

MINUTES of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **MONDAY** the **9th OCTOBER, 2017** at **6.15pm**

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

IN ATTENDANCE Assistant to the Town Clerk
5 members of the public

158. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor P Squire

159. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 19th September, 2017 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

160. DECLARATIONS OF INTEREST

Councillor A Venning declared a pecuniary interest in Minute No. 162(a) below - Notification of a Waiting & Parking Restriction Amendment Order for Grenville Drive, Tavistock by virtue of owning a nearby property. Councillor Venning left the Meeting during the consideration and voting on this item.

161. DARTMOOR NATIONAL PARK

No items had been received

162. TOWN PLANNING ISSUES

- a) Notifications of Waiting & Parking Restriction Amendment Orders had been received from Devon County Council in respect of;
- Crelake Industrial Estate
 - Grenville Drive
 - Lyd Gardens
 - West Street

Comments and feedback had been requested by 12th October 2017 (Appendix 2)

A discussion took place regarding the merits of each Order, and following consideration of each the following decisions were made;

- Crelake Industrial Estate – ‘support’ the proposal
- Grenville Drive – ‘object’ to the proposal on the following grounds;
 - the lack of parking for Westbridge Cottages immediately opposite Grenville Drive (84 houses with access to only 14 parking spaces), so many Westbridge Cottage residents have no option but to park in Grenville Drive;
 - there were also concerns raised that care workers visiting elderly residents in the area were finding it increasingly difficult to park, especially as they only have a 15-minute slot to visit each patient;
 - it was also felt that by putting double yellow lines where planned, the parking issues would only be displaced further up into Grenville Drive, where in many parts the road is narrower

The preference would be for no additional double yellow lines to be added to Grenville Drive, but if that is not an option it was requested that any additional double yellow lines be on the right hand side of the road, not the left hand side as proposed.

- Lyd Gardens – ‘support’ the proposal
- West Street – ‘support’ the proposal

b) Notification had been received that amendments had been made to the Licensing Application for Bronsons at 76 West Street, Tavistock. Consultees were required to re-consider the application by 19th October 2017 (Appendix 3).

A discussion took place with regard to the changes made to the licensing hours as now proposed, together with the undertakings the prospective licensees had made with regard to;

- ensuring all staff would be fully trained to not only perform their role, but also to understand;
 - the content of the premises license, including times of operation, licensable activities etc
 - be aware of, and adhere to, the Challenge 25 policy
 - plans for record keeping
- the installation of CCTV to cover all internal and external areas

In view of the above discussion, a decision was made to 'support' the application, thereby reversing the earlier decision to 'object' to it. The Licensing Department at West Devon Borough Council was advised accordingly.

- c) A letter had been received from a resident in connection with the recently approved Licensing Application for 8c West Street, Tavistock, requesting that Tavistock Town Council lodge an appeal against this decision. The Decision Notice for this Licensing Application, which had subsequently been received, was also reviewed (Appendices 4 & 5).

A discussion ensued, regarding both documents, which referred to;

- the costs which would be incurred by Tavistock Town Council in lodging an appeal (iro £ 400- £ 500), and the potential for costs being awarded against it, if the appeal was lost;
- that the Plans Committee had no authority to incur this cost, that would have to be decided at a Meeting of the Full Council;
- the reasons why the application had been granted approval, and the dismissal of many of the objections that had been raised against the application

In view of the above, a proposal was made that Tavistock Town Council would not lodge an appeal against this Licensing Decision. The ensuing vote was carried.

163. GENERAL CORRESPONDENCE

- a) Devon County Council Minerals Plan. Feedback was required by 16th October 2017 on the 'Mineral Safeguarding Areas' which was currently undergoing consultation.

Members had been provided with a link to DCC's website, which provided access to the draft Mineral Safeguarding Supplementary Planning Document, and had been asked to consider the information provided, prior to this Meeting. Paper copies were available for viewing in the Council Chamber.

It was confirmed that only 2 sites in the Safeguarding Area were in the Tavistock area, Mill Hill and Hurdwick Quarries, both of which are now disused.

