**MINUTES** of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **4th APRIL, 2017** at **6.15pm**

**PRESENT** Councillor P Ward **Chairman**

Councillor Mrs J Whitcomb **Vice Chairman**

Councillors Mrs M Ewings (Mayor), T Gibbins,

P Squire and A Venning

**IN ATTENDANCE** Councillors Mrs A Johnson, P Palfrey, C Rogers and E Sanders

Assistant to the Town Clerk

**PLYMOUTH, SOUTH & WEST DEVON LOCAL PLAN - PRESENTATION**

Prior to the commencement of the Meeting, Members received a presentation from Councillor Graham Parker (West Devon Borough Council) regarding the Plymouth, South & West Devon Local Plan, which had entered its Consultation period (15th March to 26th April 2017)–all Members had been encouraged to attend. **The Assistant to the Town Clerk undertook to provide all Members with a copy of the presentation.**

**274. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor A Lewis

**275. CONFIRMATION OF MINUTES**

 RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 14th March, 2017 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

**276. DECLARATIONS OF INTEREST**

Declarations of Interest were received with regard to the following Planning Applications being considered at this Meeting;

Planning Application 0832/17/FUL - Councillor Mrs M Ewings declared a personal interest by virtue of being both a client and a friend of the applicant;

Planning Application 0677/17/HHO - Councillor P Squire declared an interest by virtue of owning a property immediately adjacent to the property involved in this Application

**277.** **DARTMOOR NATIONAL PARK**

No items had been received

**278.** **TOWN PLANNING ISSUES**

 No items had been received

**279. GENERAL CORRESPONDENCE**

No items had been received

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

 No items were brought forward

**281. PLANNING DECISIONS and APPLICATIONS**

1. **Planning Decisions by West Devon Borough Council**

Attached at Appendix A.

1. **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.

**282. NEXT PLANS COMMITTEE MEETING:**

Tuesday 25th April, 2017 at 6.15pm

The Meeting closed at 7.50pm

Signed............................................................

Dated.............................................................

