

MINUTES of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **21st FEBRUARY 2017** at **6.15pm**

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

IN ATTENDANCE Cemetery Administrator

233. APOLOGIES FOR ABSENCE

Councillor Mrs J Whitcomb **Vice Chair**
Councillor Mrs M Ewings **Mayor**

234. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 31st January, 2017 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

235. DECLARATIONS OF INTEREST

Councillor P Squire declared he was a neighbour of Planning Application No. 3896/16/FUL.

236. DARTMOOR NATIONAL PARK

No items received

237. TOWN PLANNING ISSUES

No items received

238. GENERAL CORRESPONDENCE

No items received

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

No items were brought forward

240. 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.

241. NEXT PLANS COMMITTEE MEETING:

Tuesday 14th March, 2017 at 6.15pm

The Meeting closed at 6.55pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)

FOR PLANS MEETING 21.02.2017

| <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> |
|--|---|--|--|-------------------------------------|
| Ms L Aldridge Fitzford Gate House Plymouth Road Tavistock Devon PL19 8DA P/A No. 3375/16/HHO | Re-advertisement (Amended Development Description) Householder Application for proposed internal alterations and single storey extension within rear yard and external works including new vehicular access and parking | Support | Conditional Approval | 20 th January 2017 |
| Ms L Aldridge Fitzford Gate House Plymouth Road | Re-advertisement (Amended Development | Neutral view – refer to the Heritage Specialist | Conditional Approval | 20 th January 2017 |

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| <p>Tavistock Devon PL19 8DA</p> <p>P/A No. 3376/16/LBC</p> | <p>Description) Listed Building Consent for proposed internal alterations and single storey extension within rear yard and external works including new vehicular access and parking</p> | | | |
| <p>Mr & Mrs S Cox 9 Rowan Close Tavistock Devon PL19 9NH</p> <p>P/A No. 2301/16/FUL</p> | <p>Proposed erection of a detached house</p> | <p>Object;</p> <ul style="list-style-type: none"> • Overdevelopment of site • Access will be difficult and will cause difficulties for neighbouring properties • Concerns over effect on TPO protected trees • Concerns over potential drainage issues | <p>Conditional Approval</p> | <p>26th January 2017</p> |
| <p>Mr W Southall The Butchers' Hall 31 The Market Tavistock Tavistock Devon PL19 0AL</p> <p>P/A No. 2778/16/ARC</p> | <p>Application for approval of details reserved by conditions 3-8 and 10 of Listed Building Consent</p> | <p>Noted (provided for 'information only')</p> | <p>Discharge of Condition Approved</p> | <p>23rd January 2017</p> |
| <p>Mr & Mrs N Pennell Bellever 218 Whitchurch Road Tavistock Devon PL19 9DQ</p> | <p>T1; Copper Beech - fell</p> | <p>Neutral view – refer to Landscape Officer</p> | <p>Tree Works Allowed</p> | <p>23rd January 2017</p> |

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| P/A No. 2883/16/TPO | | | | |
| Mr T Faircloth Barn at Higher Wilminstone Farm Wilminstone Tavistock Devon P/A No. 3000/16/FUL | Retrospective application to retain wall on agricultural building | Support | Conditional Approval | 27 th January 2017 |
| Mr I Brock 53 Milton Crescent Tavistock Devon PL19 9AL P/A No. 3435/16/TPO | T1: Sycamore – fell | Neutral view – refer to Landscape Officer | Tree Works Allowed | 27 th January 2017 |
| Mr Carpenter 45 Westmoor Park Tavistock Devon PL19 9AA P/A No. 3720/16/TPO | G19: Beech – 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 | Neutral view – refer to Landscape Officer | Tree Works Allowed | 27 th January 2017 |
| Mr & Mrs Lucas 3 The Retreat Orchard Close Tavistock Devon PL19 8EZ P/A No. 3880/16/HHO | Householder Application for proposed Juliet balcony | Support | Conditional Approval | 23 rd January 2017 |
| Ms L Smith 18 Fitzford Cottages Tavistock Devon | Householder Application for replacement | Support | Conditional Approval | 1 st February 2017 |

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| PL19 8DB P/A No. 3739/16/HHO | fence and doors | | | |
| Ms L Smith 18 Fitzford Cottages Tavistock Devon PL19 8DB P/A No. 3803/16/LBC | Listed Building Consent for replacement fence and doors | Support | Conditional Approval | 1 st February 2017 |
| Mr W Southall Tavistock Town Council 9-18 Duke Street Tavistock Devon PL19 0BA P/A No. 3858/16/LBC | Listed Building Consent for repairs to external facades with lime mortar to rubble stone walling and brickwork, overhaul metal rainwater goods and external joinery repairs/painting | Neutral view – refer to the Heritage Specialist | Conditional Approval | 1 st February 2017 |
| Westward Housing Group Ltd Parcel of land to the west of East Crowndale Brook Lane Tavistock Devon PL19 9DP P/A No. 3966/16/FUL | Proposed engineering works to provide swales drainage installation for surface water drainage of adjacent development site of 23 dwellings (Approval APP/A1153/W/15/ 3131710) with associated landscaping | Support | Withdrawn | 1 st February 2017 |
| Mr P Blake Virginia House Mount Tavy Road Tavistock Devon PL19 9JE P/A No. 3546/16/TCA | T1: Wild Cherry – fell T2: Holly – fell | Neutral view – refer to Landscape Officer | Grant of Conditional Consent | 10 th February 2017 |

