**MINUTES** of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **4th 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

**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 (15th March to 26th 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 14th 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**

1. **Planning Decisions by West Devon Borough Council**

Attached at Appendix A.

1. **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 25th 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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| ***Applicant’s Name,***  ***Site Location,***  ***P/App No.*** | ***Development Type*** | ***Town Council’s***  ***Comments*** | ***Decision by Local Planning Authority*** | ***Date of Decision*** |
| Mr P Birchell  Kelly College  Parkwood Road  Tavistock  Devon  PL19 0HZ  P/A No. 0427/17/TCA | Remove major deadwood from trees as listed with Paul Greenwood’s Tree Condition Survey dated 2016 | Not put before TTC for consideration | Exempt Works | 10th February 2017 |
| 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 | Neutral view – refer to Landscape Officer | Tree Works Allowed | 10th 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 | Support | Conditional Approval | 7th 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 overhanging branches at 7m  O5 – Oak; remove 2-3m of growth  O6 – Oak; cut trunk at bend which is 1.8m above Devon bank  07 - Oak; remove approx 3-4m overhanging growth  O8 – Oak; partial crown lift and remove 4 branches from main trunk at approx 7m | Neutral view – refer to Landscape Officer | Tree Works Allowed | 10th 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 | Neutral view – refer to Landscape Officer | Tree Works Allowed | 10th February 2017 |
| Mr A Walker  Rockmount  Drake Road  Tavistock  Devon  PL19 0AX  P/A No. 3446/16/FUL | 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 | Support | Conditional Approval | 8th 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 the Landscape Officer | Tree Works Allowed | 10th 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 | Neutral view – refer to the Landscape Officer | Tree Works Allowed | 10th February 2017 |
| Mr C Conlan  Morrisons Supermarket plc  128-130 Plymouth Road  Tavistock  Devon  PL19 9DS  P/A No. 3969/16/FUL | Proposed extension to an existing PFS Kiosk to provide additional retail space | Support | Conditional Approval | 9th February 2017 |
| Mr G Caldwell & Mr S Gliddon  Land adjacent to  Fernside  Crease Lane  Tavistock  Devon  PL19 8EW  P/A No. 2686/16/FUL | Residential development for 4x detached dwellings with integral garages, external parking and new access off Crease Lane | Object;   * Outside the settlement boundary * Concerns regarding additional traffic on a very narrow road * On a greenfield site   N.B. Same reasons as for original application | Refusal | 28th February 2017 |
| 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/3128941 | Not put before TTC for consideration | Discharge of Condition Approved | 2nd 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 | Support – with concerns noted in regards to the current state of the surface of Garden Lane and the impact of additional traffic | Withdrawn | 2nd 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 | Support | Conditional Approval | 6th March 2017 |
| HSBC Bank plc  Bedford Square  Tavistock  Devon  PL19 0AH  P/A No. 3186/16/ADV | Advertisement Consent for 2 x non illuminated hanging signs and 1 x non illuminated fascia sign and 5 x other signs | Support | Advertisement Consent | 6th March 2017 |
| 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 | Support | Advertisement Consent | 6th 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 | Neutral view – refer to the Landscape Officer | Tree Works Allowed | 8th 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 | Support | Conditional Approval | 16th 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 | Not put before TTC for consideration | Conditional Approval | 16th 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 | Support | Refusal | 13th 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) | Support | Refusal | 14th 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 | Support  With the condition that wooden windows are used | Conditional Approval | 13th 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/3128941 Plot 1 | Not put before TTC for consideration | Withdrawn | 16th 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 | Not put before TTC for consideration | Grant of Exemption | 24th March 2017 |
| Mr C Passmore  13 Oak Road  Tavistock  Devon  PL19 9LJ  P/A No. 3625/16/TPO | T1: Oak – crown reduction of 2m | Neutral view – refer to the Landscape Officer | Grant of Conditional Consent | 27th 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 | Neutral view – refer to the Landscape Officer | Refusal of Consent with Agreed Lesser Works | 27th March 2017 |

#### TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)

FOR PLANS MEETING 04.04.2017

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Applicant’s Name & Location** | P/App No. | Application Type | **Proposal** |  |
| 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 | Neutral view – however concern was expressed regarding the impact clients’ parking could have on neighbouring properties |
| 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 | Neutral view |
| 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 | Support |
| Mr D Martin  1 & 3 Tremayne Rise  Tavistock  Devon  PL19 8RD | P/A No. 0528/17/TPO | Work to Tree Preservation Order Trees | 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 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 | Neutral view – refer to Landscape Officer |
| Mrs J Lancaster  Stoneridge  Down Road  Tavistock  Devon  PL19 9AQ | P/A No. 0975/17/TPO | Work to a Tree Preservation Order Tree | T1: Oak – fell  Alternatively, reduce main stem overhanging verge and road to lowest fork | Neutral view – refer to Landscape Officer |
| Mr S Luxton  33 St Davids Road  Tavistock  Devon  PL19 9BT | P/A No. 3052/16/HHO | Householder Application | Householder Application for side extension | Support |
| 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 | Support |
| 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 | Support |
| 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 | Support |
| 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/15/3128941) for changes to Unit 1, relocation and redesign of rear lobby (south) to side (east) | Support |
| 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 and fences and to erect an additional fence and gate | Neutral view – refer to Conservation Officer  We would however refer you to the comments raised in the  e-mail of objection received with the papers |
| 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 | Neutral view |
| 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 | Neutral view – refer to Conservation Officer |
| 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 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 | Neutral view – refer to Landscape Officer |
| Mr & Mrs Roddy  118 Old Exeter Road  Tavistock  Devon  PL19 0JB | P/A No. 0677/17/HHO | Householder Application | Householder Application for ground and first floor extensions | Support |