Chairman**
Councillors Mrs M Ewings, T Gibbins and P Squire

IN ATTENDANCE Assistant to the Town Clerk

61. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Lewis, P Ward (Deputy Mayor – Chairman) and Mrs J Whitcomb

62. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 27th June, 2017 be confirmed as a correct record, and signed by the Vice Chairman in the absence of the Chairman (Appendix 1)

63. DECLARATIONS OF INTEREST

No Declarations of Interest were made

64. DARTMOOR NATIONAL PARK

No items had been received

65. TOWN PLANNING ISSUES

No items had been received

66. GENERAL CORRESPONDENCE

No items had been received

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

- a) The Vice Chairman advised Members that a request had been received for the Town Council to reconsider the decision it had made with regard to Planning Application 0971/2016/FUL - Change of use from Class B8 (Storage & Distribution) to Class A1 (Retail) with ancillary pet grooming and vet services at Unit 8, Tavistock Retail Park, Tavistock.

In the absence of any additional information being provided, containing material planning considerations, the decision had

been made to remain with the Council's previous decision which was to 'support' this Application.

68. 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.

69. NEXT PLANS COMMITTEE MEETING:

Tuesday 8th August, 2017 at 6.15pm

The Meeting closed at 6.30pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL
 PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)
 FOR PLANS MEETING 18.07.2017

<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>
Mrs J Lancaster Stoneridge Down Road Tavistock Devon PL19 9AQ P/A No. 0975/17/TPO	T1: Oak – fell Alternatively, reduce main stem overhanging verge and road to lowest fork	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	28 th June 2017
Mr M Stoate Oakleigh House Down Road Tavistock Devon PL19 9AG P/A No. 0834/17/TPO	G24: Oaks x 9 – crown reduction by 2m to increase clearance with neighbouring property 'Ashley'	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	28 th June 2017
Miller & Son 2 Drake Road Tavistock Devon PL19 0AU P/A No. 1353/17/FUL	Conversion of 1 st floor offices to dwelling	Support	Conditional Approval	15 th June 2017
Mr J Griffiths 39a West Street Tavistock Devon PL19 8JZ	T1: Ash – dismantle to stump of approx. 2m from ground level to	Not put before TTC for consideration	Exempt Works	13 th June 2017

<p>P/A No. 1964/17/TPO</p>	<p>allow re-growth to maintain hedge. Tree currently unbalanced due to one-sided storm damage and at risk of falling into neighbouring properties</p>			
<p>Mr M Bolt St David's House Green Lane Tavistock Devon PL19 9AN</p> <p>P/A No. 1044/17/TPO</p>	<p>T1: Oak - Remove deadwood overhanging driveway; T3: Oak - Remove deadwood less than 25mm in diameter, reduce secondary limb by 3 metres in length; T4: Oak: Remove deadwood less than 25mm in diameter; T6: Oak - Remove deadwood to 25mm in diameter, remove lowest tertiary branch overhanging driveway to branch union; T7: Oak - Remove deadwood to 25mm in diameter; T8: Oak - Remove low tertiary branch</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>16th June 2017</p>

	<p>overhanging driveway to branch union; T9: Oak - Remove deadwood to 25mm in diameter, remove low secondary limb, remove second branch back to union by 3 metres; T10-T12: Oak - Remove deadwood to 25mm in diameter; T13: Oak - Reduce fork with hazard beam by approx. 3.5 metres via drop crotch technique, thin other fork and branch overhanging Green Lane House via drop crotch technique by up to approx 3 metres</p>			
<p>Mr and Mrs Pinney Torlands Down Road Tavistock Devon PL19 9AQ</p> <p>P/A No. 0473/17/TPO</p>	<p>T1: Copper Beech – crown lift to approx 3m from ground level</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>31st May 2017</p>

<p>Tavistock Town Council Vicarage 5a Plymouth Road Tavistock Devon PL19 8AU</p> <p>P/A No. 1767/17/TPO</p>	<p>T244: Tree of Heaven (Allanhus) – removal of minor and major deadwood in crown. The tree is of high amenity value and is located within the surrounds of Betsy Grimbal’s Tower, a Scheduled Ancient Monument. The tree canopy overhangs the Tower, the footpath and the highway. There is significant risk of deadwood falling and damaging the Tower and/or injuring pedestrians</p>	<p>Not put before TTC for consideration</p>	<p>Grant of Exemption</p>	<p>28th June 2017</p>
<p>Mr R Barnaby 29 Mohuns Park Tavistock Devon PL19 9BL</p> <p>P/A No. 0727/17/HHO</p>	<p>Householder Application for demolition and replacement of conservatory, and in fill extension</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>20th June 2017</p>
<p>Ms A Underhill Tavistock Trout Fishery Parkwood Road Tavistock</p>	<p>Proposed change of use of part of Lodge Building to provide 2x</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>23rd June 2017</p>

<p>Devon PL19 9JW</p> <p>P/A No. 0854/17/FUL</p>	<p>bedrooms for holiday accommodation, including extension to provide external accessible WC</p>			
<p>Mr M Bowles Mornish Down Road Tavistock Devon PL19 9AD</p> <p>P/A No. 1285/17/HHO</p>	<p>Householder Application for the formation of vehicular crossover to grass verge</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>23rd June 2017</p>
<p>Ms C Henning Breckland Down Road Tavistock Devon PL19 9AG</p> <p>P/A No. 4172/16/OPA</p>	<p>READVERTISEM ENT – (Revised Plans received) Application for outline permission for the erection of a single dwelling</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>21st June 2017</p>
<p>Mr T Faircloth Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT</p> <p>P/A No. 4173/16/FUL</p>	<p>Change of Use from agricultural shed to B8 storage</p> <p>(N.B. B8 = storage or distribution- wholesale warehouses, distribution centres and repositories)</p>	<p>Neutral view – there were concerns about the Change of Use as there is insufficient information provided to make an informed view, particularly in view of the lack of information regarding the applicant’s future plans for</p>	<p>Conditional Approval</p>	<p>23rd June 2017</p>