It was felt that in view of the above information that Tavistock Town Council did not need to provide any feedback on this consultation.

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

a) Planning Application No. 2789/17/VAR – Variation of Condition 4 (approved plans) of Planning Consent APP/Q1153/W/15/3131710 for land adjacent to Brook Farm, Brook Lane, Tavistock.

A notification had been received inviting Tavistock Town Council to present its views on the above application at the next Meeting of West Devon Borough Council’s Development Management and Licensing Committee, due to be held at Kilworthy Park, on the 17th October 2017 at 10am. (Appendix 6). **Noted, although it was agreed that no such representation would be made.**

165. 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.

166. NEXT PLANS COMMITTEE MEETING:

The next Meeting of the Plans Committee to be held on Tuesday 31st October, 2017 at 6.15pm.

The Meeting closed at 7.30pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)
FOR PLANS MEETING 09.10.2017

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr M Stevens Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ P/A No. 3098/17/TCA	T1: Copper Beech – fell due to major basal decay so high risk	Not put before TTC for consideration	Grant of Exemption	13 th September 2017
Mr N Kingscott 9 Brook Street Tavistock Devon PL19 0HD P/A No. 2064/17/FUL	Renewal of shop front and re- locate to edge of pavement	Support	Conditional Approval	5 th September 2017
Mr & Mrs T Downing Land off Garden Lane Rear of 21 West St Tavistock Devon PL19 8AN P/A No. 2231/17/ARC	Application for approval of details reserved by Condition 4 (Written Scheme of Investigation) of Planning Consent 3380/16/FUL	Not placed before TTC for consideration	Discharge of Condition Approved	6 th September 2017
Mr & Mrs T Downing Land off Garden Lane Rear of 21 West St	Application for approval of details reserved by Condition 3	Not placed before TTC for consideration	Conditional Approval	5 th September 2017

Tavistock Devon PL19 8AN P/A No. 2275/17/ARC	(Written Scheme of Investigation) of Planning Consent 3380/16/FUL			
Ms E Baker Xanadu Launceston Road Tavistock Devon PL19 8LQ P/A No. 2301/17/OPA	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) 	Conditional Approval	5 th September 2017
Tavistock Town Council Mount Tavy Road Tavistock Devon PL19 9JB P/A No. 3031/17/TCA	T1: Sycamore – removal of hanging branch approx. 4m from ground level over highway	Not placed before TTC for consideration	Exempt Works	7 th September 2017
Mr D Jarman 2 Market Street Tavistock Devon PL19 0DA P/A No. 2300/17/ARC	Approval of details reserved by condition numbers 7 and 12 of Planning Consent 1695/16/LBC	Not placed before TTC for consideration	Discharge of Condition Approved	14 th September 2017
Mr N Miah 9 West Street Tavistock Devon PL19 8AD	Listed Building Consent for repairs to the existing building including re-	Support	Conditional Approval	14 th September 2017

P/A No. 2334/17/LBC	roofing, re-rendering to the front elevation, repairs to chimneys and windows, external decoration and internal plaster repairs, alterations to the existing shopfront			
Mr and Mrs Griffiths 31 Chestnut Close Tavistock Devon PL19 9JJ P/A No. 2490/17/HHO	Householder Application for extension over existing garage	Support	Conditional Approval	13 th September 2017
Mr M Stevens Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ P/A No. 3098/17/TCA	T1: Copper Beech – fell (located between new sports hall and Newton building) new decay starting with copious bleeds, very high risk	Not placed before TTC for consideration	Exempt Works	13 th September 2017
Mr D Munn-Tyrell 6 Abbotsfield Crescent Tavistock Devon PL19 8EY P/A No. 1838/17/HHO	Householder Application for two-storey extension to side and single-storey extension to rear	Support	Conditional Approval	19 th September 2017
Expedite Project Services Tavistock Hospital Spring Hill Tavistock Devon PL19 8LD P/A No.	The creation of a new steel access gantry to a first floor fire escape, including the creation of a new window and escape door at first floor on	Support	Conditional Approval	18 th September 2017