CHAIRMAN

#### TAVISTOCK TOWN COUNCIL

# PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)

# FOR PLANS MEETING 04.04.2017

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| ***Applicant’s Name,*** ***Site Location,*** ***P/App No.*** | ***Development Type*** | ***Town Council’s******Comments*** | ***Decision by Local Planning Authority*** | ***Date of Decision*** |
| Mr P BirchellKelly College Parkwood RoadTavistockDevonPL19 0HZP/A No. 0427/17/TCA | Remove major deadwood from trees as listed with Paul Greenwood’s Tree Condition Survey dated 2016 | Not put before TTC for consideration | Exempt Works | 10th February 2017 |
| Mr and Mrs T GibbinsThe Leaze7 Kilworthy HillTavistockDevonPL19 0EPP/A No. 2899/16/TCA | T1(A) – Yew; crown reduction by 1mT2(B) – Yew; crown reduction by 0.5mT3(C) – Yew: crown reduction by 0.5mT4(D) – Apple; fellT5 ( E) – Mulberry; remove lower branches to 1.5m from ground level | Neutral view – refer to Landscape Officer | Tree Works Allowed | 10th February 2017 |
| Mrs A Browner and Mrs A Abel8 Plymouth RoadTavistockDevonPL19 8AYP/A No. 3098/16/FUL | Change of Use from office to residential property | Support | Conditional Approval | 7th February 2017 |
| Mr R M Singleton31 Newtake RoadWhitchurchTavistockDevonPL19 9BXP/A No. 3131/16/TPO | H – Holly; reduce height of all hollies to 2mS – Sycamore; remove 4 branches overhanging garden to appropriate growth pointsB1-3 – Beeches; 30% crown thinningO1 – Oak; Remove 2 small branches at 8mO2 – Oak; remove dead limbs 4-5m from groundO3 – Oak; remove 2 overhanging branches at 7mO5 – Oak; remove 2-3m of growthO6 – Oak; cut trunk at bend which is 1.8m above Devon bank07 - Oak; remove approx 3-4m overhanging growthO8 – Oak; partial crown lift and remove 4 branches from main trunk at approx 7m | Neutral view – refer to Landscape Officer | Tree Works Allowed | 10th February 2017 |
| Ms C PooleFlat 24 Watts RoadTavistockDevonPL19 8LFP/A No. 3196/16/TCA | T1: Beech – crown raised by 6m | Neutral view – refer to Landscape Officer | Tree Works Allowed | 10th February 2017 |
| Mr A WalkerRockmountDrake RoadTavistockDevonPL19 0AXP/A No. 3446/16/FUL | Ground floor extension to provide additional kitchen facilities and private apartment space and first floor extension to provide one new let-able en-suite bedroom and one new private bedroom | Support | Conditional Approval | 8th February 2017 |
| Mr P BlakeVirginia HouseMount Tavy RoadTavistockDevonPL19 9JEP/A No. 3546/16/TCA | T1: Wild Cherry – fellT2: Holly – fell | Neutral view – refer to the Landscape Officer | Tree Works Allowed | 10th February 2017 |
| Mrs G Davies9 Churchill RoadWhitchurchTavistockDevonPL19 9BUP/A No. 3571/16/TPO | T1: Oak – remove epicormic growth approx. 10% of crown, remove sub lateral branch, diameter of approx. 0.08m dropping towards roof, shorten 6m branch extending over house to 4m. Crown raise over neighbouring garden shortening branches on neighbour’s side from 6m to 4m to provide balance | Neutral view – refer to the Landscape Officer | Tree Works Allowed | 10th February 2017 |
| Mr C ConlanMorrisons Supermarket plc128-130 Plymouth RoadTavistockDevonPL19 9DSP/A No. 3969/16/FUL | Proposed extension to an existing PFS Kiosk to provide additional retail space | Support | Conditional Approval | 9th February 2017 |
| Mr G Caldwell & Mr S GliddonLand adjacent toFernsideCrease LaneTavistockDevonPL19 8EWP/A No. 2686/16/FUL | Residential development for 4x detached dwellings with integral garages, external parking and new access off Crease Lane | Object;* Outside the settlement boundary
* Concerns regarding additional traffic on a very narrow road
* On a greenfield site

