

MINUTES of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **9th AUGUST, 2016** at **7:15pm**

PRESENT Councillor P Ward **Chairman**
Councillor Mrs J Whitcomb **Vice Chairman**
Councillor T Gibbins
Councillor A Lewis
Councillor A Venning
Councillor Mrs M Ewings **Mayor (ex officio)**

IN ATTENDANCE Assistant to the Town Clerk
Councillors Mrs A Johnson, P Palfrey, C Rogers
and E Sanders

Prior to the commencement of the Meeting, Members received a presentation from Councillor Graham Parker (West Devon Borough Council) and Thomas Jones (Planning Officer – West Devon/South Hams Councils) in respect of the emerging Plymouth & South West Devon Joint Local Plan.

An apology was given in respect of the errors contained within the original document submitted for consultation, that is, that the proposed development area in New Launceston Road, Tavistock had been incorrectly identified within the Plan document.

In view of the above, Tavistock Town Council had been given the opportunity to amend, and re-submit, its response to Planning Application 2022/2016/OPA (see Minute 73 below).

A copy of the presentation given was forwarded to all Members for future reference.

69. APOLOGIES FOR ABSENCE

No apologies for absence had been received

70. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 19th July, 2016 be confirmed as a correct record, and signed by the Chairman

71. DECLARATIONS OF INTEREST

- i. Councillor T Gibbins declared an interest in Planning Application 1913/2016/HHO by virtue of his friendship with the homeowner, he therefore took no part in the discussion or subsequent consideration of the Application
- ii. Councillor A Lewis declared an interest in Planning Application 2143/2016/FUL by virtue of the applicant being a sponsor of an organisation he is involved in, he therefore took no part in the discussion or subsequent consideration of the Application

72. DARTMOOR NATIONAL PARK

No items had been received

73. TOWN PLANNING ISSUES

- i. following the presentation given prior to the start of the Meeting, the following amended response was submitted to the local Planning Authority in respect of Planning Application 2022/2016/OPA - Outline application (with some matters reserved) construction of up to 148 dwellings, including affordable and market housing, areas of open space and landscaping, a new vehicular access and associated site infrastructure at New Launceston Road, Tavistock.

Original response;

`Tavistock Town Council objects to this application on the grounds that the application site;

- does not wholly fall within the area designated for development in the Local Plan;
- represents an undesirable extension of built development into the open countryside
- is served by an unsatisfactory access onto the highway in a location where the highway is inadequate to accommodate the volume and flows of projected consequential traffic movements

The Council was later advised that the development plan contained within the emerging Local Plan was incorrect (it was subsequently revised), so the first bullet point is incorrect.

Supplementary comment;

'Tavistock Town Council appreciates that an error had been made, and was incorrectly under the impression that the site in question had not been allocated. Nevertheless it is still very concerned that the highway is inadequate. Tavistock Town Council therefore still opposes this development on the grounds that the road infrastructure is incapable of handling the additional traffic this development will inevitably create, particularly in conjunction with the proposed development on Callington Road, which has Outline Planning Consent for up to 750 houses'.

74. GENERAL CORRESPONDENCE

No items had been received

75. 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.

76. NEXT PLANS COMMITTEE MEETING:

Tuesday 30th August 2016 at 6.15pm.

The Meeting closed at 7.49pm

Signed.....

Dated.....

CHAIRMAN

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)
FOR PLANS MEETING 09.08.2016

<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				
Mr Robert Steel 82 West Street Tavistock Devon PL19 8AQ P/A No.1139/16/ADV	Advertisement consent for installation of 1 x non-illuminated fascia sign and 1 x non-illuminated hanging sign	Neutral View – The Council has a conflict of interest in relation to land ownership	Conditional Approval	12 th July 2016
Ms R Luxton Garage adjacent to 7 Crelake Close, Crelake Park Tavistock Devon PL19 9AX P/A No. 1423/16/FUL	Change of use/conversion of existing garage and store to dwelling	Support	Conditional Approval	12 th July 2016
Mr J Spicer Land to rear of 6 Westmoor Park Tavistock Devon PL19 9AA P/A No. 01043/2015	Application for approval of details reserved by conditions 3 (facing materials and roofing materials), 4 (surface water details), 5 (foul drainage details) & 8 (arsenic survey) of planning consent 00014/2014	Support	Discharge of condition Approved	18 th July 2016