		the use of this unit		
<p>Mount Kelly Foundation Playing Fields at Mount Kelly Parkwood Road Tavistock Devon</p> <p>P/A No. 0255/17/FUL</p>	<p>Construction of bridge over River Tavy and associated paths</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>9th June 2017</p>
<p>Mr and Mrs S Cole Waddons Butcher Park Hill Tavistock Devon PL19 0EH</p> <p>P/A No. 1449/17/ARC</p>	<p>Approval of details reserved by Conditions (Discharge) 247836 and 74978</p>	<p>Not put before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>6th June 2017</p>
<p>Mrs Harris Rockview 28 Glanville Road Tavistock Devon PL19 0EB</p> <p>P/A No. 2054/17/TCA</p>	<p>T1: Larch – Fell, dead</p>	<p>Not put before TTC for consideration</p>	<p>Grant of Exemption</p>	<p>30th June 2017</p>
<p>Mr R Murray Rosemary House Down Road Tavistock Devon PL19 9AG</p> <p>P/A No. 1263/17/TPO</p>	<p>T1: Green Cypress – fell</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>3rd July 2017</p>

<p>Mr J Lindsay 22 Chapel Street Tavistock Devon PL19 8DX</p> <p>P/A No. 1430/17/TCA</p>	<p>T1: Willow – crown height reduction by up to 3.5m, crown lateral reduction by up to 3m T2: Ash – Fell and remove</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>3rd July 2017</p>
<p>Mr S Whettem Old Cemetery Dolvin Road Tavistock Devon PL19 9EA</p> <p>P/A No. 1544/17/TCA</p>	<p>T1: Conifer – Fell and remove</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>3rd July 2017</p>
<p>Mrs H Moass 15 Roland Bailey Gardens Tavistock Devon PL19 0RB</p> <p>P/A No. 1537/17/TPO</p>	<p>T1: Oak – Crown thin by approx. 15%, crown raise by approx. 5m from ground level, remove hazardous deadwood by 25mm in diameter</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>3rd July 2017</p>
<p>Mr & Mrs B Stanswood The Shack 6 Dolvin Road Tavistock Devon PL19 9EA</p> <p>P/A No. 1534/17/TCA</p>	<p>T1: Leyland Cypress – crown height reduction by approx. 4m T2: Willow – Coppice to 0.5m from ground level</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>3rd July 2017</p>

<p>Truro Diocesan Board of Finance 77 West Street Tavistock Devon PL19 8AQ</p> <p>P/A No. 1283/17/FUL</p>	<p>Recovering of existing fibre cement slate with natural slate</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>26th June 2017</p>
<p>Truro Diocesan Board of Finance 77 West Street Tavistock Devon PL19 8AQ</p> <p>P/A No. 1284/17/LBC</p>	<p>Listed Building Consent for the recovering of existing fibre cement slate with natural slate</p>	<p>Neutral view – refer to Conservation Officer</p>	<p>Conditional Approval</p>	<p>26th June 2017</p>
<p><u>Devon County Council</u></p> <p>Devon County Council Tavistock College Crowndale Road Tavistock Devon PL19 8DD</p> <p>P/A No. 2081/17/DCC</p>	<p>Installation of 2.4m high green mesh weld fence for approximately 172m within the College grounds</p>	<p>Support</p>	<p>Grant of Conditional Planning Permission</p>	<p>10th July 2017</p>

TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)

FOR PLANS MEETING 18.07.2017

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Ms A Pitt 34 Westbridge Cottages Tavistock Devon PL19 8DQ	P/A No. 2091/17 /LBC	Listed Building Consent	Listed Building Consent for a proposed en suite, extractor fan and roof light to flat roof, involving renewal of flat roof surfaces to match existing	Support
Mr N Kingshott 9 Brook Street Tavistock Devon PL19 0HD	P/A No. 2064/17 /FUL	Full	Renewal of shop front and re-locate to edge of pavement	Support
Ms I Chambers Higher Wilminstone Farm Tavistock Devon PL19 0JT	P/A No. 1739/17 /FUL	Full	Change of Use from storage use to domestic use ancillary to the Milking Parlour	Support
Mr A Kemp 18 Westbridge Cottages Tavistock Devon PL19 8DQ	P/A No. 1811/17 /LBC	Listed Building Consent	Listed Building Consent for replacement of internal ground floor with concrete and appropriate damp proof course and membrane to address water penetration	Support

Mr S Luke Morris Brothers Funeral Directors The Old Bedford Foundry Lakeside Tavistock Devon PL19 0AZ	P/A No. 2150/17 /LBC	Listed Building Consent	Listed Building Consent application for replacement main entrance screen to existing funeral directors	Support
Mr & Mrs C Bench 42 Buzzard Road Tavistock Devon PL19 9FY	P/A No. 2118/17 /HHO	Householder Application	Householder Application for extension	Support
Mr & Mrs Roddy 118 Old Exeter Rd Tavistock Devon PL19 0JB	P/A No. 1950/17 /FUL	Full	Demolition of existing garage and outbuilding and erection of dwelling	Support
Ms E Baker Xanadu Launceston Road Tavistock Devon PL19 8LQ	P/A No. 2301/17 /OPA	Outline Planning Application	Outline Planning Application with some matters reserved for new detached dwelling	Neutral view due to; <ul style="list-style-type: none"> • Concerns regarding vehicle access and level of traffic on Maudlins Lane • Concerns regarding future amenity of existing property (Xanadu)