

**MINUTES** of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **4<sup>th</sup> APRIL, 2017** at **6.15pm**

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

**IN ATTENDANCE** Councillors Mrs A Johnson, P Palfrey, C Rogers  
and E Sanders  
Assistant to the Town Clerk

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**PLYMOUTH, SOUTH & WEST DEVON LOCAL PLAN - PRESENTATION**

Prior to the commencement of the Meeting, Members received a presentation from Councillor Graham Parker (West Devon Borough Council) regarding the Plymouth, South & West Devon Local Plan, which had entered its Consultation period (15<sup>th</sup> March to 26<sup>th</sup> April 2017)–all Members had been encouraged to attend. **The Assistant to the Town Clerk undertook to provide all Members with a copy of the presentation.**

**274. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor A Lewis

**275. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 14<sup>th</sup> March, 2017 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

**276. DECLARATIONS OF INTEREST**

Declarations of Interest were received with regard to the following Planning Applications being considered at this Meeting;  
Planning Application 0832/17/FUL - Councillor Mrs M Ewings declared a personal interest by virtue of being both a client and a friend of the applicant;  
Planning Application 0677/17/HHO - Councillor P Squire declared an interest by virtue of owning a property immediately adjacent to the property involved in this Application

**277. DARTMOOR NATIONAL PARK**

No items had been received

**278. TOWN PLANNING ISSUES**

No items had been received

**279. GENERAL CORRESPONDENCE**

No items had been received

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

No items were brought forward

**281. 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.

**282. NEXT PLANS COMMITTEE MEETING:**

Tuesday 25<sup>th</sup> April, 2017 at 6.15pm

The Meeting closed at 7.50pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)

FOR PLANS MEETING 04.04.2017

<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>
Mr P Birchell Kelly College Parkwood Road Tavistock Devon	Remove major deadwood from trees as listed with Paul Greenwood's Tree	<b>Not put before TTC for consideration</b>	Exempt Works	10 <sup>th</sup> February 2017

PL19 0HZ P/A No. 0427/17/TCA	Condition Survey dated 2016			
Mr and Mrs T Gibbins The Leaze 7 Kilworthy Hill Tavistock Devon PL19 0EP  P/A No. 2899/16/TCA	T1(A) – Yew; crown reduction by 1m T2(B) – Yew; crown reduction by 0.5m T3(C) – Yew: crown reduction by 0.5m T4(D) – Apple; fell T5 ( E) – Mulberry; remove lower branches to 1.5m from ground level	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	10 <sup>th</sup> February 2017
Mrs A Browner and Mrs A Abel 8 Plymouth Road Tavistock Devon PL19 8AY  P/A No. 3098/16/FUL	Change of Use from office to residential property	<b>Support</b>	Conditional Approval	7 <sup>th</sup> February 2017
Mr R M Singleton 31 Newtake Road Whitchurch Tavistock Devon PL19 9BX  P/A No. 3131/16/TPO	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	<b>Neutral view – refer to Landscape Officer</b>	Tree Works Allowed	10 <sup>th</sup> February 2017

	<p>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>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><b>Neutral view – refer to Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>10<sup>th</sup> February 2017</p>
<p>Mr A Walker  Rockmount  Drake Road  Tavistock  Devon  PL19 0AX</p> <p>P/A No. 3446/16/FUL</p>	<p>Ground floor extension to provide additional kitchen facilities and private apartment space and first floor extension to provide one new let-able en-suite bedroom and one new private bedroom</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>8<sup>th</sup> February 2017</p>
<p>Mr P Blake  Virginia House  Mount Tavy Road  Tavistock  Devon</p>	<p>T1: Wild Cherry – fell  T2: Holly – fell</p>	<p><b>Neutral view – refer to the Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>10<sup>th</sup> February 2017</p>

<p>PL19 9JE</p> <p>P/A No. 3546/16/TCA</p>				
<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><b>Neutral view – refer to the Landscape Officer</b></p>	<p>Tree Works Allowed</p>	<p>10<sup>th</sup> February 2017</p>
<p>Mr C Conlan Morrisons Supermarket plc 128-130 Plymouth Road Tavistock Devon PL19 9DS</p> <p>P/A No. 3969/16/FUL</p>	<p>Proposed extension to an existing PFS Kiosk to provide additional retail space</p>	<p><b>Support</b></p>	<p>Conditional Approval</p>	<p>9<sup>th</sup> February 2017</p>
<p>Mr G Caldwell &amp; Mr S Gliddon Land adjacent to Fernside Crease Lane Tavistock Devon PL19 8EW</p> <p>P/A No. 2686/16/FUL</p>	<p>Residential development for 4x detached dwellings with integral garages, external parking and new access off Crease Lane</p>	<p><b>Object;</b></p> <ul style="list-style-type: none"> <li>• <b>Outside the settlement boundary</b></li> <li>• <b>Concerns regarding additional traffic on a very narrow road</b></li> <li>• <b>On a greenfield site</b></li> </ul>	<p>Refusal</p>	<p>28<sup>th</sup> February 2017</p>

