

**MINUTES** of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **18<sup>th</sup> 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

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**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 27<sup>th</sup> 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 8<sup>th</sup> 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

<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>
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	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	28 <sup>th</sup> June 2017
Mr M Stoate Oakleigh House Down Road	G24: Oaks x 9 – crown reduction by 2m to increase	<b>Neutral view – refer to</b>	Grant of Conditional Consent	28 <sup>th</sup> June 2017

<p>Tavistock Devon PL19 9AG</p> <p>P/A No. 0834/17/TPO</p>	<p>clearance with neighbouring property 'Ashley'</p>	<p><b>Landscape Officer</b></p>		
<p>Miller &amp; Son 2 Drake Road Tavistock Devon PL19 0AU</p> <p>P/A No. 1353/17/FUL</p>	<p>Conversion of 1<sup>st</sup> floor offices to dwelling</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>15<sup>th</sup> June 2017</p>
<p>Mr J Griffiths 39a West Street Tavistock Devon PL19 8JZ</p> <p>P/A No. 1964/17/TPO</p>	<p>T1: Ash – dismantle to stump of approx. 2m from ground level to 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><b>Not put before TTC for consideration</b></p>	<p>Exempt Works</p>	<p>13<sup>th</sup> June 2017</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</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>16<sup>th</sup> June 2017</p>

	<p>driveway to branch union; T7: Oak - Remove deadwood to 25mm in diameter; T8: Oak - Remove low tertiary branch 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><b>Neutral view – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>31<sup>st</sup> 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 (Allanthus) – 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><b>Not put before TTC for consideration</b></p>	<p>Grant of Exemption</p>	<p>28<sup>th</sup> 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><b>Support</b></p>	<p>Conditional Approval</p>	<p>20<sup>th</sup> June 2017</p>
<p>Ms A Underhill Tavistock Trout Fishery Parkwood Road Tavistock Devon PL19 9JW</p> <p>P/A No. 0854/17/FUL</p>	<p>Proposed change of use of part of Lodge Building to provide 2x bedrooms for holiday accommodation, including extension to provide external accessible WC</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>23<sup>rd</sup> June 2017</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><b>Support</b></p>	<p>Conditional Approval</p>	<p>23<sup>rd</sup> June 2017</p>
<p>Ms C Henning Breckland Down Road Tavistock Devon PL19 9AG</p> <p>P/A No. 4172/16/OPA</p>	<p>READVERTISEME NT – (Revised Plans received) Application for outline permission for the erection of a single dwelling</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>21<sup>st</sup> 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><b>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 the use of this unit</b></p>	<p>Conditional Approval</p>	<p>23<sup>rd</sup> June 2017</p>
<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><b>Support</b></p>	<p>Conditional Approval</p>	<p>9<sup>th</sup> June 2017</p>

Mr and Mrs S Cole Waddons Butcher Park Hill Tavistock Devon PL19 0EH  P/A No. 1449/17/ARC	Approval of details reserved by Conditions (Discharge) 247836 and 74978	<b>Not put before TTC for consideration</b>	Discharge of Condition Approved	6 <sup>th</sup> June 2017
Mrs Harris Rockview 28 Glanville Road Tavistock Devon PL19 0EB  P/A No. 2054/17/TCA	T1: Larch – Fell, dead	<b>Not put before TTC for consideration</b>	Grant of Exemption	30 <sup>th</sup> June 2017
Mr R Murray Rosemary House Down Road Tavistock Devon PL19 9AG  P/A No. 1263/17/TPO	T1: Green Cypress – fell	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	3 <sup>rd</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>	Grant of Conditional Consent	3 <sup>rd</sup> July 2017
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>	Grant of Conditional Consent	3 <sup>rd</sup> July 2017
Mrs H Moass 15 Roland Bailey Gardens Tavistock	T1: Oak – Crown thin by approx. 15%, crown raise by approx. 5m	<b>Neutral view – refer to Landscape</b>	Grant of Conditional Consent	3 <sup>rd</sup> July 2017

Devon PL19 0RB  P/A No. 1537/17/TPO	from ground level, remove hazardous deadwood by 25mm in diameter	<b>Officer</b>		
Mr & Mrs B Stanswood The Shack 6 Dolvin Road Tavistock Devon PL19 9EA  P/A No. 1534/17/TCA	T1: Leyland Cypress – crown height reduction by approx. 4m T2: Willow – Coppice to 0.5m from ground level	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	3 <sup>rd</sup> July 2017
Truro Diocesan Board of Finance 77 West Street Tavistock Devon PL19 8AQ  P/A No. 1283/17/FUL	Recovering of existing fibre cement slate with natural slate	<b>Support</b>	Conditional Approval	26 <sup>th</sup> June 2017
Truro Diocesan Board of Finance 77 West Street Tavistock Devon PL19 8AQ  P/A No. 1284/17/LBC	Listed Building Consent for the recovering of existing fibre cement slate with natural slate	<b>Neutral view – refer to Conservation Officer</b>	Conditional Approval	26 <sup>th</sup> June 2017
<u>Devon County Council</u>  Devon County Council Tavistock College Crowndale Road Tavistock Devon PL19 8DD  P/A No. 2081/17/DCC	Installation of 2.4m high green mesh weld fence for approximately 172m within the College grounds	<b>Support</b>	Grant of Conditional Planning Permission	10 <sup>th</sup> July 2017



*TAVISTOCK TOWN COUNCIL*

**PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
FOR PLANS MEETING 18.07.2017**

<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>	
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	<b>Support</b>
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	<b>Support</b>
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	<b>Support</b>
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	<b>Support</b>

			penetration	
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	<b>Support</b>
Mr & Mrs C Bench 42 Buzzard Road Tavistock Devon PL19 9FY	P/A No. 2118/17 /HHO	Householder Application	Householder Application for extension	<b>Support</b>
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	<b>Support</b>
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	<b>Neutral view due to;</b> <ul style="list-style-type: none"> <li>• <b>Concerns regarding vehicle access and level of traffic on Maudlins Lane</b></li> <li>• <b>Concerns regarding future amenity of existing property (Xanadu)</b></li> </ul>

