

**MINUTES** of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **8<sup>th</sup> AUGUST, 2017** at **6.15pm**

**PRESENT** Councillor P Ward **Chairman – Deputy Mayor**  
Councillor A Venning **Vice Chairman**  
Councillors Mrs M Ewings, T Gibbins, P Squire and Mrs J Whitcomb

**IN ATTENDANCE** Assistant to the Town Clerk

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**84. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor A Lewis

**85. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 18<sup>th</sup> July, 2017 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

**86. DECLARATIONS OF INTEREST**

The following Declarations of Interest were made;

Councillor P Squire – Planning Application 2503/17/HHO by virtue of a personal relationship with the applicant

Councillor T Gibbins – Planning Application 2468/17/HHO by virtue of being the applicant

Neither Councillor took part in the discussions, or voting, on these Applications

**87. DARTMOOR NATIONAL PARK**

a) Notification had been received of a Grant of Conditional Planning Permission for Application No. 0296/17 – Erection of light industrial building at Plot 3a, Pitts Cleave Industrial Estate, Tavistock **Noted**

**88. TOWN PLANNING ISSUES**

No items had been received

**89. GENERAL CORRESPONDENCE**

No items had been received

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

The Chairman advised Members that Planning Application 2236/17/OPA had been received too late for inclusion on this Agenda. The Application was for up to 125 dwellings at the Former Hazeldon Preparatory School, Mount Kelly College, Tavistock.

In view of the scale of the Application, it was agreed that a Special Meeting of the Plans Committee would be held on Tuesday 22<sup>nd</sup> August, 2017 to consider this Application, with the Planning Agent being in attendance to make a presentation. All Members of Tavistock Town Council were encouraged to attend.

The local press would also be advised of this Special Meeting in order that it be brought to the attention of the general public.

**91. 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.

**92. NEXT PLANS COMMITTEE MEETING:**

A Special Meeting of the Plans Committee to be held on Tuesday 22<sup>nd</sup> August, 2017 at 6.15pm

The Meeting closed at 7.04pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)

FOR PLANS MEETING 08.08.2017

<b>Applicant's Name, Site Location, P/App No.</b>	<b>Development Type</b>	<b>Town Council's Comments</b>	<b>Decision by Local Planning Authority</b>	<b>Date of Decision</b>
Mr K Willmott Land adjacent to 22 Roland Bailey Gardens Tavistock Devon PL19 0RB  P/A No. 0170/16/FUL	Erection of 3 bedroom detached dwelling	<b>Object – potential drainage and flooding issues</b>	Refusal	6 <sup>th</sup> July 2017
Mr J Lindsay 22 Chapel Street Tavistock Devon PL19 8DX  P/A No. 1430/17/TCA	T1: Willow – crown height reduction by up to 3.5m, crown lateral reduction by up to 3m T2: Ash – fell and remove	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	3 <sup>rd</sup> July 2017
Mr P Davis & Mrs T Rowe South West Dental Clinics Ltd 33 West Street Tavistock Devon PL19 8JZ  P/A No. 1490/17/FUL	Removal of existing flat roof garage, new two story side extension and rear single storey extension to Grade II Listed Building and associated internal and external alterations	<b>Support</b>	Conditional Approval	5 <sup>th</sup> July 2017

<p>Mr P Davis &amp; Mrs T Rowe South West Dental Clinics Ltd 33 West Street Tavistock Devon PL19 8JZ</p> <p>P/A No. 1491/17/LBC</p>	<p>Listed Building Consent for removal of existing flat roof garage, new two story side extension and rear single storey extension to Grade II Listed Building and associated internal and external alterations</p>	<p><b>Neutral view – refer to Conservation Officer</b></p>	<p>Conditional Approval</p>	<p>5<sup>th</sup> 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 to 25mm in diameter</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>3<sup>rd</sup> July 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><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>3<sup>rd</sup> July 2017</p>
<p>Mr &amp; Mrs B Stanswood The Shack 6 Dolvin Road Tavistock Devon PL19 9EA</p>	<p>T1: Leyland Cypress – crown height reduction by approx. 4m T2: Willow – coppice to 0.5m from ground level</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>3<sup>rd</sup> July 2017</p>

