

MINUTES of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **27th June, 2017** at **6.15pm**

PRESENT Councillor P Ward (Deputy Mayor) **Chairman**
Councillor A Venning **Vice Chairman**
Councillors Mrs M Ewings, T Gibbins, P Squire
and Mrs J Whitcomb

IN ATTENDANCE Assistant to the Town Clerk

39. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor A Lewis

40. CONFIRMATION OF MINUTES

RESOLVED that subject to the inclusion in the list of those in attendance of Councillor P Squire, the Minutes of the Meeting of the Plans Committee held on Tuesday 6th June, 2017 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

41. DECLARATIONS OF INTEREST

No Declarations of Interest were made

42. DARTMOOR NATIONAL PARK

a) A Grant of Conditional Planning Permission had been received (0188/17) – Change of Use of one bay of existing building from B1 to MOT Testing Bay, Plot 3, Pitts Cleave Quarry, Tavistock.

Noted

b) A Planning Application had been received for consideration – (0296/17). Erection of light industrial building at Plot 3a, Pitts Cleave Quarry, Pitts Cleave Industrial Estate, Tavistock.

Tavistock Town Council's decision was to 'support' this Application

43. TOWN PLANNING ISSUES

No items had been received

44. GENERAL CORRESPONDENCE

a) Devon County Council Planning Application had been received for consideration – EH/DCC/4001/2017. Installation of 2.4m high green mesh weld fence for approximately 172m within the grounds of Tavistock College, Crowndale Road, Tavistock, Devon PL19 8DD. **Tavistock Town Council's decision was to 'support' this Application.**

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

- a) The Chairman reminded Members that an informal Meeting of Council was scheduled for Tuesday 4th July 2017, to discuss the possibility of a Neighbourhood Plan being drafted for the Tavistock Parish Area. All Members of the Plans Committee were encouraged to attend.
- b) The Chairman advised that notification of a proposed Neighbourhood Plan for Horrabridge Parish had been received. However, the Plan Area did not impinge on the Tavistock Parish area at all, so the proposed drafting of such a Plan was 'noted'.

46. 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.

47. NEXT PLANS COMMITTEE MEETING:

Tuesday 18th July, 2017 at 6.15pm

The Meeting closed at 6.53pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)
FOR PLANS MEETING 27.06.2017

<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>
---	-----------------------------	------------------------------------	---	-----------------------------

<p>Mount Kelly Foundation Playing Fields at Mount Kelly Parkwood Road Tavistock Devon PL19</p> <p>P/A No. 0255/17/FUL</p>	<p>Construction of bridge over River Tavy and associated paths</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>9th June 2017</p>
<p>Mr and Mrs Johnson 2 Rock Park Mount Tavy Road Tavistock Devon PL19 9JF</p> <p>P/A No. 0895/17/HHO</p>	<p>Householder Application for kitchen extension to side</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>17th May 2017</p>
<p>Ms N Best Cornerways Down Road Tavistock Devon PL19 9AD</p> <p>P/A No. 0944/17/FUL</p>	<p>Demolition of existing swimming pool and erection of a dwelling with associated access and external works</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>19th May 2017</p>
<p>Mr T Lowe The Old School Church Hill Whitchurch Tavistock Devon PL19 9ED</p> <p>P/A No. 1000/17/VAR</p>	<p>Variation of Condition 2 (approved plans) of Planning Consent 00405/2015 (Appeal Reference APP/Q1153/W/1 5/3128941) for changes to Unit 1, relocation and</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>15th May 2017</p>

	redesign of rear lobby (south) to side (east)			
Mr P Gray Highlights Down Road Tavistock Devon PL19 9AQ P/A No. 0220/17/FUL	New 3- bedroomed dwelling	Support	Conditional Approval	25 th May 2017
Priory Education Services Ltd Buctor House Crease Lane Tavistock Devon PL19 8EN P/A No. 0904/17/FUL	Change of Use from dwelling house (Class C3) to residential care home (Class C2) for up to 7 residents	Support	Conditional Approval	22 nd May 2017
Mr J Goode 30 Westbridge Cottages Tavistock Devon PL19 8DQ P/A No. 1047/17/HHO	Householder Application for replacement rear extension, internal alterations, replacement roof slates and new doors/windows	Support	Conditional Approval	23 rd May 2017
Mr J Goode 30 Westbridge Cottages Tavistock Devon PL19 8DQ P/A No. 1048/17/LBC	Listed Building Consent for replacement rear extension, internal alterations, replacement roof slates and new	Neutral view – refer to Conservation Officer	Conditional Approval	23 rd May 2017

