

Minutes of a Meeting of the **PLANS COMMITTEE** of Tavistock  
Town Council held in the Council Chamber, Drake Road, Tavistock  
on **MONDAY** the **2nd JUNE 2014** at **6.15pm**

Present:

Cllr Mrs J Whitcomb      **Chair**  
Cllr C Rogers  
Cllr Mrs S Bailey        **D Mayor ex officio**

In Attendance:    Assistant to the Town Clerk  
                          2 members of the public  
                          Mark Scoot – Amethyst Planning

**53. ELECTION OF A VICE CHAIRMAN**

Nominations were invited for the election of Vice Chairman of the Plans Committee for the 2014-15 Civic Year.

A nomination was received in respect of Councillor C Rogers.

RESOLVED THAT Councillor C Rogers be elected Vice Chairman of the Plans Committee for the 2014/15 Civic Year.

**54. APOLOGIES**

Apologies had been received from Councillors H Smith (Mayor - ex officio) and Mrs J Metcalf.

**55. MINUTES**

The Minutes from the Meeting of the 27th May 2014 were signed by the Chairman as a true copy.

**56. DECLARATIONS OF INTEREST**

To receive disclosures of unregistered disclosable pecuniary and of personal or 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. **Councillor Mrs Sue Bailey declared an interest at Application 00529/2014 by virtue of owning a property in the vicinity, so took no part in the discussion on this Application.**

**57. DARTMOOR NATIONAL PARK**

No items received.

## **58. TOWN ISSUES**

- a. E-mail had been received 28th April 2014 detailing objection to Planning Application 00415/2014 – development of land at Butcher Park Hill, Tavistock (was considered later in this Meeting). **Noted**
- b. Letter had been received 30th April 2014 detailing objection to Planning Application 00415/2014 – development of land at Butcher Park Hill, Tavistock (was considered later in this Meeting). **Noted**
- c. E-mail had been received 8th May 2014 detailing objection to Planning Application 00415/2014 – development of land at Butcher Park Hill, Tavistock (was considered later in this Meeting). **Noted**
- d. E-mail had been received 19th May 2014 detailing objection to Planning Application 00415/2014 – development of land at Butcher Park Hill, Tavistock (was considered later in this Meeting). **Noted**

**The following items had been received too late to have been included on the Agenda;**

- e. Letter had been received 2nd June 2014 detailing objection to Planning Application 00415/2014 – development of land at Butcher Park Hill, Tavistock (was considered later in this Meeting). **Noted**
- f. E-mail had been received 2nd June 2014 detailing objection to Planning Application 00415/2014 – development of land at Butcher Park Hill, Tavistock (was considered later in this Meeting). **Noted**
- g. E-mail had been received 2nd June 2014 detailing objection to Planning Application 00546/2014 – Retrospective application for retention of PVCu windows and composite front door at 1 Bannawell Street, Tavistock (was considered later in this Meeting). **Noted**

## **59. PLANNING APPLICATION 00415/2014 – DEVELOPMENT OF LAND AT BUTCHER PARK HILL, TAVISTOCK**

Arising from consideration of the above and, whilst expressing support in principle for the Application, some reservations were expressed regarding certain matters of design and access location/safety. Arising therefrom it was

RECOMMENDED THAT:

- i) The Council response to the application be as listed in item number 12 on Appendix B to the Minutes (Support);
- ii) Tavistock Town Council, at its Meeting on the 3rd June 2014, consider whether or not to hold a Special Meeting to consider the design details of the above Planning Application.

**60. GENERAL CORRESPONDENCE**

- a. Members were asked to provide feedback to West Devon Borough Council on the 'Our Plan' Consultation. **It was decided to defer this item to the next Plans Meeting on 24th June 2014**

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

No items brought forward.

**62. PLANNING DECISIONS and APPLICATIONS**

- a. **Planning Decisions by West Devon Borough Council.**  
Attached at Appendix A – **NOTED.**
  
- b. **New Planning Applications to West Devon Borough Council.**  
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.

**63. Next Plans Committee Meeting: TUESDAY 24th JUNE 2014 at 6.15pm**

Rising at 7.58pm

Signed.....

Dated.....

TAVISTOCK TOWN COUNCIL  
PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)  
FOR PLANS MEETING 02.06.2014

<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>

<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>
Mitchell Property Developments Ltd 71 Plymouth Road Tavistock Devon PL19 8BZ  P/A No. 00254/2014	Alterations and extensions to existing dwelling, including partial demolition and erection of 3 storey building containing 7 apartments and associated works	<b>Support</b>	Conditional Consent	15th May 2014
Mr T Dillon 1D Bannawell St Tavistock Devon PL19 0DJ  P/A No. 00381/2014	Certificate of Lawfulness for use of second floor part of building as self-contained flat	<b>Support</b>	Certificate of Lawfulness granted	16th May 2014

