

AGENDA ITEM 8b

MINUTES	of the Meeting of the <u>PLANS COMMITTEE</u> held at the Council Chamber, Drake Road, Tavistock on <u>TUESDAY</u> the <u>29th AUGUST, 2017</u> at <u>6.08pm</u>
PRESENT	Councillor P Ward Chairman – Deputy Mayor Councillor A Venning Vice Chairman Councillors Mrs M Ewings, T Gibbins, P Squire and Mrs J Whitcomb
IN ATTENDANCE	Assistant to the Town Clerk Councillor P Palfrey

102. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor A Lewis

103. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Special Meeting of the Plans Committee held on Tuesday 22nd August, 2017 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

104. DECLARATIONS OF INTEREST

The following Declarations of Interest were made;
Councillor T Gibbins – A Personal Interest in Planning Application 2680/17/HHO by virtue of being a friend of the applicant
Councillor P Palfrey – A Pecuniary Interest in the Licencing Application being considered at the Meeting (for 8c West Street, Tavistock) by virtue of being a nearby property owner
Councillor Palfrey left the Meeting whilst this Application was considered

105. DARTMOOR NATIONAL PARK

No items had been received

106. TOWN PLANNING ISSUES

- a) A new Premises Licence Application had been received for Mr Fogg's Winemonger & Mixologist, 8c West Street, Tavistock, Devon PL19 8AD. Responses were required by the Licensing Department at West Devon Borough Council no later than 8th September 2017 (Appendix 2)

Members of the Committee considered the three representations put before them.

A discussion ensued which included;

- the appropriateness, or not, of the siting of the proposed premises which has a large number of residential units in the vicinity

The 4 main areas for objections to a Licensing Applications (as listed below) were covered by the following concerns being raised;

1) The prevention of crime and disorder –

- The increase in the potential for crime and public disorder from a large number of people exiting on to West Street from three Licensed premises in close proximity to each other, after the consumption of alcohol

2) Public Safety –

- The pavement at the front of the building is fairly narrow, and it is presumed 'bouncers' will be required to ensure the 'over-25s only' rule is applied. By having additional people on the pavement to fulfil this function it could result in passers-by having to step into the road to pass by;
- The fire exit is at the back of the property via a steep, metal spiral staircase into a narrow lane. In the event of a fire, it could be difficult for customers and staff to safely exit the premises

3) The prevention of public nuisance –

- The noise from patrons leaving the premises in the early hours of the morning, particularly with another licensed premises being immediately opposite the road;
- The noise from bottle collections at the rear of the property, immediately adjacent to residential properties, and possibly early in the morning;
- The noise and debris from smokers using the back entrance as a smoking area;
- The back lane to the premises is an un-adopted road, so the upkeep is financed by the local residents. Additional heavy traffic (i.e. alcohol deliveries/bottle collections) would lead to additional damage to the surface, which would be paid for by the residents, not the Licensees;
- At least one of the properties in Garden Mews has windows directly facing the back entrance to the premises;
- Residents will suffer 'light pollution' with the plan to have additional lighting at the rear of the property to allow safer access/exit using the fire escape, and for the smokers' area;

- Whilst it is accepted that the prospective Licensees plan to make improvements to the sound-proofing of the premises, it is anticipated that music being played into the early hours of the morning will be heard in nearby properties

4) The protection of children from harm –

- The potential for disturbed sleep due to increased noise levels (customers outside smoking or entering/leaving the premises, bottle collections etc), hearing foul language and potentially secondary smoking if bedroom windows are left open

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

107. GENERAL CORRESPONDENCE

No items had been received

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

No business brought forward

109. 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.

