

MINUTES of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **22nd NOVEMBER 2016** at **6.15pm**

PRESENT Councillor P Ward **Chairman**
Councillors T Gibbins, A Lewis, P Squire and
A Venning

IN ATTENDANCE Assistant to the Town Clerk

164. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs M Ewings (Mayor) and Mrs J Whitcomb.

165. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 1st November, 2016 be confirmed as a correct record, and signed by the Chairman (Appendix 1).

166. DECLARATIONS OF INTEREST

Councillor A Lewis declared a personal interest in Planning Application No. 2889/16/FUL by virtue of his association with being the organisation submitting the Application, so took no part in the consideration of it.

167. DARTMOOR NATIONAL PARK

- a) Dartmoor Local Plan Consultation – details had been made available as follows; <http://www.dartmoor.gov.uk/planning/pl-forwardplanning/issues-paper>

Members had been invited to comment on the review of the current Plan, feedback to be forwarded to the Authority as a Tavistock Town Council response. The closing date for comments was given as 16th December 2016.

Following clarification of the emerging document, as provided by the Chairman, it was;

RECOMMENDED THAT Tavistock Town Council's response be;

Tavistock Town Council supports the Dartmoor National Park Authority's approach in developing its Local Plan, and recognises

and supports the general headings and issues raised within the emerging Plan.

Tavistock Town Council has no additional comments to make, at this stage, on the drafting of the new Plan.

168. TOWN PLANNING ISSUES

No items had been received

169. GENERAL CORRESPONDENCE

- a) Plymouth & South West Devon Joint Local Plan – a new engagement phase commenced on 9th November 2016, with feedback having been invited until 21st December 2016.

The relevant documents were e-mailed to Members on 10th November 2016, with paper copies having been made available in the Council Chamber from that date.

Members were encouraged to consider the details within these documents in order that the Town Council's feedback can be submitted.

Following consideration of the documents provided, and a discussion regarding the contents thereof, it was;

RECOMMENDED THAT Tavistock Town Council's response be;

Tavistock Town Council has no comment to make on the additional sites now identified, as none are within Tavistock Parish.

It is however recognised that Tavistock needs to make its contribution to the identified housing stock required in the HMA. However, concerns were raised regarding transport links to main areas of employment (i.e. Plymouth), so it was felt essential that employment opportunities within Tavistock itself should be improved to offset the transport issues it suffers.

The only main road to Plymouth, the A386, is predominantly single carriageway, and is vulnerable to closure or partial closure when accidents and incidents occur. Such incidents happen fairly frequently, and have a major impact on commuters, visitors and commercial road users alike.

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

None brought forward

171. 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.

172. NEXT PLANS COMMITTEE MEETING:

Monday 12th December , 2016 at 6.15pm (please note change of day)

The Meeting closed at 7.24pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)

FOR PLANS MEETING 22.11.2016

<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>
<u>Harding & Sons Ltd Unit 8 Tavistock Retail Park Tavistock Devon PL19 9QN</u> P/A No. 0971/16/FUL	Change of Use from Class B8 (Storage & Distribution) to Class A1 (Retail) with ancillary pet grooming and vet services; external alterations to building and site layout including car parking amendments; and	Support	Refusal	17 th October 2016

	creation of 2 customer entrances; and associated works			
Mr & Mrs T Faircloth The Poplars Westbridge Industrial Estate Tavistock Devon PL19 8DE P/A No. 2932/16/COU	Change of Use from 1 dwelling to 3 flats	Support	Conditional Approval	21 st October 2016
Mrs S Andrew Primrose Cottage 11 Mount Tavy Road Tavistock Devon PL19 9JB P/A No. 2779/16/TCA	T1 & T2: Ash – fell and replace with field maple T3: Beech – fell T4: Beech – reduce crown by 2m T5: Beech – fell and replace with x2 Hawthorn and x2 Hornbeam	<u>Neutral view – refer to Landscape Officer</u>	Approval	26 th October 2016
Mr R Jhangiani 4 Abbey Place Tavistock Devon PL19 0AB P/A No. 2828/16/LBC	Listed Building Consent for Change of Use of first floor offices to 2x 1-bedroom apartments	Neutral view – refer to Conservation Officer	Conditional Approval	24 th October 2016
Mr R Jhangiani 4 Abbey Place Tavistock Devon PL19 0AB P/A No. 2829/16/COU	Change of Use of first floor offices to 2x 1-bedroom apartments	Support	Conditional Approval	24 th October 2016
Mr and Mrs S Cole Waddons Butcher Park Hill Tavistock Devon PL19 0EH	Householder Application for extension and alterations to dwelling with new vehicular access	Support	Conditional Approval	4 th November 2016

P/A No. 3016/16/HHO	off private road			
Mr B Trenouth 6 & 7 Little Field Court Green Lane Tavistock Devon PL19 9FA P/A No. 2755/16/TPO	T1: Oak, prune back branches by 1-2m on left hand side next to Sycamore T2: Ash, located adjacent to No.7 prune back by 1- 2m on house side only	Neutral view – refer to Landscape Officer	Consent	11 th November 2016

