

MINUTES of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **14th MARCH, 2017** at **6.15pm**

PRESENT Councillor P Ward **Chairman**
Councillor Mrs J Whitcomb **Vice Chairman**
Councillors T Gibbins, A Lewis, P Squire, and
A Venning

IN ATTENDANCE Councillor Mrs A Johnson
Assistant to the Town Clerk

266. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Mrs M Ewings (Mayor)

267. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 21st February, 2017 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

268. DECLARATIONS OF INTEREST

There were no declarations of interest

269. DARTMOOR NATIONAL PARK

a) Application No. 0106/17 had been received for consideration – Provision of hay and machinery storage building (revision to planning approval ref: 0166/14) at Harford Bridge Stables, Harford Bridge. **Response – Neutral view but we trust that the DNPA will in no way allow works which would prevent the future reinstatement of the railway line**

270. TOWN PLANNING ISSUES

No items had been received

271. GENERAL CORRESPONDENCE

a) A notification regarding a Planning and Licensing Committee Site Inspection at – The Poplars, Westbridge Industrial Estate Tavistock PL19 8DE (Planning Application 1535/16/FUL), due to be held on Thursday 2nd March, 2017 at 10.00am, had been received. As the Chairman of the Plans Committee was unavailable to attend, Councillor P Squire had volunteered to attend on behalf of Tavistock Town Council (Appendix 2). **A verbal update was given at this Meeting, Councillor**

Squire reiterated that nothing he had heard at the Site Inspection made him change his view and he still agreed with the response Tavistock Town Council had given when originally considering this application, which had been to 'support' it. He had again given this view at the Site Inspection.

- b) Plymouth & South West Devon Joint Local Plan – notification that engagement events had been planned in connection with the emerging Plan had been received. Details of the actual events had been included with the Agenda, with events taking place in Tavistock on Friday 17th March and Saturday 25th March 2017 (Appendix 3). **The Chairman encouraged all Members to attend one of these events in order that they had an informed view when they attended the next Plans Meeting (4th April), at which Councillor Graham Parker (WDBC) would be giving a presentation on the emerging Plan.**

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

No items were brought forward

273. 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.

274. NEXT PLANS COMMITTEE MEETING:

Tuesday 4th April, 2017 at 6.15pm

The Meeting closed at 7.15pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)

FOR PLANS MEETING 14.03.2017

<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>
Mrs A Nicholson-Haynes The Shippen Brook Lane Tavistock Devon PL19 9DP P/A No. 3606/16/HHO	Householder Application for removal of temporary accommodation and storage retention of garden shed and covered work area, and the addition of a boiler and dog care room, garden room and a workshop and tool store	Support	Conditional Approval	23 rd February 2017
Mr A Miners 23 Market Street Tavistock Devon PL19 0DD P/A No. 3812/16/FUL	Application for planning permission for formation of 1 self contained flat within existing building	Support	Conditional Approval	21 st February 2017
Mr A Miners 23 Market Street Tavistock Devon PL19 0DD P/A No. 3814/16/LBC	Listed Building Consent Application for the formation of 1 self contained flat within existing building	Neutral view – refer to the Heritage Specialist	Conditional Approval	21 st February 2017
Ms K Sparshatt 3 Fitzford Cottages Tavistock Devon PL19 8DB	Listed Building Consent to replace 1x no. UPVC window (back bedroom) with approved	Support	Conditional Approval	21 st February 2017

P/A No. 3937/16/LBC	wooden window to match existing original window in dining room (ex-scully)			
Ms C Ford Keepers Lodge Deer Park Lane Tavistock Devon PL19 9HA P/A No. 3967/16/HHO	Householder Application for proposed extensions for new study and sitting room to dwelling	Support	Conditional Approval	21 st February 2017
Mr and Mrs B Bradley 14 Hurdwick Road Tavistock Devon PL19 8LW P/A No. 3992/16/HHO	Householder Application for the construction of a single storey extension	Support	Conditional Approval	21 st February 2017
Ms J Hardy Green Lane House Green Lane Tavistock Devon PL19 9AN P/A No. 4281/16/TPO	T1: Cherry – fell (dangerous)	Neutral View – refer to Landscape Officer	Exempt Works	24 th February 2017
Mr J McDowall 22-23 West Street Tavistock Devon PL19 8AN P/A No. 3439/16/FUL	Re-advert amendment to description - Change of Use from business to two residential dwellings	Support but with the condition; that heritage grade wooden windows should be used, not UPVC, as the property is in the Conservation Area	Conditional Approval	14 th February 2017
Mr P Griffiths 72 Bannawell Street Tavistock Devon PL19 0DP	T1: Silver Birch – cut the damaged piece off down to the level of the fork below the split in the trunk	Neutral View – refer to Landscape Officer	Tree Works Allowed	15 th February 2017

P/A No. 3890/16/TPO	to ensure an ingress-resistant surface (the sharp end where a piece appears to have split off – see supporting photographs). There is concern that this might be letting rainwater into trunk with damaging consequences			
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TAVISTOCK TOWN COUNCIL
 PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
 FOR PLANS MEETING 14.03.2017

