



# Tavistock Town Council

Working for the local community

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14<sup>th</sup> February 2017

Dear Councillor

A Meeting of the **PLANS COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **TUESDAY 21<sup>st</sup> FEBRUARY, 2017 at 6.15pm.**

Yours sincerely

Carl Hearn  
Town Clerk

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## **MEMBERS OF COMMITTEE**

Cllr T Gibbins		Cllr A Lewis
Cllr P Squire		Cllr A Venning
Cllr P Ward	<b>Chairman</b>	
Cllr Mrs J Whitcomb	<b>Vice Chairman</b>	
Cllr Mrs M Ewings	<b>Mayor (ex officio)</b>	
Cllr P Sanders	<b>Deputy Mayor (ex officio)</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 Tuesday 31<sup>st</sup> January, 2017 (enclosed)
- 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 a Member becomes aware,

during the course of a meeting, of an interest that has not been disclosed under this item they must immediately disclose it. Under the Code of Conduct Councillors with an interest – whether or not it is a disclosable pecuniary interest, or other 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 PLANNING ISSUES**

No items received

**6. GENERAL CORRESPONDENCE**

No items received

**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 14<sup>th</sup> March, 2017 at 6.15pm**

TAVISTOCK TOWN COUNCIL  
 PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)  
 FOR PLANS MEETING 21.02.2017

<u><b>Applicant's Name, Site Location, P/App No.</b></u>	<u><b>Development Type</b></u>	<u><b>Town Council's Comments</b></u>	<u><b>Decision by Local Planning Authority</b></u>	<u><b>Date of Decision</b></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	<b>Support</b>	Conditional Approval	20 <sup>th</sup> January 2017
Ms L Aldridge Fitzford Gate House Plymouth Road Tavistock Devon PL19 8DA  P/A No. 3376/16/LBC	Re- advertisement (Amended Development Description) Listed Building Consent for proposed internal alterations and single storey extension within rear yard and external works including new vehicular access	<b>Neutral view –                      refer to the                      Heritage Specialist</b>	Conditional Approval	20 <sup>th</sup> January 2017

	and parking			
<p>Mr &amp; Mrs S Cox 9 Rowan Close Tavistock Devon PL19 9NH</p> <p>P/A No. 2301/16/FUL</p>	Proposed erection of a detached house	<p><b>Object;</b></p> <ul style="list-style-type: none"> <li>• <b>Overdevelopment of site</b></li> <li>• <b>Access will be difficult and will cause difficulties for neighbouring properties</b></li> <li>• <b>Concerns over effect on TPO protected trees</b></li> <li>• <b>Concerns over potential drainage issues</b></li> </ul>	Conditional Approval	26 <sup>th</sup> January 2017
<p>Mr W Southall The Butchers' Hall 31 The Market Tavistock Tavistock Devon PL19 0AL</p> <p>P/A No. 2778/16/ARC</p>	Application for approval of details reserved by conditions 3-8 and 10 of Listed Building Consent	<p><b>Noted</b></p> <p><b>(provided for 'information only')</b></p>	Discharge of Condition Approved	23 <sup>rd</sup> January 2017
<p>Mr &amp; Mrs N Pennell Believer 218 Whitchurch Road Tavistock Devon PL19 9DQ</p> <p>P/A No. 2883/16/TPO</p>	T1; Copper Beech – fell	<p><b>Neutral view – refer to Landscape Officer</b></p>	Tree Works Allowed	23 <sup>rd</sup> January 2017

<p>Mr T Faircloth Barn at Higher Wilminstone Farm Wilminstone Tavistock Devon</p> <p>P/A No. 3000/16/FUL</p>	<p>Retrospective application to retain wall on agricultural building</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>27<sup>th</sup> January 2017</p>
<p>Mr I Brock 53 Milton Crescent Tavistock Devon PL19 9AL</p> <p>P/A No. 3435/16/TPO</p>	<p>T1: Sycamore – fell</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>27<sup>th</sup> January 2017</p>
<p>Mr Carpenter 45 Westmoor Park Tavistock Devon PL19 9AA</p> <p>P/A No. 3720/16/TPO</p>	<p>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</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>27<sup>th</sup> January 2017</p>
<p>Mr &amp; Mrs Lucas 3 The Retreat Orchard Close Tavistock Devon PL19 8EZ</p> <p>P/A No. 3880/16/HHO</p>	<p>Householder Application for proposed Juliet balcony</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>23<sup>rd</sup> January 2017</p>

