



# Tavistock Town Council

Working for the local community



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TOWN  
COUNCIL

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4th March 2014

Dear Councillor

A Meeting of the **PLANS COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **TUESDAY 11th MARCH 2014 at 6.15 pm**

Yours sincerely

Carl Hearn  
Town Clerk

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## **MEMBERS OF COMMITTEE**

Cllr Mrs J Whitcomb	<b>Chair</b>	Cllr Mrs A Johnson
Cllr Mrs J Metcalf		Cllr Mrs S Bailey
Cllr Mrs M Ewings	<b>V Chair</b>	Cllr C Rogers
Cllr H Smith	<b>Mayor ex off</b>	Cllr A Fleet
Cllr J Sheldon	<b>Deputy Mayor ex off</b>	

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## **AGENDA**

- APOLOGIES**  
To receive apologies for absence.
- MINUTES**  
To confirm the Minutes of the Meeting of the Plans Committee held on 18th February 2014 (previously circulated).

**3. DECLARATIONS OF INTEREST**

To receive disclosures of unregistered other interests from Councillors on matters to be considered at the Meeting. The disclosure shall include the nature of the interest. If you become aware, during the course of a Meeting, of an interest that has not been disclosed under this item you must immediately disclose it. Under the Code of Conduct Councillors with an interest must leave the room for the duration of consideration of the item to which the interest relates.

**4. DARTMOOR NATIONAL PARK**

No items received.

**5. TOWN ISSUES**

- a. An e-mail has been received in respect of Planning Application 00240/2014 – 16 Buddle Close, Tavistock (due to be considered later in this Meeting). The e-mail raises objections to the Application, pointing out that only minimal changes have been made to the Application, which had previously been refused by the Secretary of State.
- b. Street naming - a request has been received from the developer of a small housing estate at Annan, Down Park Drive, Tavistock for the Town Council's input into the naming of the site. They have requested that 'Gardens' is the suffix.

**6. GENERAL CORRESPONDENCE**

- a. Planning Enforcement Case update received from West Devon Borough Council (E/00022/2014). Complaints had been received with respect to the siting of a large shipping container within the front garden of 18 Church Lea, Whitchurch. Following a detailed search of the history of the site, Planning Enforcement Officers were able to ascertain that planning permission had been granted in 2011 for the erection of an extension. WDBC have been informed by the owners of the property that the container will only be on site for the duration of the construction works, to house tools and building machinery, and will be removed once the works are completed. This does not require planning consent in itself. Therefore the case is closed.

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

**8. PLANNING APPLICATIONS**

**a. Decisions by West Devon Borough Council or Devon County Council**

Attached at Appendix A.

**b. New Applications to West Devon Borough Council.**

Attached at Appendix B.

All documentation pertaining to decisions and new applications for this meeting can be directly accessed anytime via [www.wdbc.gov.uk/planning](http://www.wdbc.gov.uk/planning).

Hard copies are also available for viewing during office hours via the Assistant to the Town Clerk (tel. 01822 613529 or e-mail [janet.smallacombe@tavistock.gov.uk](mailto:janet.smallacombe@tavistock.gov.uk)).

**Next Plans Committee Meeting: TUESDAY 1st APRIL 2014- 6.15pm**

*TAVISTOCK TOWN COUNCIL*  
 PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)  
 FOR PLANS MEETING 11.03.2014

<b><u>Applicant's Name, Site Location, P/App No.</u></b>	<b><u>Development Type</u></b>	<b><u>Town Council's Comments</u></b>	<b><u>Decision by Local Planning Authority</u></b>	<b><u>Date of Decision</u></b>
Mrs C Busby 20 Dolvin Road Tavistock Devon PL19 9EA  P/A No. 00032/2014	Listed Building Consent for the re-painting of front (south east) elevation, including 2 windows and one front door at address	<b>Support</b>	Conditional Consent	21st February 2014
Mrs A Weston 3 Westbridge Cottages Plymouth Road Tavistock Devon PL19 8DQ  P/A No. 00063/2014	Listed Building Consent for replacement doors and windows	<b>Support</b>	Conditional Consent	27th February 2014