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
The Robey Trust Ltd The New Perseverance Iron Works Parade Business Park Pixon Lane Tavistock Devon PL19 9RQ	P/A No. 0023/17 /FUL	Full	Application to remove spoil from site adjacent to Robey Trust to facilitate future expansion of existing Heritage Centre	Support
Mr T Faircloth Higher Wilminstone Farm Road past Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT	P/A No. 4173/16 /FUL	Full	Change of Use from agricultural shed to B8 storage (N.B. B8 = storage or distribution-wholesale warehouses, distribution centres and repositories)	Neutral view – there were concerns about the Change of Use as there is insufficient information provided to make an informed view, particularly in view of the lack of information regarding the applicant's

				future plans for the use of this unit
Mr and Mrs Walker 10 West Street Tavistock Devon PL19 8AD	P/A No. 3981/16 /LBC	Listed Building Consent	Listed Building Consent for alterations to the existing shop front, repairs to the existing building including re-roofing, re-rendering to the front elevation, repairs to chimneys and windows, external decoration and internal plaster repairs	Support
Mrs A Shopland Greenfield Bolt House Close Tavistock Devon PL19 8LN	P/A No. 3572/16 /TPO	Work to Tree Preservation Order Trees	T7: Sycamore - Coppice tree to 0.05 metres from base of Devon hedge; T9: Sycamore - Remove x6 lowest south facing branches overhanging decking at 10-14 metres from base of Devon hedge, finishing pruning cuts of removed branches at 150mm in diameter; T12: Sycamore - coppice stem on west side to 0.3m from ground level, coppice stem on east side to 0.3m from ground level, remove 3 lowest south facing branches approximately 10-12 metres from ground level, finishing pruning cuts of removed branches at 150mm in diameter	Neutral view – refer to Landscape Officer

Mr P Birchell Kelly College Parkwood Road Tavistock Devon PL19 0HZ	P/A No. 0503/17 /TCA	Works to Trees in Conservation Area	T282: Oak – fell	Neutral view – refer to Landscape Officer Please note; the tree specialist carrying out the work suggests replacing the felled tree with an English Oak, a suggestion we would support
Mr and Mrs R Pinney Torlands Down Road Tavistock Devon PL19 9AQ	P/A No. 0473/17 /TPO	Work to Tree Preservation Order Trees	T1: Copper Beech – crown lift to approx 3m from ground level	Neutral view – refer to Landscape Officer
Dr A Hutton Chaldron House Down Road Tavistock Devon PL19 9AE	P/A No. 0378/17 /TPO	Work to Tree Preservation Order Trees	G4: Silver Birch x2 - fell Replant with 2x Silver Birch	Neutral view – refer to Landscape Officer
Mr S Webber Playing Fields at Mount Kelly Parkwood Road Tavistock Devon PL19 0HZ	P/A No. 0255/17 /FUL	Full	Construction of bridge over River Tavy and associated paths	Support
Mr T Faircloth The Poplars Westbridge Industrial Estate Tavistock	P/A No. 0539/17 /HHO	Householder Application	Application for provision of 2 dormer windows in second floor flat	Support

Devon PL19 8DE				
Mr P Graves 85 Sycamore Avenue Tavistock Devon PL19 9NL	P/A No. 0193/17 /FUL	Full	To divide the existing three bedroom semi detached house with integral garage into two self contained two bedroom flats	Support
Mr M Tucker The Beeches Callington Road Tavistock Devon PL19 8EJ	P/A No. 0425/17 /FUL	Full	Proposal for 7 new houses in a former railway cutting, incorporating proposed DCC cycle path, raising of track bed, and the removal and replacement of 3 TPO protected trees	Object; Tavistock Town, Okehampton Town and West Devon Borough Councils all support the reinstatement of the Okehampton-Tavistock railway line, so we are unable to support this application which would prevent this Tavistock Town Council would also refer to Policy DEV31 of the emerging Plymouth, South & West Devon Joint Local Plan which requires that proposed developments facilitate sustainable public transport both local to the development

				itself, and in the wider area
Mr R G Dawe 64 West Street Tavistock Devon PL19 8AJ	P/A No. 0581/17 /TCA	Works to Trees in a Conservation Area	T1: Ash – fell T2: Ash – fell T3: Ash – fell T4: Ash – fell T5: Eucalyptus – fell T6: Ash – fell	Neutral view – refer to Landscape Officer
Mr M Stoate Oakleigh House Down Road Tavistock Devon PL19 9AG	P/A No. 0834/17 /TPO	Works to Tree Preservation Order Trees	G24: Oaks x 9 – crown reduction by 2m to increase clearance with neighbouring property 'Ashley'	Neutral view – refer to Landscape Officer
Mrs S Brehmer Tiddybrook Management Company Tiddybrook Meadows Whitchurch Tavistock Devon PL19 9FQ	P/A No. 0839/17 /TPO	Works to Tree Preservation Order Trees	T990: Hawthorn – remove broken branches on west side to suitable branch unions T433: Oak – remove deadwood through crown (exempt) T409: Oak – remove deadwood (exempt), remove hazardous branch T380: Oak – remove deadwood (exempt) T283: Oak – remove deadwood (exempt) T289: Remove deadwood (exempt) T285: Alder – pollard at approx 4m from ground level T287: Oak – coppice T296: Oak – remove deadwood (exempt)	Neutral view – refer to Landscape Officer