<p>Ms L Smith 18 Fitzford Cottages Tavistock Devon PL19 8DB</p> <p>P/A No. 3739/16/HHO</p>	<p>Householder Application for replacement fence and doors</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>1<sup>st</sup> February 2017</p>
<p>Ms L Smith 18 Fitzford Cottages Tavistock Devon PL19 8DB</p> <p>P/A No. 3803/16/LBC</p>	<p>Listed Building Consent for replacement fence and doors</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>1<sup>st</sup> February 2017</p>
<p>Mr W Southall Tavistock Town Council 9-18 Duke Street Tavistock Devon PL19 0BA</p> <p>P/A No. 3858/16/LBC</p>	<p>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</p>	<p><b>Neutral view – refer to the Heritage Specialist</b></p>	<p>Conditional Approval</p>	<p>1<sup>st</sup> February 2017</p>
<p>Westward Housing Group Ltd Parcel of land to the west of East Crowndale Brook Lane Tavistock Devon PL19 9DP</p> <p>P/A No. 3966/16/FUL</p>	<p>Proposed engineering works to provide swales drainage installation for surface water drainage of adjacent development site of 23 dwellings (Approval APP/A1153/W/1 5/3131710) with</p>	<p><b>Support</b></p>	<p>Withdrawn</p>	<p>1<sup>st</sup> February 2017</p>

	associated landscaping			
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	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	10 <sup>th</sup> February 2017
Mrs G Davies 9 Churchill Road Whitchurch Tavistock Devon PL19 9BU  P/A No. 3571/16/TPO	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.  Crown raise over neighbouring garden shortening branches on neighbour’s side from 6m to 4m to provide balance	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	10 <sup>th</sup> February 2017
Ms C Poole Flat 2 4 Watts Road Tavistock Devon PL19 8LF  P/A No. 3196/16/TCA	T1 Beech – crown raised by 6m	<b>Neutral view – refer to Landscape Officer</b>	Grant of Conditional Consent	10 <sup>th</sup> February 2017

<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; 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><b>Neutral view – refer to Landscape Officer</b></p>	<p>Grant of Conditional Consent</p>	<p>10<sup>th</sup> February 2017</p>
<p>Mr P Birchell Kelly College Parkwood Road Tavistock Devon</p>	<p>Remove major deadwood from trees as listed within Tree Condition</p>	<p><b>Not provided to Tavistock Town Council for consideration</b></p>	<p>Grant of Exemption</p>	<p>10<sup>th</sup> February 2017</p>



PL19 0HY  P/A No. 0427/17/TCA	Survey dated 24.11.2016 Tree Nos. 20, 45, 49, 50 and 51: remove epicormic from T47			
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*TAVISTOCK TOWN COUNCIL*  
 PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
 FOR PLANS MEETING 21.02.2017

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App No.</u></b>	<b><u>Application Type</u></b>	<b><u>Proposal</u></b>	
HSBC Bank plc Bedford Square Tavistock Devon PL19 0AH	P/A No. 3187/16/ LBC	Listed Building Consent	Listed Building Consent for the like for like replacement of external signage from HSBC to HSBC UK	<b>Comments to WDBC by 21<sup>st</sup> February 2017</b>  <b>(Extension to 22<sup>nd</sup> February 2017 requested)</b>
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	<b>Comments to WDBC by 21<sup>st</sup> February 2017</b>  <b>(Extension to 22<sup>nd</sup> February 2017 requested)</b>
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	<b>Comments to WDBC by 21<sup>st</sup> February 2017</b>  <b>(Extension to 22<sup>nd</sup> February 2017 requested)</b>

			appearance	
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	<b>Comments to WDBC by 23<sup>rd</sup> February 2017</b>
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	<b>Comments to WDBC by 23<sup>rd</sup> February 2017</b>
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	<b>Comments to WDBC by 23<sup>rd</sup> February 2017</b>
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	Outline Planning Application with some matters reserved for the erection of 2 dwellings	<b>Comments to WDBC by 2<sup>nd</sup> March 2017</b>

		for a single dwelling to be erected at this address – TTC's decision was to 'support')		
Mr P Gray Highlights Down Road Tavistock Devon PL19 9AQ	P/A No. 0220/17/ FUL	Full	New 3- bedroomed dwelling	<b>Comments to WDBC by 2<sup>nd</sup> March 2017</b>
Mrs Everson 25 Alder Road Tavistock Devon PL19 9LW	P/A No. 0286/17/ TPO	Work to Tree Preservation Order Trees	T1: Willow – fell	<b>Comments to WDBC by 3<sup>rd</sup> March 2017</b>