P/A No. 1534/17/TCA				
Mr S Whettem Old Cemetery Dolvin Road Tavistock Devon PL19 9EA  P/A No. 1544/17/TCA	T1: Conifer – fell and remove	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	3 <sup>rd</sup> July 2017
Mr & Mrs S Cox Land adjacent to 9 Rowan Close Tavistock Devon PL19 9NH  P/A No. 1026/17/ARC	Approval of details reserved by condition numbers 3,4,5 and 6 of Planning Consent 2301/16/FUL	<b>Not put before TTC for consideration</b>	Discharge of Condition Approved	6 <sup>th</sup> July 2017
Mr T Roberts 26 Drake Gardens Tavistock Devon PL19 9AT  P/A No. 1842/17/PHH	Notification of prior approval for a proposed larger home extension (conservatory)	<b>Not put before TTC for consideration</b>	Prior Approval Given	3 <sup>rd</sup> July 2017
Tavistock Town Council Abbey Rise Tavistock Devon PL19 9AS  P/A No. 2378/17/TCA	T192: Holm Oak – fell, large cavity at base, split in main stem, hanging branches, in danger of collapse over footpath	<b>Not put before TTC for consideration</b>	Grant of Exemption	14 <sup>th</sup> July 2017

<p>Mrs J Askew Sandy Lane Barn Kilworthy Road Tavistock Devon PL19 0JL</p> <p>P/A No. 0939/17/CLE</p>	<p>Application for Lawful Development Certificate for existing building as residential annexe</p>	<p><b>Support</b></p>	<p>Certificate of Lawfulness (Existing) Certified</p>	<p>13<sup>th</sup> July 2017</p>
<p>Mr R O Martin Drakes Mead 4 Russell Street Tavistock Devon PL19</p> <p>P/A No. 1435/17/CLB</p>	<p>Application for Certificate of Lawfulness of proposed works to a Listed Building (realignment of internal partition wall)</p>	<p><b>Not put before TTC for consideration</b></p>	<p>Certificate of Lawfulness (Proposed) Certified</p>	<p>10<sup>th</sup> July 2017</p>
<p>Mr and Mrs Hadfield 5 Birchwood Close Tavistock Devon PL19 8DR</p> <p>P/A No. 1741/17/HHO</p>	<p>Householder Application for replacement rear single storey extension to bungalow</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>10<sup>th</sup> July 2017</p>
<p>Mr A Golding Blue Haze Down Road Tavistock Devon PL19 9AG</p> <p>P/A No. 2389/17/TPO</p>	<p>T1: Cupressus – remove dead section, after which remainder of tree will be inspected for condition</p>	<p><b>Not put before TTC for consideration</b></p>	<p>Grant of Exemption</p>	<p>21<sup>st</sup> July 2017</p>
<p>Tavistock Town Council The Meadows Road from Kent</p>	<p>T689; Beech (Fagus Sylvatica) – dead, remove</p>	<p><b>Not put before TTC for consideration</b></p>	<p>Grant of Exemption</p>	<p>21<sup>st</sup> July 2017</p>

<p>House to the Power Station Mary Tavy Devon PL19 9PR</p> <p>P/A No. 1769/17/TCA</p>	<p>and replace with a standard Beech T690; Copper Beech – (Fagus Sylvatica) remove major and minor deadwood in crown T143; Liquid Amber - remove major and minor deadwood in crown T219; Crab Apple (Malus Sylvestris) – dead, remove and replace with Crab Apple T597; Cherry (Prunus) – dead, remove and replant with Cherry Replant – x1 Beech feathered whip</p>			
<p>Tavistock Town Council New Cemetery 119 Plymouth Road Tavistock Devon PL19 8BY</p> <p>P/A No. 1768/17/TCA</p>	<p>T046; Lime (Tilia x europea) – remove, stability uncertain, replant with one standard lime in same location T048; Sycamore (Acer pseudoplatanus) – remove dead branch overhanging footpath and highway Replant – x1</p>	<p><b>Not put before TTC for consideration</b></p>	<p>Grant of Exemption</p>	<p>21<sup>st</sup> July 2017</p>

	Lime feathered whip			
Tavistock Town Council Land at SX477, 738 Pixon Lane Tavistock Devon PL19 8DH  P/A No. 2200/17/TCA	G709; x1 Horse Chestnut diseased with canker – fell X2 Elm dead – fell Replant – x3 species to be agreed in writing with Local Planning Authority	<b>Not put before TTC for consideration</b>	Grant of Exemption	21 <sup>st</sup> July 2017
Mr & Mrs G Smith 23 Courtlands Road Tavistock Devon PL19 0EF  P/A No. 1198/17/HHO	Householder Application for a proposed single storey extension to rear of house to replace existing single storey porch	<b>Support</b>	Conditional Approval	18 <sup>th</sup> July 2017
Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ  P/A No. 1282/17/FUL	Development of an astro turf sports pitch and surrounding fence	<b>Support</b>	Conditional Approval	21 <sup>st</sup> July 2017
Mrs L Roberts 26 Drake Gardens Tavistock Devon PL19 9AT  P/A No. 1296/17/HHO	Householder Application for two storey side extension	<b>Support</b>	Conditional Approval	17 <sup>th</sup> July 2017