Mr N Robins Redmoor House Down Road Tavistock Devon PL19 9AF P/A No. 1288/2016/TPO	Application for tree works subject to a Tree Preservation Order (TPO) to remove two limbs of tree	Neutral View – Refer to Landscape Officer	Tree Works Allowed	20 th July 2016
Mr Richard Smith Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ P/A No. 1558/2016/VAR	Variation of condition 2 (accord with plans) of planning permission 01258/2014 to amend canopy design	Support	Conditional Approval	22 nd July 2016
Mr & Mrs P Johnson 73 Whitchurch Road Tavistock Devon PL19 9BE P/A No. 1598/2016/HHO	Householder application for a proposed first floor extension above ground floor flat-roofed kitchen	Support	Conditional Approval	20 th July 2016

TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR PLANS MEETING 09.08.2016

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Mr Bradley Walker 50 Plymouth Road Tavistock Devon PL19 8BU	P/A No.1755/ 2016/HHO	Householder	Householder application for part demolition of existing garage and formation of new parking deck	Support

Mr Bradley Walker 50 Plymouth Road Tavistock Devon PL19 8BU	P/A No.2346/ 2016/LBC	Listed Building Consent	Listed Building Consent for part demolition of existing garage and formation of new parking deck	Neutral view – refer to the Conservation Officer
Mr & Mrs C Mooney Highview 2 Deer Park Close Tavistock Devon PL19 9HE	P/A No.1913/ 2016/HHO	Householder	Householder application for single storey extension together with alterations to roof to existing single storey element	Support
Mount Kelly & Blue Cedar Homes Ltd Mount Kelly "The Trendle" Parkwood Road Tavistock Devon PL19 0HZ	P/A No.2092/ 2016/FUL	Full Planning Application	Demolition of existing residential chalet building and development of 12 no. age- restricted dwellings and associated infrastructure together with details of access, appearance, landscaping, layout and scale	Support
Tavistock Hospital Livewell Southwest Tavistock Hospital Spring Hill Tavistock Devon PL19 8LD	P/A No.2134/ 2016/FUL	Full Planning Application	Replacement air handling unit and associated plant	Support

<p>Tavistock Hire Centre Land adjacent to Pixon Court Access to Crelake Industrial Estate, Crelake Industrial Estate, Tavistock Devon</p>	<p>P/A No.2143/ 2016/FUL</p>	<p>Full Planning Application</p>	<p>Application for planning permission to relocate and reconfigure industrial/commercial unit approved under planning consent 01135/2013</p>	<p>Support</p>
<p>Mr M Gerry 1 Alder Road Tavistock Devon PL19 9LW</p>	<p>P/A No.2191/ 2016/TPO</p>	<p>Tree Preservation Order</p>	<p>Application for works to trees subject to a Tree Preservation Order (TPO) to fell T1 Acer</p>	<p>Neutral view – refer to Landscape Officer</p>
<p>Mr J Bradford 17 Dolvin Road Tavistock Devon PL19 9EA</p>	<p>P/A No.2235/ 2016/FUL</p>	<p>Full Planning Application</p>	<p>Erection of summerhouse in rear garden</p>	<p>Object;- Too large a building for size of plot</p> <p>Within Conservation Area and believe it is a Listed Building – can this please be checked</p> <p>In potential flood risk area</p>

<p>Mrs J Lancaster Stoneridge Down Road Tavistock Devon PL19 9AQ</p>	<p>P/A No.2240/ 2016/TPO</p>	<p>Tree Preservation Order</p>	<p>Works to trees subject to Tree Preservation Order T1 (semi mature beech – reduce crown by approx. 2m) T2 (semi mature oak – fell due to position and cavity at base) T3 (rowan – crown reduction and thin approx. 2m) T4 and T5 (silver birches – crown reduction approx. 2m)</p>	<p>Neutral view – refer to Landscape Officer</p>
<p>Mr & Mrs P Gray Rosebank Butcher Park Hill Tavistock Devon PL19 0EH</p>	<p>P/A No.2266/ 2016/ARM</p>	<p>Approval of Reserved Matters</p>	<p>Application for approval of reserved matters following outline approval 00235/2015</p>	<p>Support</p>