110. NEXT PLANS COMMITTEE MEETING:

The next Meeting of the Plans Committee to be held on Tuesday 19th September, 2017 at 6.15pm

The Meeting closed at 6.58pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)

FOR PLANS MEETING 29.08.2017

<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 & Mrs M Clarke 21 Chapel Street Tavistock Devon PL19 8DX P/A No. 1754/17/HHO	Householder Application for ground floor kitchen extension (resubmission of 0723/16/HHO)	Support – however having noticed that Section 11 of the application fails to provide information regarding the materials to be used, we would like them to be sympathetic to the Conservation Area	Conditional Approval	27 th July 2017
Mr T Faircloth Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT P/A No. 1770/17/PDM	Prior Approval for proposed Change of Use of agricultural building to 2x dwelling houses (Class C3*) and for associated operational development (Class Q (a&b))	Neutral View	Prior Approval Refused	28 th July 2017
Mr & Mrs Lucas 3 The Retreat Orchard Close Tavistock Devon PL19 8EZ P/A No.	Householder Application for new detached single garage	Support	Conditional Approval	27 th July 2017

1912/17/HHO				
Mr B Richardson The Trendle Mount Kelly Parkwood Road Tavistock Devon PL19 0HZ P/A No. 2031/17/ARC	Application for approval of details reserved by Condition 13 (Archaeology) of Planning Consent 2092/16/FUL	Not put before TTC for consideration	Discharge of Condition Approved	24 th July 2017
Tavistock Hire Centre Land adjacent to Pixon Court Crelake Industrial Estate Tavistock Devon PL19 P/A No. 3338/16/ARC	Application for discharge of all conditions of granted Planning Consent 2143/16/FUL	Not put before TTC for consideration	Discharge of Condition Approved	24 th July 2017
Tavistock Town Council Dolvin Road Tavistock Devon PL19 9EA P/A No. 2721/17/TCA	T720: Holly – dead, at risk of collapse	Not put before TTC for consideration	Grant of Exemption	11 th August 2017
Mr D Newland Abbey Surgery 28 Plymouth Road Tavistock Devon PL19 8BU P/A No. 1468/17/FUL	Construction of new building to house pharmacy in northern corner of car park	Object • Concerns regarding increased visitors will create greater demands on existing parking	Conditional Approval	10 th August 2017

		spaces <ul style="list-style-type: none"> • Concerns regarding lack of disabled printing 		
Tavistock Town Council Pixon Lane Tavistock Devon PL19 8DH P/A No. 1528/17/TCA	T201: Horse Chestnut – fell with replant by arrangement T209: Horse Chestnut – fell with replant by arrangement T210: Red Horse Chestnut – fell T708: Lime – remove dead branch overhanging highway approx. 2.5m from ground level	Neutral View - refer to Landscape Officer	Tree Works Allowed	7 th August 2017
Mr G Jones & Ms L Bounsall 72 Plym Crescent Tavistock Devon PL19 9HX P/A No. 1564/17/FUL	Application for a new dwelling	Support	Conditional Approval	7 th August 2017
Tavistock Town Council Guildhall & Police Station Guildhall Square Tavistock Devon PL19 0AH P/A No. 1827/17/FUL	Change of Use of Grade II* former Police Station and Guildhall to form mixed use development of Heritage Gateway Centre and Council Offices	Neutral view	Conditional Approval	8 th August 2017

<p>Mr A Cookson Land adjacent to Lynares Maudlins Lane Tavistock Devon PL19 8ED</p> <p>P/A No. 1939/17/FUL</p>	<p>New bungalow at Garden Site at Lynares with a garage, utility room, undercroft – revised design for lapsed approval including, change of external materials for upper floor walls and modification of balcony. New dwelling at Old Ruin Site constructed within existing stone walls, which are to be restored and conserved, shed to be removed and existing retaining walls and boundary walls</p>	<p>Support – however concerns were raised regarding access to the highway, due to the narrowness of the road</p>	<p>Conditional Approval</p>	<p>11th August 2017</p>
<p>Messrs Staniland & Lowe The Old School Church Hill Whitchurch Tavistock Devon PL19 9ED</p> <p>P/A No. 1996/17/ARC</p>	<p>Approval of details reserved by Condition No. 5 of Planning Consent 00405/2015 and Appeal ref. APP/Q1153/W/3 128941</p>	<p>Not put before TTC for consideration</p>	<p>Discharge of Condition Approved</p>	<p>9th August 2017</p>
<p>Ms A Pitt 34 Westbridge Cottages Tavistock Devon PL19 8DQ</p>	<p>Listed Building Consent for a proposed en suite, extractor fan and roof light to flat roof,</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>10th August 2017</p>