		<b>N.B. Same reasons as for original application</b>		
Messrs Staniland and Lowe The Old School Church Hill Whitchurch Tavistock Devon PL19 9ED  P/A No. 3658/16/ARC	Approval of details reserved by Condition Nos. 3, 4, 5 and 7 of Planning Consent 00405/2015 Appeal ref APP/Q1153/W/31 28941	<b>Not put before TTC for consideration</b>	Discharge of Condition Approved	2 <sup>nd</sup> March 2017
Mr James McDowall Land to rear of 22-23 West Street Tavistock Devon PL19 8AN  P/A No. 3987/16/FUL	Demolition of existing single storey garage/storage buildings and erection of 4 x 2-bedroomed semi-detached houses	<b>Support – with concerns noted in regards to the current state of the surface of Garden Lane and the impact of additional traffic</b>	Withdrawn	2 <sup>nd</sup> March 2017
Mrs Dixon 33 Fitzford Cottages Tavistock Devon PL19 8DB  P/A No. 0035/17/LBC	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	<b>Support</b>	Conditional Approval	6 <sup>th</sup> March 2017
HSBC Bank plc Bedford Square Tavistock Devon PL19 0AH	Advertisement Consent for 2 x non illuminated hanging signs and 1 x non illuminated fascia	<b>Support</b>	Advertisement Consent	6 <sup>th</sup> March 2017

P/A No. 3186/16/ADV	sign and 5 x other signs			
HSBC Bank plc Bedford Square Tavistock Devon PL19 0AH  P/A No. 3187/16/LBC	Listed Building Consent for the like for like replacement of external signage from HSBC to HSBC UK	<b>Support</b>	Advertisement Consent	6 <sup>th</sup> March 2017
Mr J Searle 15 The Heights Tavistock Devon PL19 8HQ  P/A No. 3568/16/TPO	T1- Oak; removal of approx. 60% epicormic regrowth within tree crown	<b>Neutral view – refer to the Landscape Officer</b>	Tree Works Allowed	8 <sup>th</sup> March 2017
Mr & Mrs N Moass 26 Deer Park Crescent Tavistock Devon PL19 9HH  P/A No. 0307/17/NMM	Householder Application for proposed dormer window to serve existing shower room on the front elevation	<b>Support</b>	Conditional Approval	16 <sup>th</sup> March 2017
Mr and Mrs S Ellis The Old Coach House Lynbridge Court Chapel Street Tavistock Devon PL19 8DU  P/A No. 0601/17/NMM	Application for a non material amendment following Grant of Planning Consent 3284/16/HHO	<b>Not put before TTC for consideration</b>	Conditional Approval	16 <sup>th</sup> March 2017
Mr M Williamson The Poplars Westbridge Industrial Estate Tavistock Devon PL19 8DE  P/A No. 1535/16/FUL	Proposed development of seven Apartments	<b>Support</b>	Refusal	13 <sup>th</sup> March 2017

Lidl UK Ltd 142-152 Plymouth Road Tavistock Devon PL19 9DS  P/A No. 2997/16/ADV	Advertisement Consent for proposed totem (pylon)	<b>Support</b>	Refusal	14 <sup>th</sup> March 2017
Mr R Score 44 Bannawell Street Tavistock Devon PL19 0DW  P/A No. 3493/16/HHO	Householder Application for erection of a single storey kitchen extension to the rear of the property	<b>Support</b>  <b>With the condition that wooden windows are used</b>	Conditional Approval	13 <sup>th</sup> March 2017
Mr R Staniland The Old School Unit 1 Church Hill Whitchurch Tavistock Devon PL19 9ED  P/A No. 4268/16/NMM	Non material minor amendment to Approved Plans on 00405/2015 and APP/Q1153/W/31 28941 Plot 1	<b>Not put before TTC for consideration</b>	Withdrawn	16 <sup>th</sup> March 2017
Mr M Stevens Mount Kelly Parkwood Road Tavistock Devon PL19 0HZ  P/A No. 1021/17/TCA	T1: Cherry fell, dead, in danger of falling onto footpath	<b>Not put before TTC for consideration</b>	Grant of Exemption	24 <sup>th</sup> March 2017
Mr C Passmore 13 Oak Road Tavistock Devon PL19 9LJ  P/A No. 3625/16/TPO	T1: Oak – crown reduction of 2m	<b>Neutral view – refer to the Landscape Officer</b>	Grant of Conditional Consent	27 <sup>th</sup> March 2017

