

MINUTES of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **19th SEPTEMBER, 2017** at **6.15pm**

PRESENT Councillor P Ward **Chairman – Deputy Mayor**
Councillor A Venning **Vice Chairman**
Councillors Mrs M Ewings, T Gibbins, A Lewis and P Squire

IN ATTENDANCE Assistant to the Town Clerk
5 members of the public

137. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Mrs J Whitcomb

138. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 29th August, 2017 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

139. DECLARATIONS OF INTEREST

No Declarations of Interest were made

140. DARTMOOR NATIONAL PARK

No items had been received

141. TOWN PLANNING ISSUES

- a) A new Premises Licence Application had been received for 76 West Street, Tavistock, Devon PL19 8AJ. Responses were required by the Licensing Department at West Devon Borough Council no later than 28th September 2017 (Appendix 2)

Members of the Committee considered the representation put before them.

A discussion ensued which included;

The 4 main areas for objections to a Licensing Applications were considered, with the following concerns being raised;

- 1) The prevention of crime and disorder –
 - Increasing the number of licensed premises in a small area increases the probability of crime and disorder
- 2) Public Safety –
 - The narrowness of the pavement at the front of the property could be an issue if several people are standing outside smoking, which may cause passers by to have to step into the road to pass by. The pavement could become obstructed by people standing outside
- 3) The prevention of public nuisance –
 - This application may exacerbate the already ongoing issue of public nuisance going on in the town from licensed premises in the area
- 4) The protection of children from harm –
 - No concerns raised under this heading

A proposal was made, and seconded, to **OBJECT** to the Application. The ensuing Vote was carried.

142. GENERAL CORRESPONDENCE

No items had been received.

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

a) The Chairman advised Members that a Notice of Hearing for the Licensing Application for Mr Foggs Winemonger and Mixologist, 8c West Street, Tavistock had been received. The Hearing was due to take place on Thursday 28th September 2017 at 10.00am at West Devon Borough Council.

Slight amendments to the licensing hours had been made, at the request of the Police, and the Town Council had been asked to review those changes to determine if it wished to change its original decision to 'object' to the application.

Following consideration of the changes made, the Committee decided to remain with its original decision to 'object' as it felt the changes proposed were minimal and did not affect their decision.

The Licensing Department at West Devon Borough Council to be notified accordingly.

144. 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.

145. NEXT PLANS COMMITTEE MEETING:

The next Meeting of the Plans Committee to be held on Monday 9th October, 2017 at 6.15pm (Please note change of day due to it being Goose Fair week)

PLANNING APPLICATION 2022/16/OPA- PRESENTATION

Following the business of the Meeting, Members received a presentation from representatives of the Planning Consultant, Architects and Cavanna Homes, with regard to the above Application. This was currently an Outline Application (with some matters reserved) for the construction of up to 148 dwellings, including affordable and market housing, areas of open space and landscaping, a new vehicular access and associated site infrastructure at Land at SX 4722 7457 adjacent to New Launceston Road Tavistock Devon. Conditional Approval had already been granted.

The presentation provided details of;

- the current status of the application (was progressing to a formal Reserved Matters application);
- the type and design of houses to be built;
- where the open space/play area was to be created;
- the layout of the roads and footpath within the site;
- the plans being put in place for drainage systems;
- the distribution of premium and affordable housing properties throughout the development;
- the level of parking provision being made;
- the S106 funding allocation and the purpose for which it would be used (education, bus and rail services, play equipment)

The Meeting closed at 7.50pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)

FOR PLANS MEETING 19.09.2017

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr D Brittan Land at Higher Wilminstone Road Wilminstone Tavistock Devon PL19 0JT P/A No. 1214/17/CLE	Certificate of Lawfulness development for existing use of land for storage and distribution of motor vehicles and agricultural purposes	Not placed before TTC for consideration	Certificate of Lawfulness (Existing) Refusal	22 nd August 2017
Mr D Marvin 11 Tiddy Brook Close Tavistock Devon PL19 9BS P/A No. 1524/17/HHO	Householder Application for conservatory at rear of dwelling	Support	Conditional Approval	22 nd August 2017
Mr & Mrs J Ross 40 Plymouth Road Tavistock Devon PL19 8BU P/A No. 1747/17/HHO	Householder Application for replacement garage with store under	Support	Conditional Approval	25 th August 2017
Mr & Mrs J Ross 40 Plymouth Road Tavistock Devon PL19 8BU P/A No. 1748/17/HHO	Listed Building Application for replacement garage with store under	Neutral view – refer to Conservation Officer	Conditional Approval	25 th August 2017
Mr L Scott 24 Deer Park Road Tavistock Devon PL19 9HG	Approval of Details Reserved under Condition Nos. 3, 6 and 9 of Planning Consent	Not placed before TTC for consideration	Discharge of Condition Approved	21 st August 2017

P/A No. 1816/17/ARC	3077/15/FUL			
Mr M Tillyer Unit 5 Westbridge Industrial Estate Tavistock Devon PL19 8DE P/A No. 1915/17/FUL	Change of Use from A1 (Brandon Tool Hire) to B2 (Tyremarks) and external alteration and mezzanine floor	Support	Conditional Approval	1 st September 2017
Mr & Mrs Roddy 118 Old Exeter Rd Tavistock Devon PL19 0JB P/A No. 1950/17/FUL	Demolition of existing garage and outbuilding and erection of dwelling	Support	Refusal	1 st September 2017
Tavistock Town Council Mount Tavy Road Tavistock Devon PL19 9JB P/A No. 3031/17/TCA	T1: Sycamore – removal of hanging branch approx 4m from ground level over highway	Not placed before TTC for consideration	Grant of Exemption	7 th September 2017

TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR PLANS MEETING 19.09.2017

Applicant's Name & Location	P/App No.	Application Type	Proposal	
Tavistock Town Council Butchers' Hall Market Road Tavistock Devon PL19 0BW	P/A No. 2846/17 /LBC	Listed Building Consent	Listed Building Consent for upgrading of internal electrical and mechanical fittings to walls and roof, replacement of modern office door	Neutral view – refer to Heritage Specialist

			with new, removal of modern plasterboard wall linings (in part), external lighting, removal of modern internal paint coatings, and temporary filling of floor 'blood slots' with limecrete to avoid tripping hazard	
Churchill Retirement Living Harewood House 66 Plymouth Road Tavistock Devon PL19 8BU	P/A No. 2232/17 /FUL	Full	Redevelopment to form 48 apartments for the elderly, guest apartment, communal facilities, access, car parking and landscaping	Support Would like to see S106 funds used for road improvements between the Ford Street and Drake's Statue roundabouts
Mr R Cook 3 Callington Road Tavistock Devon PL19 8EG	P/A No. 2957/17 /PHH	Prior Approval	Notification for prior approval for proposed single storey rear extension, extending 3.86m beyond rear wall of dwelling with maximum height of 3.5m	Neutral view
Mr K Bryant 76 West Street Tavistock Devon PL19 8AJ	P/A Nos. 3005/17 /FUL and 3006/17 /LBC	Full and Listed Building Consent Applications	Application/Listed Building Consent for sub-division of ground floor to form a new A4 use of western side and remain retail to eastern side. Retain front door and add new	Neutral view – refer to Heritage Specialist

			glazing bar to window and narrowing side window to west elevation	
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