

**MINUTES** of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **10<sup>th</sup> 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

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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 20<sup>th</sup> 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 1<sup>st</sup> 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	<b>Support</b>	Conditional Approval	9 <sup>th</sup> 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	<b>Not put before TTC</b>	Split decision	7 <sup>th</sup> 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	<b>Not put before TTC</b>	Tree Preservation Order – Grant of Exemption	14 <sup>th</sup> September 2016
Mr Marples Tramanto Green Lane Tavistock Devon PL19 9AN  P/A No. 3006/16/TPO	T1 Sycamore – fell and remove	<b>Being considered at Plans Meeting 10.10.2016</b>	Grant of Conditional Consent	28 <sup>th</sup> September 2016
Mr G Stokes The Old Lodge Mount Tavy Road Tavistock Devon	Listed Building consent for re- slating of roof, works to windows and to	<b>Neutral view – refer to Conservation Officer</b>	Conditional Approval	20 <sup>th</sup> September 2016

PL19 9JL P/A No. 1967/16/LBC	remove chimney			
Mr C Raven Crelake Cottage Battery Lane Tavistock Devon PL19 9BH  P/A No. 2095/16/HHO	Householder application for roof alterations to create loft room	<b>Support</b>	Conditional Approval	20 <sup>th</sup> September 2016
Tavistock Hospital Livewell Southwest Tavistock Hospital Spring Hill Tavistock Devon PL19 8LD  P/A No. 2134/16/FUL	Replacement of air handling unit and associated plant	<b>Support</b>	Conditional Approval	22 <sup>nd</sup> September 2016
A Craig-Mooney Dec'd 4 Plymouth Road Tavistock Devon PL19 8AY  P/A No. 2740/16/ARC	Application for approval of details reserved in Conditions 3 & 4 of granted Planning Consent 1850/16/LBC	<b>Not put before TTC</b>	Discharge of Condition Approved	19 <sup>th</sup> September 2016

TAVISTOCK TOWN COUNCIL

**PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix**

**B)**

**FOR PLANS MEETING 10.10.2016**

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
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 28 <sup>th</sup> 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 T5: Beech – fell	Neutral view – refer to Landscape Officer

			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"> <li>• Concerns over access onto major route, which is adjacent to a busy garage</li> <li>• Close to pedestrian crossing where there have been accidents and near misses</li> <li>• Over development of site</li> <li>• Impaired amenity for future occupiers</li> </ul>