2525/17/FUL	existing building, the excavation of new footings for foundations for a new gantry and the hardstanding area, and the removal of a section of existing stone wall to create a new access point onto the public footpath adjacent to the site and secure the now defunct external stairs leading to the first floor air conditioning			
<p>Mrs S Brehmer Tiddy Brook Management Co. Tiddy Brook Meadows Whitchurch Tavistock Devon PL19 9FQ</p> <p>P/A No. 0839/17/TPO</p>	<p>T990: Hawthorn – remove broken branches on west side to suitable branch unions T433: Oak – remove deadwood through crown (exempt) T409: Oak – remove deadwood (exempt), remove hazardous branch T380: Oak – remove deadwood (exempt) T283: Oak – remove deadwood (exempt) T289: Remove deadwood (exempt) T285: Alder – pollard at approx 4m from ground level T287: Oak – coppice T296: Oak – remove deadwood (exempt)</p>	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	27 th September 2017

Mrs M Steevenson 23 Watts Road Tavistock Devon PL19 8LG P/A No. 3248/17/TCA	T1: Blue Gun Eucalyptus – fell, dangerous, overhangs neighbouring properties, split trunk at base	Not placed before TTC for consideration	Grant of Exemption	27 th September 2017
---	---	--	-----------------------	---------------------------------------

TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR PLANS MEETING 09.10.2017

Applicant's Name & Location	P/App No.	Application Type	Proposal	
Mrs D Cunningham 42 Buctor Park Tavistock Devon PL19 8EP	P/A No. 2959/17 /HHO	Householder Application	Householder Application for finishes to single storey extension, replacement windows and door and re-rendering and removal of dividing hedge and replaced with fence panels, gravel boards and shrubs	Neutral View
Nat West Bank plc Bedford Square Tavistock Devon PL19 0AQ	P/A No. 1540/17 /LBC	Listed Building Consent	Listed Building Consent for installation of a new wireless access point	Neutral View – refer to Heritage Specialist
Ms J E Leyland 9 Dolvin Road Tavistock Devon PL19 9EA	P/A No. 3037/17 /HHO	Householder Application	Application for rear extension	Support
Ms J E Leyland 9 Dolvin Road Tavistock	P/A No. 3038/17 /LBC	Listed Building Consent	Listed Building Consent for rear extension	Neutral View – refer to Heritage Specialist

Devon PL19 9EA				
Tavistock Town Council Town Hall Bedford Square Tavistock Devon PL19 0AE	P/A No. 3122/17 /LBC	Listed Building Consent	Listed Building Consent for interior refurbishment of the Rundle Room, with installation of new air conditioning unit and secondary glazing	Neutral View – refer to Heritage Specialist
Mr D Ladell Swallow Cottage Wilminstone Tavistock Devon PL19 0JT	P/A No. 3324/17 /FUL	Full	Change of Use of agricultural land to residential curtilage and extension to dwelling house	Support
Fusion Lifestyle Meadowlands Leisure Pool The Wharf Tavistock Devon PL19 8SP	P/A No. 3080/17 /FUL	Full	Erection of rear extension to provide gymnasium and fitness studio, together with other alterations, to allow upgrade and refurbishment of the Leisure Centre facilities	Support However, the foregoing represents the view of the Town Council on Application No. 3080/17/FUL solely in its role as a statutory consultee in the planning process. As such it is wholly separate from any views the Council may have in its capacity as landowner and in no way represents any associated consent, licence, permission or similar.

<p>Mr W Gee 23 West Street Tavistock Devon PL19 8AN</p>	<p>P/A No. 3219/17 /FUL</p>	<p>Full</p>	<p>Proposed Change of Use from A1 to Sui Generis for the use of tattoo studio</p>	<p>Support</p>
<p>Ms I Chambers Annexe Round House Old Launceston Road Tavistock Devon PL19 8NA</p>	<p>P/A No. 2622/17 /HHO</p>	<p>Householder Application</p>	<p>Householder Application for a single storey extension</p>	<p>Support</p>