<b><u>Applicant's Name, Site Location, P/App No.</u></b>	<b><u>Development Type</u></b>	<b><u>Town Council's Comments</u></b>	<b><u>Decision by Local Planning Authority</u></b>	<b><u>Date of Decision</u></b>
Mr and Mrs Hatheson Grasscroft Down Road Tavistock Devon PL19 9AQ  P/A No. 00159/2014	Householder Applicant for extension to bungalow	<b>Support</b>	Conditional Consent	27th February 2014
Marchfield Properties Unit 2-4 Tavistock Retail Park Plymouth Road Industrial Estate Tavistock Devon PL19 9QN  P/A No. 00601/2013	Refurbishment of existing retail unit to allow use as a foodstore (Class A1) including new relocated customer entrance, removal of garden centre sales area to provide additional car parking, new landscaping and associated works to building and site layout along with additional exit lane onto Plymouth Road	<b>Support for the following reasons;</b>  <b>1. Job creation</b> <b>2. A desire to stop Tavistock's residents travelling elsewhere to do their food shopping</b> <b>3. Do not believe the impact on the town centre will be as major as feared</b>	Conditional Consent	27th February 2014

<b><u>Applicant's Name, Site Location, P/App No.</u></b>	<b><u>Development Type</u></b>	<b><u>Town Council's Comments</u></b>	<b><u>Decision by Local Planning Authority</u></b>	<b><u>Date of Decision</u></b>
Charles Gray Ltd Annan Down Park Drive Tavistock Devon PL19 9AH  P/A No. 01007/2013	Outline Planning Permission for the erection of 5 residential units	<b>Support</b>	Conditional Consent	14th February 2014
Tavistock Enterprise Hub CIC Pearl Assurance House Elbow Lane Tavistock Devon PL19 0BA  P/A No. 01171/2013	Advertisement Application for surface mounted sign board	<b>Support</b>	Conditional Consent	7th February 2014

*TAVISTOCK TOWN COUNCIL*  
 PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
 FOR PLANS MEETING 11.03.2014

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/Application No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Mr and Mrs M Cole 117 Old Exeter Road Tavistock Devon PL19 0JB	P/A No. 00243/2014	Full	Householder Application for the erection of a two-storey extension	<b>Support</b>

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/Application No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Mr R Moule Land adjacent to 16 Buddle Close Tavistock Devon	P/A No. 00240/2014	Full	Erection of dwelling	<b>Object –</b> <ul style="list-style-type: none"> <li>• <b>By reason of scale, bulk and design, would be overbearing</b></li> <li>• <b>Would have an adverse visual impact</b></li> <li>• <b>Possible loss of amenity to 16 &amp; 17 Buddle Close, and loss of turning head for all residents</b></li> </ul>
Mr John Evans Highbury 1 Bray Close Tavistock Devon PL19 8NB	P/A No. 00233/2014	Full	Householder Application for the erection of a single storey rear and side extension	<b>Support</b>
Mr P Williamson 56 Parkwood Road Tavistock Devon PL19 0HH	P/A No. 00232/2014	Listed Building	Works to Listed Building Application including replacement of plastic windows and dry lining of 20th century extension, replacement rear door and lower/remove blocks to pig pen	<b>Support</b>