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| <p>Mrs G Davies 9 Churchill Road Whitchurch Tavistock Devon PL19 9BU</p> <p>P/A No. 3571/16/TPO</p> | <p>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.</p> <p>Crown raise over neighbouring garden shortening branches on neighbour’s side from 6m to 4m to provide balance</p> | <p>Neutral view – refer to Landscape Officer</p> | <p>Grant of Conditional Consent</p> | <p>10th February 2017</p> |
| <p>Ms C Poole Flat 2 4 Watts Road Tavistock Devon PL19 8LF</p> <p>P/A No. 3196/16/TCA</p> | <p>T1 Beech – crown raised by 6m</p> | <p>Neutral view – refer to Landscape Officer</p> | <p>Grant of Conditional Consent</p> | <p>10th February 2017</p> |
| <p>Mr R M Singleton 31 Newtake Road Whitchurch Tavistock Devon PL19 9BX</p> <p>P/A No. 3132/16/TPO</p> | <p>H – Holly; reduce height of all hollies to 2m S – Sycamore; remove 4 branches overhanging garden to appropriate growth points B1-3 – Beeches; 30% crown thinning O1 – Oak; Remove 2 small branches at 8m O2 – Oak; remove dead limbs 4-5m from ground O3 – Oak;</p> | <p>Neutral view – refer to Landscape Officer</p> | <p>Grant of Conditional Consent</p> | <p>10th February 2017</p> |

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| | <p>remove 2 overhanging branches at 7m O5 – Oak; remove 2-3m of growth O6 – Oak; cut trunk at bend which is 1.8m above Devon bank O7 - Oak; remove approx 3-4m overhanging growth O8 – Oak; partial crown lift and remove 4 branches from main trunk at approx 7m</p> | | | |
| <p>Mr P Birchell Kelly College Parkwood Road Tavistock Devon PL19 0HY P/A No. 0427/17/TCA</p> | <p>Remove major deadwood from trees as listed within Tree Condition Survey dated 24.11.2016 Tree Nos. 20, 45, 49, 50 and 51: remove epicormic from T47</p> | <p>Not provided to Tavistock Town Council for consideration</p> | <p>Grant of Exemption</p> | <p>10th February 2017</p> |

TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR PLANS MEETING 21.02.2017

| <u>Applicant's Name & Location</u> | <u>P/App No.</u> | <u>Application Type</u> | <u>Proposal</u> | |
|--|-------------------------------------|--------------------------------|---|-----------------------|
| <p>HSBC Bank plc Bedford Square Tavistock Devon PL19 0AH</p> | <p>P/A No. 3187/16/ LBC</p> | <p>Listed Building Consent</p> | <p>Listed Building Consent for the like for like replacement of external signage from HSBC to HSBC UK</p> | <p>Support</p> |

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| HSBC Bank plc Bedford Square Tavistock Devon PL19 0AH | P/A No. 3186/16/ ADV | Advertisement Consent | Advertisement Consent for 2 x non illuminated hanging signs and 1 x non illuminated fascia sign and 5 x other signs | Support |
| Mrs Dixon 33 Fitzford Cottages Tavistock Devon PL19 8DB | P/A No. 0035/17/ LBC | Listed Building Consent | 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 |
| Mr J McDowell Land at rear of 22-23 West Street Tavistock Devon PL19 8AN | P/A No. 3987/16/ FUL | Full | 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 |
| Mr W Egan 51 Milton Crescent Tavistock Devon PL19 9AL | P/A No. 0089/17/ OPA | Outline Planning Application | Outline Planning Application with some matters reserved for erection of single detached dwelling to rear of house | Objection – concerns noted due to the close proximity of surrounding properties and the detrimental effect on current and future residents as per previous planning |

| | | | | application |
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| Mr & Mrs M Cole Land adjoining 123 Old Exeter Road Tavistock Devon | P/A No. 3896/16/ FUL | Full | Re- advertisement (revised site address) Change of Use from agricultural to residential, construction of 2 x 4-bedroomed houses with associated installations | Support – with the condition that adequate pedestrian access is provided |
| Ms C Henning Land adjacent to Breckland Down Road Tavistock Devon | P/A No. 4250/16/ OPA | Outline Planning Application (this is a separate application to 4172/16/OPA considered at Plans Meeting 31/01/2017 for a single dwelling to be erected at this address – TTC’s decision was to 'support') | Outline Planning Application with some matters reserved for the erection of 2 dwellings | Support |
| Mr P Gray Highlights Down Road Tavistock Devon PL19 9AQ | P/A No. 0220/17/ FUL | Full | New 3- bedroomed dwelling | Support |
| Mrs Everson 25 Alder Road Tavistock Devon | P/A No. 0286/17/ TPO | Work to Tree Preservation Order Trees | T1: Willow – fell | Neutral view – refer to Landscape Officer |

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| PL19 9LW | | | | |
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