



Tavistock Town Council

Working for the local community

Town Council Offices
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28th March 2017

Dear Councillor

A Meeting of the **PLANS COMMITTEE** will be held in the **Council Chamber** at **Drake Road, Tavistock** on **TUESDAY 4th APRIL, 2017 at 6.15pm.**

Yours sincerely

Carl Hearn
Town Clerk

MEMBERS OF COMMITTEE

Cllr T Gibbins		Cllr A Lewis
Cllr P Squire		Cllr A Venning
Cllr P Ward	Chairman	
Cllr Mrs J Whitcomb	Vice Chairman	
Cllr Mrs M Ewings	Mayor (ex officio)	
Cllr P Sanders	Deputy Mayor (ex officio)	

PLYMOUTH, SOUTH & WEST DEVON LOCAL PLAN - PRESENTATION

Prior to the commencement of the Meeting, Members will receive a presentation from Councillor Graham Parker (West Devon Borough Council) regarding the Plymouth, South & West Devon Local Plan, which has now entered its Consultation period (15th March to 26th April 2017)- all Members are encouraged to attend

AGENDA

1. APOLOGIES

To receive apologies for absence

2. MINUTES

To confirm the Minutes of the Meeting of the Plans Committee held on Tuesday 14th March, 2017 (enclosed)

3. 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.

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).

Next Plans Committee Meeting:

Tuesday 25th April, 2017 at 6.15pm

TAVISTOCK TOWN COUNCIL
 PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)
 FOR PLANS MEETING 04.04.2017

<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>
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	10 th 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	10 th 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	7 th February 2017

<p>Mr R M Singleton 31 Newtake Road Whitchurch Tavistock Devon PL19 9BX</p> <p>P/A No. 3131/16/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>Neutral view – refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>10th February 2017</p>
<p>Ms C Poole Flat 2 4 Watts Road Tavistock Devon</p>	<p>T1: Beech – crown raised by 6m</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>10th February 2017</p>

PL19 8LF P/A No. 3196/16/TCA				
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	8 th 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	10 th 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	Neutral view – refer to the Landscape Officer	Tree Works Allowed	10 th February 2017

	garden shortening branches on neighbour's side from 6m to 4m to provide balance			
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	9 th 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; <ul style="list-style-type: none"> • 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	28 th February 2017
Messrs Staniland and Lowe The Old School Church Hill Whitchurch Tavistock Devon PL19 9ED	Approval of details reserved by Condition Nos. 3, 4, 5 and 7 of Planning Consent 00405/2015 Appeal ref	Not put before TTC for consideration	Discharge of Condition Approved	2 nd March 2017

P/A No. 3658/16/ARC	APP/Q1153/W/3 128941			
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	2 nd 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	6 th 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	6 th 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	6 th March 2017

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

<p>Lidl UK Ltd 142-152 Plymouth Road Tavistock Devon PL19 9DS</p> <p>P/A No. 2997/16/ADV</p>	<p>Advertisement Consent for proposed totem (pylon)</p>	<p>Support</p>	<p>Refusal</p>	<p>14th March 2017</p>
<p>Mr R Score 44 Bannawell Street Tavistock Devon PL19 0DW</p> <p>P/A No. 3493/16/HHO</p>	<p>Householder Application for erection of a single storey kitchen extension to the rear of the property</p>	<p>Support With the condition that wooden windows are used</p>	<p>Conditional Approval</p>	<p>13th March 2017</p>
<p>Mr R Staniland The Old School Unit 1 Church Hill Whitchurch Tavistock Devon PL19 9ED</p> <p>P/A No. 4268/16/NMM</p>	<p>Non material minor amendment to Approved Plans on 00405/2015 and APP/Q1153/W/3 128941 Plot 1</p>	<p>Not put before TTC for consideration</p>	<p>Withdrawn</p>	<p>16th March 2017</p>
<p>Mr M Stevens Mount Kelly Parkwood Road Tavistock Devon PL19 0HZ</p> <p>P/A No. 1021/17/TCA</p>	<p>T1: Cherry fell, dead, in danger of falling onto footpath</p>	<p>Not put before TTC for consideration</p>	<p>Grant of Exemption</p>	<p>24th March 2017</p>
<p>Mr C Passmore 13 Oak Road Tavistock Devon PL19 9LJ</p>	<p>T1: Oak – crown reduction of 2m</p>	<p>Neutral view – refer to the Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>27th March 2017</p>

P/A No. 3625/16/TPO				
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	27 th March 2017

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

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
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	Comments to WDBC by 7th April 2017
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	Comments to WDBC by 10th April 2017

<p>Mr & Mrs J Campbell 55 Bannawell Street Tavistock Devon PL19 0DP</p>	<p>P/A No. 0605/17 /HHO</p>	<p>Householder Application</p>	<p>Householder Application for demolition of existing garage and erection of replacement garage</p>	<p>Comments to WDBC by 10th April 2017</p>
<p>Mr D Martin 1 & 3 Tremayne Rise Tavistock Devon PL19 8RD</p>	<p>P/A No. 0528/17 /TPO</p>	<p>Work to Tree Preservation Order Trees</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 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</p>	<p>Comments to WDBC by 13th April 2017</p>

			appropriate growth point	
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	Comments to WDBC by 17th April 2017
Mr S Luxton 33 St Davids Road Tavistock Devon PL19 9BT	P/A No. 3052/16 /HHO	Householder Application	Householder Application for side extension	Comments to WDBC by 17th April 2017
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	Comments to WDBC by 17th April 2017
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	Comments to WDBC by 17th April 2017
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	Comments to WDBC by 17th April 2017
TBC The Old School Church Hill Whitchurch Tavistock Devon PL19 9ED	P/A No. 100/17/ 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	Comments to WDBC by 20th April 2017

			to Unit 1, relocation and redesign of rear lobby (south) to side (east)	
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