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/Application No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Covegrange Ltd 59 West Street Tavistock Devon PL19 8JZ	P/A No. 00262/2014	Listed Building	Listed Building Application for repairs to exterior and interior of building, including chimney	<b>Support – with reference to the Conservation Officer</b>
Mrs V Hulbert Home Down Cottage 231 Whitchurch Road Tavistock Devon PL19 9DQ	P/A No. 00259/2014	Works to trees in Conservation Area	Works to trees in Conservation Area for the removal of 1 Norway Spruce located on the northern boundary of 231 Whitchurch Road adjoining 227 Whitchurch Road	<b>Support – with reference to the Landscape Officer</b>
Mrs V Hulbert Home Down Cottage 231 Whitchurch Road Tavistock Devon PL19 9DQ	P/A No. 00258/2014	Tree Application	Application to carry out works to trees under TPO for the minor crown lifting of 3 Copper Beech, the lateral reduction by up to 2m of the branches referred to on the Application photographs – all suitable growth points as Bs 3998:20	<b>Support – with reference to the Landscape Officer</b>

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/Application No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Mr J Searle 15 The Heights Tavistock Devon PL19 8HQ	P/A No. 00256/2014	Tree Application	Application to carry out works to trees under TPO – a mature Oak in the rear garden of the address – the reduction of 4 lower limbs overhanging neighbours' properties by 3-4m and a crown thin on the trees biased side	<b>Support – with reference to the Landscape Officer</b>
Dr Peter Rodgers 28 Plymouth Road Tavistock Devon PL19 8BU	P/A No. 00257/2014	Full	Re-submission of Application No. 00079/2014 for installation of Photovoltaic Array	<b>Object –</b> <ul style="list-style-type: none"> <li>• <b>Building in Conservation Area so feel it inappropriate for a building in this area.</b></li> <li>• <b>Should this building be Listed?</b></li> </ul>
Mr S Mitchell 71 Plymouth Road Tavistock Devon PL19 8BZ	P/A No. 00254/2014	Full	Alterations and extensions to existing dwelling, including partial demolition and erection of 3 storey building containing 7 apartments and associated works	<b>Request for a deferment to 2nd April 2014 (next Tavistock Town Council's Plans Meeting 1st April 2014) as WDBC Members being called to a meeting with the Conservation Officer on this property on Thursday 13th March 2014</b>



<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/Application No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Warm Welcome Hotels (Southern) Ltd The Bedford Hotel 1 Plymouth Road Tavistock Devon PL19 8BB	P/A No. 00278/2014	Advertisement	Advertisement Consent for the installation of internally illuminated signage	<b>Support</b>
Warm Welcome Hotels (Southern) Ltd The Bedford Hotel 1 Plymouth Road Tavistock Devon PL19 8BB	P/A No. 00283/2014	Listed Building	Listed Building Consent for the installation of internally illuminated signage	<b>Support</b>
Mrs J Delbridge Welltown Butcher Park Hill Tavistock Devon PL19 0EH	P/A No. 00273/2014	Full	Householder Application for the erection of a car port	<b>Support</b>
Mr and Mrs David Palmer Burnside Anderton Lane Whitchurch Tavistock Devon PL19 9DX	P/A No. 00277/2014	Full	Householder Application for the erection of a first floor extension, dormer window, alterations to windows and doors and conversion of garage to living accommodation and associated alterations	<b>Object –</b> • <b>Design is inappropriate for this site</b>

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/Application No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
Mr R Shepherd 207 Whitchurch Rd Tavistock Devon PL19 9DQ	P/A No. 00287/2014	Listed Building	Listed Building Consent for the reconstruction of the chimney stack	<b>Support – with reference to the Conservation Officer</b>
Mr J Turner The New Perseverance Ironworks Parade Business Park Tavistock Devon PL19 9RQ	P/A No. 00276/2014	Full	Erection of lean-to compressor house	<b>Support</b>
Mr and Mrs S O'Donnell 51 Bannawell Street Tavistock Devon PL19 0DP	P/A No. 00292/2014	Full	Householder Application for the erection of extensions and alterations to dwelling	<b>Support – with the exception of the removal of the wall at the back of the property</b>
Mr D Brittan 89A Plymouth Rd Tavistock Devon PL19 8BY	P/A No. 00272/2014	CLEUD	Certificate of Lawfulness for use of garage as dwelling	<b>Object –</b> • <b>We do not consider this is an appropriate building to be used as a dwelling</b>