TAVISTOCK TOWN COUNCIL

**PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix
B)
FOR PLANS MEETING 22.11.2016**

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Tamar Estates SW Ltd Land at SX 493 729 South East of Whitchurch House Whitchurch Tavistock Devon	P/A No. 3167/16/ FUL	Full	Erection of 10 dwelling (downsizing) and creation of new access, parking area, open space	Support
Tamar Estates SW Ltd Land at SX 493 729 South East of Whitchurch House Whitchurch Tavistock Devon	P/A No. 3167/16/ FUL	Full – revised documentation subsequently received regarding <ul style="list-style-type: none"> • Drainage strategy • Transport statement 	Erection of 10 dwelling (downsizing) and creation of new access, parking area, open space	Support
Mr P Blake Virginia House Mount Tavy Road Tavistock Devon PL19 9JE	P/A No. 3546/16/ TCA	Trees in a Conservation Area	T1: Wild Cherry – fell T2: Holly – fell	Neutral view – refer to the Landscape Officer

Ms L Aldridge Fitzford Gate House Plymouth Road Tavistock Devon PL19 8DA	P/A No. 3375/16/ HHO	Householder Application	Householder Application for proposed internal alterations and single story extension within rear yard	Support
Ms L Aldridge Fitzford Gate House Plymouth Road Tavistock Devon PL19 8DA	P/A No. 3375/16/ LBC	Listed Building Consent	Listed Building Consent for proposed internal alterations and single story extension within rear yard	Refer to Conservation Officer
Mr G Boyle 35 Westbridge Cottages Plymouth Road Tavistock Devon PL19 8DQ	P/A No. 3359/16/ LBC	Listed Building Consent	Listed Building Consent for replacement of wooden doors to front and rear of property	Neutral view – refer to Conservation Officer
Co-operative Food Store 10-12 Market Street Tavistock Devon PL19 0DB	P/A No. 3372/16/ ADV	Advertising Consent	Advertisement Consent for 1x non-illuminated fascia, 2 x fascia only logo illuminated, 1x externally illuminated projector and 1x non-illuminated wall mounted aluminium panel	Support
Mr G Caldwell & Mr S Gliddon Land adjacent to Fernside Crease Lane Tavistock	P/A No. 2686/16/ FUL	Re- advertisement (Amended address and additional	Residential development for 4x detached dwellings with integral garages, external parking	Object; <ul style="list-style-type: none"> • Outside the settlement boundary • Concerns regarding

Devon PL19 8EW		plans)	and new access off Crease Lane	additional traffic on a very narrow road <ul style="list-style-type: none"> • On a greenfield site N.B. Same reasons as for original application
Mr A Mitchell Tavistock Community Football Club Langsford Park Crowndale Road Tavistock Devon PL19 8JR	P/A No. 2889/16/ FUL	Full	Removal of 4 existing floodlighting columns and associated floodlights and the replacement of the 4 remaining columns and associated floodlights	Support
St Austell Brewery The Cornish Arms 15-16 West Street Tavistock Devon PL19 8AN	P/A No. 3451/16/ LBC	Listed Building Consent	Listed Building Consent for alterations to improve fire resistance of accommodation corridor in accordance with fire and building regulations, alterations to existing bedroom layout to provide en- suite bathrooms, and additional bedrooms to be created in offices 1 and 2, kitchens and club room	Neutral view – refer to the Conservation Officer

Tor View Down Road Tavistock Devon	KJ/HHC/00 01/16	High Hedge Complaint	Comments invited on a proposal to limit the height of the hedge to 4m	Neutral view – refer to the Landscape Officer
Mr J McDowall 22-23 West Street Tavistock Devon PL19 8AN	P/A No. 3439/16/ FUL	Full	Change of Use from business to two residential dwellings	Support but with the condition; that heritage grade wooden windows should be used, not UPVC, as the property is in the Conservation Area
Mrs L Brockington 1 Strathcar Down Road Tavistock Devon PL19 9AG	P/A No. 3628/16/ TPO	Work to Tree Preservation Order Trees	T1 Oak – all round reduction of tree by 30% T2 and T3 Beech – overall reduction by 30% of both beeches situated side by side	Neutral view – refer to the Landscape Officer
Mr and Mrs T Downing Land off Garden Lane Rear of 21 West Street Tavistock Devon PL19 8AN	P/A No. 3380/16/ FUL	Full	Demolition of existing garage and construction of new 2- bedroom mews style cottage with associated parking and amenity area	Support but with the condition; that heritage grade wooden windows should be used, not UPVC, as the property is in the Conservation Area
Mr J Searle 15 The Heights Tavistock Devon PL19 8HQ	P/A No. 3568/16/ TPO	Work to Tree Preservation Order Tree	T1- Oak; removal of approx. 60% epicormic regrowth within tree crown	Neutral view – refer to the Landscape Officer

<p>Mr C Passmore 13 Oak Road Tavistock Devon PL19 9LJ</p>	<p>P/A No. 3625/16/ TPO</p>	<p>Work to Tree Preservation Order Tree</p>	<p>T1 – Oak; crown reduction 2m</p>	<p>Neutral view – refer to the Landscape Officer</p>
<p>Mr Carpenter 45 Westmoor Park Tavistock Devon PL19 9AA</p>	<p>P/A No. 3720/16/ TPO</p>	<p>Work to Tree Preservation Order Tree</p>	<p>G19 – Beech on the boundary of Gatesgarth and Outfield House, the boundary to Downlea and the easterly boundary to Down Road. Remove over extended lateral growth extending over the garage of Outfield House. This branch will be reduced back to the main stem. Tidy up squirrel damaged lower branches extending towards Outfield House</p>	<p>Neutral view – refer to the Landscape Officer</p>