Mrs L Brockington 1 Strathcar Down Road Tavistock Devon PL19 9AG  P/A No. 3628/16/TPO	T1: Oak – all round reduction of tree by 30% T2 & T3: Beech – overall reduction by 30% of both branches situated side by side	<b>Neutral view – refer to the Landscape Officer</b>	Refusal of Consent with Agreed Lesser Works	27 <sup>th</sup> March 2017
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TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
FOR PLANS MEETING 04.04.2017

<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>	
Mrs K Bridgewater 18 Beech Close Tavistock Devon PL19 9DW	P/A No. 0832/17 /FUL	Full	READVERTISEMENT – (Amended Development Description) Application for change of use of existing domestic garage to sports therapist (D1) and external alterations	<b>Neutral view – however concern was expressed regarding the impact clients' parking could have on neighbouring properties</b>
Mr P Gray Highlights Down Road Tavistock Devon PL19 9AQ	P/A No. 0588/17 /ARM	Reserved Matters	Reserved Matters application following outline approval 00573/2013 for erection of dwellings	<b>Neutral view</b>
Mr & Mrs J Campbell 55 Bannawell Street Tavistock Devon PL19 0DP	P/A No. 0605/17 /HHO	Householder Application	Householder Application for demolition of existing garage and erection of replacement garage	<b>Support</b>
Mr D Martin 1 & 3 Tremayne Rise Tavistock	P/A No. 0528/17 /TPO	Work to Tree Preservation Order Trees	T1: Sycamore - Reduce crown by approx 2 Metres,	<b>Neutral view – refer to Landscape</b>

<p>Devon PL19 8RD</p>			<p>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 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><b>Officer</b></p>
<p>Mrs J Lancaster Stoneridge Down Road Tavistock Devon PL19 9AQ</p>	<p>P/A No. 0975/17 /TPO</p>	<p>Work to a Tree Preservation Order Tree</p>	<p>T1: Oak – fell Alternatively, reduce main stem overhanging verge and road to lowest fork</p>	<p><b>Neutral view – refer to Landscape Officer</b></p>

Mr S Luxton 33 St Davids Road Tavistock Devon PL19 9BT	P/A No. 3052/16 /HHO	Householder Application	Householder Application for side extension	<b>Support</b>
Mr & Mrs S Mayne 17 Whitham Park Tavistock Devon PL19 9BP	P/A No. 0706/17 /HHO	Householder Application	Householder Application for a proposed two storey extension to dwelling	<b>Support</b>
Ms E Baker Xanadu Launceston Road Tavistock Devon PL19 8LQ	P/A No. 0625/17 /OPA	Outline Planning Application	Outline Planning Application with all matters reserved for new detached dwelling	<b>Support</b>
Mr M Dennis 237 Whitchurch Road Tavistock Devon PL19 9EG	P/A No. 0431/17 /HHO	Householder Application	Householder Application for rear ground floor extension	<b>Support</b>
Mr T Lowe The Old School Church Hill Whitchurch Tavistock Devon PL19 9ED	P/A No. 1000/17 /VAR	Variation of Condition	Variation of Condition 2 (approved plans) of Planning Consent 00405/2015 (Appeal Reference APP/Q1153/W/15/31 28941) for changes to Unit 1, relocation and redesign of rear lobby (south) to side (east)	<b>Support</b>
Mrs L Clements 48 Parkwood Road Tavistock Devon PL19 0HH	P/A No. 2985/16 /LBC	Listed Building Consent	Re-advertisement (Revised Plans Received) Listed Building Consent for retrospective replacement of gates	<b>Neutral view – refer to Conservation Officer</b>

			and fences and to erect an additional fence and gate	<b>We would however refer you to the comments raised in the e-mail of objection received with the papers</b>
Mrs L Clements 48 Parkwood Road Tavistock Devon PL19 0HH	P/A No. 3679/16 /HHO	Householder Application	Householder Application for retrospective replacement of gates and fences and to erect an additional fence and gate	<b>Neutral view</b>
Mrs L Clements 48 Parkwood Road Tavistock Devon PL19 0HH	P/A No. 4085/16 /LBC	Listed Building Consent	Retrospective Listed Building Consent for internal alterations with associated works	<b>Neutral view – refer to Conservation Officer</b>
Mr M Bolt St David's House Green Lane Tavistock Devon PL19 9AN	P/A No. 1044/17 /TPO	Work to Tree Preservation Order Trees	T1: Oak - Remove deadwood 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	<b>Neutral view – refer to Landscape Officer</b>

			<p>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 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</p>	
<p>Mr &amp; Mrs Roddy 118 Old Exeter Road Tavistock Devon PL19 0JB</p>	<p>P/A No. 0677/17 /HHO</p>	<p>Householder Application</p>	<p>Householder Application for ground and first floor extensions</p>	<p><b>Support</b></p>