TAVISTOCK TOWN COUNCIL

**PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix**

**B)**

**FOR PLANS MEETING 02.06.2014**

<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>	
Ms G Gaskell and Mr T Dillon 1 Bannawell St Tavistock Devon PL19 0DJ	P/A No. 00546/2014	Full	Retrospective application for retention of PVCu windows and a composite front door	<b>Object – on the grounds that this property is in the Conservation Area</b>

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Ms G Gaskell and Mr T Dillon 1 Bannawell St Tavistock Devon PL19 0DJ	P/A No. 00544/2014	Full	Installation of gravel garden area and associated works	<b>Support</b>
Ms G Gaskell and Mr T Dillon 1 Bannawell St Tavistock Devon PL19 0DJ	P/A No. 00534/2014	Removal of Condition/ Variation of Condition	Variation of Condition 3 of Application 00655/2013 to allow non-conservation flush fitting roof lights on the rear elevation	<b>Neutral view</b>
Ms K Sparshatt 3 Fitzford Cottages Tavistock Devon PL19 8DB	P/A No. 00529/2014	Listed Building	Listed Building Application for replacement of corrugated lean-to roof with EPDM membrane material	<b>Support</b>  <b>Decision was inquorate - see Minute No. 56</b>
Marker Financial Services (Hansford Bell) 13 West Street Tavistock Devon PL19 8AN	P/A No. 00535/2014	Full	Replacement of extension and part change of use from residential to commercial accommodation	<b>Support – with reference to the Conservation Officer</b>
Marker Financial Services (Hansford Bell) 13 West Street Tavistock Devon PL19 8AN	P/A No. 00532/2014	Listed Building	Listed Building Application for replacement extension and internal alterations	<b>Support – with reference to the Conservation 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 E Vanderwal 4 Drake Road Tavistock Devon PL19 0AU	P/A No. 00566/2014	Listed Building	Listed Building Application consent for replacement of existing timber windows with new timber windows	<b>Support – with reference to the Conservation Officer</b>
Mr J Gould 13 Tremayne Rise Tavistock Devon PL19 8RD	P/A No. 00557/2014	Tree Application	Application to carry out works to trees under TPO for the removal of 1 mature multi- stemmed Sycamore located on rear garden boundary of 13 Tremayne Rise bordering Old Launceston Road	<b>Support – with reference to the Landscape Officer</b>
Mrs A Dawe Byeway 71 Whitchurch Rd Tavistock Devon PL19 9BE	P/A No. 00550/2014	Full	Householder Application for erection of garage	<b>Support</b>
The Old School Church Hill Whitchurch Tavistock Devon PL19 9ED	P/A No. 00549/2014	Full	Erection of rear 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 and Mrs R Brown Serendipity Kilworthy Road Tavistock Devon PL19 0JL	P/A No. 00556/2014	Outline	Outline Application with all matters reserved for the erection of a dwelling	<b>Support</b>
Trand UK Ltd Land NE Redmoor Close Butcher Park Hill Tavistock Devon PL19	P/A No. 00415/2014	Amended Plans	110 residential units, associated access, servicing, open space, allotments, allotment building, playspace and associated infrastructure	<b>Support – although there are still concerns around the design of the actual properties. We would wish to discuss the design with the Architect.</b>  <b>*See Minute No. 59</b>
Abbey Surgery 28 Plymouth Road Tavistock Devon PL19 8BU	P/A No. 00257/2014	Re-submission	Re-submission of Application No. 00079/2014 for installation of photovoltaic array	<b>Object – not in keeping on a building in a Conservation Area in a World Heritage Site</b>
Mr and Mrs Ward 205 Whitchurch Rd Tavistock Devon PL19 9DQ	P/A No. 00608/2014	Full	Householder Application for erection of single storey rear extension following demolition of conservatory and internal alterations	<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 S Barrow 17 Deer Park Crescent Tavistock Devon PL19 9HQ	P/A No. 00588/2014	Full	Householder Application for erection of a single storey side extension to form a car port along with the conversion of an internal garage into a habitable room	<b>Support</b>
Mr T Dillon 1A Bannawell St Tavistock Devon PL19 0DJ	P/A No. 00579/2014	Certificate of Lawfulness	Certificate of Lawfulness for one flat	<b>Support – unable to refute</b>
Exeter Diocesan Board of Finance Ltd The Vicarage 5A Plymouth Road Tavistock Devon PL19 8AU	P/A No. 00578/2014	Works to trees in a Conservation Area	Works to trees in a Conservation Area to fell 1 Magnolia and 1 tree size Cotoneaster, significantly reduce/pollard 1 Holly, remove 2 northerly primary branches of 1 Magnolia	<b>Support – with reference to the Landscape Officer</b>
Fashion Direct South West Ltd 51 Brook Street Tavistock Devon PL19 0BJ	P/A No. 00590/2014	Full	Replacement shop front	<b>Neutral view – concerns regarding proposed materials, refer to the Conservation Officer</b>