	doors/windows			
<p>Ms I Chambers The Old Milking Parlour Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT</p> <p>P/A No. 1094/17/HHO</p>	<p>Householder Application for extension to provide porch and living space</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>26th May 2017</p>
<p>Mr P Birchell Mount Kelly Parkwood Road Tavistock Devon PL19 0HZ</p> <p>P/A No. 0503/17/TCA</p>	<p>T282: Oak – fell</p>	<p>Neutral view – refer to Landscape Officer</p> <p>Please note; the tree specialist carrying out the work suggests replacing the felled tree with an English Oak, a suggestion we would support</p>	<p>Grant of Conditional Consent</p>	<p>31st May 2017</p>
<p>Mr D Martin 3 Tremayne Rise Tavistock Devon PL19 8RD</p> <p>P/A No. 0528/17/TPO</p>	<p>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</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>31st May 2017</p>

	<p>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</p>			
<p>Mrs A Shopland 31 Meadow Brook Tavistock Devon PL19 8BH P/A No.</p>	<p>T7: Sycamore - Coppice tree to 0.05 metres from base of Devon hedge; T9: Sycamore - Remove x6</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>31st May 2017</p>

3572/16/TPO	lowest south facing branches overhanging decking at 10-14 metres from base of Devon hedge, finishing pruning cuts of removed branches at 150mm in diameter; T12: Sycamore - coppice stem on west side to 0.3m from ground level, coppice stem on east side to 0.3m from ground level, remove 3 lowest south facing branches approximately 10-12 metres from ground level, finishing pruning cuts of removed branches at 150mm in diameter			
Dr A Hutton Chaldron House Down Road Tavistock Devon PL19 9AE P/A No. 0378/17/TPO	G4: Silver Birch x2 - fell Replant with 2x Silver Birch	Neutral view – refer to Landscape Officer	Grant of Conditional Consent	31 st May 2017
Mr M Bolt St David's House Green Lane	T1: Oak - Remove deadwood	Neutral view – refer to Landscape	Grant of Conditional Consent	16 th June 2017

<p>Tavistock Devon PL19 9AN</p> <p>P/A No. 1044/17/TPO</p>	<p>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</p>	<p>Officer</p>		
--	--	-----------------------	--	--

	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			
--	---	--	--	--

TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR PLANS MEETING 27.06.2017

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Mr G Jones and Ms L Bounsall 72 Plym Crescent Tavistock Devon PL19 9HX	P/A No. 1564/17 /FUL	Full	Application for a new dwelling	Support
Mrs Medland 2 Laburnum Cottages Sunnyside Wallabrook Tavistock Devon PL19 0JR	P/A No. 1856/17 /HHO	Householder Application	Householder Application for a first floor single storey extension	Support
Mr A Cookson Land adjacent to Lynares Maudlins Lane Tavistock Devon	P/A No. 1939/17 /FUL	Full	New bungalow at Garden Site at Lynares with a garage, utility room, undercroft – revised design for	Support – however concerns were raised regarding

PL19 8ED			lapsed approval including, change of external materials for upper floor walls and modification of balcony. New dwelling at Old Ruin Site constructed within existing stone walls, which are to be restored and conserved, shed to be removed and existing retaining walls and boundary walls	access to the highway, due to the narrowness of the road
Tavistock Town Council Tavistock Guildhall and Police Station Guildhall Square Tavistock Devon PL19 0AH	P/A No. 1828/17 /LBC	Listed Building Consent	Listed Building Consent for conversion and change of use of Grade II* former Police Station and Guildhall to form mixed use development of Heritage Gateway Centre and Council Offices	Neutral view – refer to Conservation Officer
Tavistock Town Council Tavistock Guildhall and Police Station Guildhall Square Tavistock Devon PL19 0AH	P/A No. 1827/17 /FUL	Full	Change of Use of Grade II* former Police Station and Guildhall to form mixed use development of Heritage Gateway Centre and Council Offices	Neutral view
Mr & Mrs Lucas 3 Retreat Orchard Close Tavistock Devon PL19 8EZ	P/A No. 1912/17 /HHO	Householder Application	Householder Application for new detached single garage	Support

<p>Mr and Mrs M Clarke 21 Chapel Street Tavistock Devon PL19 8DX</p>	<p>P/A No. 1754/17 /HHO</p>	<p>Householder Application</p>	<p>Householder Application for ground floor kitchen extension (resubmission of 0723/16/HHO)</p>	<p>Support – however having noticed that Section 11 of the application fails to provide information regarding the materials to be used, we would like them to be sympathetic to the Conservation Area</p>
<p>Mr D Munn-Tyrrell 6 Abbotsfield Crescent Tavistock Devon PL19 8EY</p>	<p>P/A No. 1838/17 /HHO</p>	<p>Householder Application</p>	<p>Householder Application for two- storey extension to side and single- storey extension to rear</p>	<p>Support</p>