<p>P/A No. 2091/17/LBC</p>	<p>involving renewal of flat roof surfaces to match existing</p>			
<p>E L Greening & Sons (Tavistock) Ltd Unit 2 Crelake Industrial Estate Pixon Lane Tavistock Devon PL19 8DH</p> <p>P/A No. 2422/17/CLE</p>	<p>Application for a Lawful Development Certificate for confirmation of compliance with Condition 1 of Granted Planning Consent 1129/97/866/01 4 Erection of light industrial unit with car parking</p>	<p>Support</p>	<p>Certificate of Lawfulness (Existing) Certified</p>	<p>11th August 2017</p>

TAVISTOCK TOWN COUNCIL
 PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
 FOR PLANS MEETING 29.08.2017

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Dr M Cross Osbourne House 10 Watts Road Tavistock Devon PL19 8LF	P/A No. 2605/17 /HHO	Householder Application	Householder Application for workshop and store to replace existing freestanding summerhouse	Support
Mr J Goode 30 Westbridge Cottages Tavistock Devon PL19 8DQ	P/A No. 2722/17 /LBC	Listed Building Consent	Listed Building Consent for the removal of render at north elevation and re-finish with lime wash after re- pointing. Replace slate at main roof on south elevation	Support
Mr J Coote Tanglewood 5 Deer Park Close Tavistock Devon PL19 9HE	P/A No. 2680/17 /HHO	Householder Application	Householder Application for new garage in lieu of existing car port	Support
Mr N Edwards Westward Housing Group Ltd Land adjacent to Brook Farm Brook Lane Tavistock Devon	P/A No. 2789/17 /VAR	Variation of Condition	Variation of Condition 4 (Approved Plans) of Planning Consent APP/Q1153/W/15/3 131710 (00233/2015) for 23 dwellings with associated access road, parking and external works	Neutral view – do not feel competent to revoke an Inspector's Condition

Ms C Henning Land adjacent to Breckland Down Road Tavistock Devon PL19 9AG	P/A No. 2764/17 /FUL	Full	Application for the erection of 2 dwellings	Neutral view – although feel it is overdevelopment of the site
Mr and Mrs G White 5 Hessary View Tavistock Devon PL19 0EZ	P/A No. 2634/17 /HHO	Householder Application	Householder Application for pitched roof single storey extension	Support
Expedite Project Services Tavistock Hospital Spring Hill Tavistock Devon PL19 8LD	P/A No. 2525/17 /FUL	Full	The creation of a new steel access gantry to a first floor fire escape, including the creation of a new window and escape door at first floor on existing building, the excavation of new footings for foundations for a new gantry and the hardstanding area, and the removal of a section of existing stone wall to create a new access point onto the public footpath adjacent to the site and secure the now defunct external stairs leading to the first floor air conditioning	Support
Mr & Mrs Lake 62 Oak Road Tavistock	P/A No. 2705/17 /HHO	Householder Application	Householder Application for proposed single	Support N.B. Cllr Mrs M

Devon PL19 9EZ			storey extension to front	Ewings abstained
Mr & Mrs B Pryde 4 Tiddy Brook Road Whitchurch Tavistock Devon PL19 9BZ	P/A No. 2763/17 /HHO	Householder Application	Householder Application for porch extension to front of house	Support
Mr & Mrs P Gray Rosebank Butcher Park Hill Tavistock Devon PL19 0EH	P/A No. 2751/17 /ARM	Approval of Reserved Matters	Application for approval of Reserved Matters following Outline Approval 00235/2015	Support
Mr S Buckley 80 Priory Close Tavistock Devon PL19 9DG	P/A No. 2531/17 /HHO	Householder Application	Householder Application for proposed dormer extension	Support