N.B. Same reasons as for original application | Refusal | 28th February 2017 |
| Messrs Staniland and LoweThe Old SchoolChurch HillWhitchurchTavistockDevonPL19 9EDP/A No. 3658/16/ARC | Approval of details reserved by Condition Nos. 3, 4, 5 and 7 of Planning Consent 00405/2015 Appeal ref APP/Q1153/W/3128941 | Not put before TTC for consideration | Discharge of Condition Approved | 2nd March 2017 |
| Mr James McDowallLand to rear of22-23 West StreetTavistockDevonPL19 8ANP/A No. 3987/16/FUL | Demolition of existing single storey garage/storage buildings and erection of 4 x 2-bedroomed semi-detached houses | Support – with concerns noted in regards to the current state of the surface of Garden Lane and the impact of additional traffic | Withdrawn | 2nd March 2017 |
| Mrs Dixon33 Fitzford CottagesTavistockDevonPL19 8DBP/A No. 0035/17/LBC | Listed Building Consent for removal of existing rotten single glazed white painted timber windows and replacement with white painted double glazed timber windows of same design and appearance | Support | Conditional Approval | 6th March 2017 |
| HSBC Bank plcBedford SquareTavistockDevonPL19 0AHP/A No. 3186/16/ADV | Advertisement Consent for 2 x non illuminated hanging signs and 1 x non illuminated fascia sign and 5 x other signs | Support | Advertisement Consent | 6th March 2017 |
| HSBC Bank plcBedford SquareTavistockDevonPL19 0AHP/A No. 3187/16/LBC | Listed Building Consent for the like for like replacement of external signage from HSBC to HSBC UK | Support | Advertisement Consent | 6th March 2017 |
| Mr J Searle15 The HeightsTavistockDevonPL19 8HQP/A No. 3568/16/TPO | T1- Oak; removal of approx. 60% epicormic regrowth within tree crown | Neutral view – refer to the Landscape Officer | Tree Works Allowed | 8th March 2017 |
| Mr & Mrs N Moass26 Deer Park CrescentTavistockDevonPL19 9HHP/A No. 0307/17/NMM | Householder Application for proposed dormer window to serve existing shower room on the front elevation | Support | Conditional Approval | 16th March 2017 |
| Mr and Mrs S EllisThe Old Coach HouseLynbridge CourtChapel StreetTavistockDevonPL19 8DUP/A No. 0601/17/NMM | Application for a non material amendment following Grant of Planning Consent 3284/16/HHO | Not put before TTC for consideration | Conditional Approval | 16th March 2017 |
| Mr M WilliamsonThe PoplarsWestbridge Industrial EstateTavistockDevonPL19 8DEP/A No. 1535/16/FUL | Proposed development of seven Apartments  | Support | Refusal | 13th March 2017 |
| Lidl UK Ltd142-152 Plymouth RoadTavistockDevonPL19 9DSP/A No. 2997/16/ADV | Advertisement Consent for proposed totem (pylon) | Support | Refusal | 14th March 2017 |
| Mr R Score44 Bannawell StreetTavistockDevonPL19 0DWP/A No. 3493/16/HHO | Householder Application for erection of a single storey kitchen extension to the rear of the property | SupportWith the condition that wooden windows are used | Conditional Approval | 13th March 2017 |
| Mr R StanilandThe Old SchoolUnit 1Church HillWhitchurchTavistockDevonPL19 9EDP/A No. 4268/16/NMM | Non material minor amendment to Approved Plans on 00405/2015 and APP/Q1153/W/3128941 Plot 1 | Not put before TTC for consideration | Withdrawn | 16th March 2017 |
| Mr M StevensMount KellyParkwood RoadTavistockDevonPL19 0HZP/A No. 1021/17/TCA | T1: Cherry fell, dead, in danger of falling onto footpath | Not put before TTC for consideration | Grant of Exemption | 24th March 2017 |
| Mr C Passmore13 Oak RoadTavistockDevonPL19 9LJP/A No. 3625/16/TPO | T1: Oak – crown reduction of 2m | Neutral view – refer to the Landscape Officer | Grant of Conditional Consent | 27th March 2017 |
| Mrs L Brockington1 StrathcarDown RoadTavistockDevonPL19 9AGP/A No. 3628/16/TPO | T1: Oak – all round reduction of tree by 30%T2 & T3: Beech – overall reduction by 30% of both branches situated side by side | Neutral view – refer to the Landscape Officer | Refusal of Consent with Agreed Lesser Works | 27th March 2017 |

#### TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)

FOR PLANS MEETING 04.04.2017

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Applicant’s Name & Location**  | P/App No. | Application Type | **Proposal** |  |
| Mrs K Bridgewater18 Beech CloseTavistockDevonPL19 9DW | P/A No. 0832/17/FUL | Full | READVERTISEMENT – (Amended Development Description) Application for change of use of existing domestic garage to sports therapist (D1) and external alterations | Neutral view – however concern was expressed regarding the impact clients’ parking could have on neighbouring properties |
| Mr P GrayHighlightsDown RoadTavistockDevonPL19 9AQ | P/A No. 0588/17/ARM | Reserved Matters | Reserved Matters application following outline approval 00573/2013 for erection of dwellings | Neutral view |
| Mr & Mrs J Campbell55 Bannawell StreetTavistockDevonPL19 0DP | P/A No. 0605/17/HHO | Householder Application | Householder Application for demolition of existing garage and erection of replacement garage | Support |
| Mr D Martin1 & 3 Tremayne RiseTavistockDevonPL19 8RD | P/A No. 0528/17/TPO | Work to Tree Preservation Order Trees | T1: Sycamore - Reduce crown by approx 2 Metres, remove two branches overhanging garden of No 1 Tremayne Rise to appropriate growth point; T2: Sycamore - Crown reduction by approx 2 Metres, remove 5 branches overhanging garden of No 1 to appropriate growth point; T3: Sycamore - Crown reduction by approx 2 Metres, remove 4 branches overhanging garden of No 1 to appropriate growth point; T4: Sycamore - Crown reduction by approx 2 Metres, remove 4 branches overhanging both Nos 1 and 3 to appropriate growth point; T5: Sycamore - Crown reduction by approx 2 Metres, remove 1 branch overhanging garden of No 3 to appropriate growth point; T6: Sycamore - Crown reduction by approx 2 Metres, remove 4 branches overhanging garden of No 3 to appropriate growth point | Neutral view – refer to Landscape Officer |
| Mrs J LancasterStoneridgeDown RoadTavistockDevonPL19 9AQ | P/A No. 0975/17/TPO | Work to a Tree Preservation Order Tree | T1: Oak – fellAlternatively, reduce main stem overhanging verge and road to lowest fork | Neutral view – refer to Landscape Officer |
| Mr S Luxton33 St Davids RoadTavistockDevonPL19 9BT | P/A No. 3052/16/HHO | Householder Application | Householder Application for side extension | Support |
| Mr & Mrs S Mayne17 Whitham ParkTavistockDevonPL19 9BP | P/A No. 0706/17/HHO | Householder Application | Householder Application for a proposed two storey extension to dwelling | Support |
| Ms E BakerXanaduLaunceston RoadTavistockDevonPL19 8LQ | P/A No. 0625/17/OPA | Outline Planning Application | Outline Planning Application with all matters reserved for new detached dwelling | Support |
| Mr M Dennis237 Whitchurch RoadTavistockDevonPL19 9EG | P/A No. 0431/17/HHO | Householder Application | Householder Application for rear ground floor extension | Support |
| Mr T LoweThe Old SchoolChurch HillWhitchurchTavistockDevonPL19 9ED | P/A No. 1000/17/VAR | Variation of Condition | Variation of Condition 2 (approved plans) of Planning Consent 00405/2015 (Appeal Reference APP/Q1153/W/15/3128941) for changes to Unit 1, relocation and redesign of rear lobby (south) to side (east) | Support |
| Mrs L Clements48 Parkwood RoadTavistockDevonPL19 0HH | P/A No. 2985/16/LBC | Listed Building Consent | Re-advertisement (Revised Plans Received) Listed Building Consent for retrospective replacement of gates and fences and to erect an additional fence and gate | Neutral view – refer to Conservation OfficerWe would however refer you to the comments raised in the e-mail of objection received with the papers |
| Mrs L Clements48 Parkwood RoadTavistockDevonPL19 0HH | P/A No. 3679/16/HHO | Householder Application | Householder Application for retrospective replacement of gates and fences and to erect an additional fence and gate | Neutral view |
| Mrs L Clements48 Parkwood RoadTavistockDevonPL19 0HH | P/A No. 4085/16/LBC | Listed Building Consent | Retrospective Listed Building Consent for internal alterations with associated works | Neutral view – refer to Conservation Officer |
| Mr M BoltSt David’s HouseGreen LaneTavistockDevonPL19 9AN | P/A No. 1044/17/TPO | Work to Tree Preservation Order Trees | 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 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 | Neutral view – refer to Landscape Officer |
| Mr & Mrs Roddy118 Old Exeter RoadTavistockDevonPL19 0JB | P/A No. 0677/17/HHO | Householder Application | Householder Application for ground and first floor extensions | Support |