Mrs Dixon 33 Fitzford Cottages Tavistock Devon PL19 8DB  P/A No. 1581/17/ARC	Application for approval of details reserved by conditions 3:1 and 3:2 of Granted Planning Consent 0035/17/LBC	<b>Not put before TTC for consideration</b>	Conditional Approval	18 <sup>th</sup> July 2017
Mr Western 65 Grenville Drive Tavistock Devon PL19 8DP  P/A No. 1836/17/HHO	Householder Application for utility room extension	<b>Support</b>	Conditional Approval	18 <sup>th</sup> July 2017
Mrs Medland 2 Laburnum Cottage Sunnyside Wallabrook Tavistock Devon PL19 0JR  P/A No. 1856/17/HHO	Householder Application for a first floor single storey extension	<b>Support</b>	Conditional Approval	18 <sup>th</sup> July 2017

TAVISTOCK TOWN COUNCIL

**PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
FOR PLANS MEETING 08.08.2017**

<b>Applicant's Name &amp; Location</b>	<b>P/App No.</b>	<b>Application Type</b>	<b>Proposal</b>	
Mr D Marvin 11 Tiddy Close Tavistock Devon PL19 9BS	P/A No. 1524/17 /HHO	Householder Application	Householder Application for conservatory at rear of dwelling	<b>Support</b>

Mr A Greening E L Greening & Sons (Tavistock) Unit 2 Crelake Industrial Estate Pixon Lane Tavistock Devon PL19 8DH	P/A No. 2422/17 /CLE	Lawful Development Certificate	Application for a Lawful Development Certificate for confirmation of compliance with Condition 1 of Granted Planning Consent 1129/97/866/014 Erection of light industrial unit with car parking	<b>Support</b>
Mr N Miah 9 West Street Tavistock Devon PL19 8AD	P/A No. 2334/17 /LBC	Listed Building Consent	Listed Building Consent for repairs to the existing building including re-roofing, re- rendering to the front elevation, repairs to chimneys and windows, external decoration and internal plaster repairs, alterations to the existing shopfront	<b>Support</b>
Mr M Tillyer Unit 5 Westbridge Industrial Estate Tavistock Devon PL19 8DE	P/A No. 1915/17 /FUL	Full	Change of Use from A1 (Brandon Tool Hire) to B2 (Tyremarks) and external alteration and mezzanine floor	<b>Support</b>
Mr C Trier 28 Abbotsfield Crescent Tavistock Devon PL19 8EY	P/A No. 2503/17 /HHO	Householder Application	Householder Application for a conservatory and extension to rear, extension and conversion of existing garage to kitchen/study, replacement of	<b>Neutral view –</b>  <b>Concerns raised that proposed changes take the dwelling up to the boundary, this will therefore have implications</b>

			existing carport with garage, porch to front and associated works	<b>for the current and future neighbours</b>
Mr & Mrs Selley 10 Ford Street Tavistock Devon PL19 8DY	P/A No. 2147/17 /FUL	Full	Erection of 9 flats and associated car parking	<p><b>Object –</b></p> <p><b>a)Tavistock Town Council remains very concerned about increased traffic generated by the already approved developments on Callington Road and New Launceston Road passing through the Ford Street &amp; Drake’s statue roundabouts, which are already very congested</b></p> <p><b>b)Redevelopment of the current site and the proposed redevelopment of the adjacent Harewood House site offer the potential to widen the road and realign the junction in order to mitigate the effects of the increased traffic flowing from and to the new, large developments</b></p> <p><b>c)We are not opposed in principle to residential</b></p>

				<b>development on the current site, however we are opposed to the current proposal because the new building would be adjacent to the current road and would remove the potential for future widening and realignment</b>
Mr & Mrs Griffiths 31 Chestnut Close Tavistock Devon PL19 9JJ	P/A No. 2490/17 /HHO	Householder Application	Householder Application for extension over existing garage	<b>Support</b>
Mr T Gibbins The Leaze 7 Kilworthy Hill Tavistock Devon PL19 0EP	P/A No. 2468/17 /HHO	Householder Application	Householder Application for proposed parking space	<b>Support</b>