

MINUTES of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **MONDAY** the **12th DECEMBER 2016** at **6.15pm**

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

IN ATTENDANCE Assistant to the Town Clerk

183. APOLOGIES FOR ABSENCE

No apologies for absence had been received

184. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 22nd November, 2016 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

185. DECLARATIONS OF INTEREST

No Declarations of Interest were made

186. DARTMOOR NATIONAL PARK

No items received

187. TOWN PLANNING ISSUES

a) Notification had been received for a variation to a premises licence application to extend the hours for the sale of alcohol at W S Retail Ltd, Central Stores, 4 Abbey Place, Tavistock (correspondence enclosed) - **Tavistock Town Council's response was to 'support' this application**

b) Notification had been received for a new premises licence application for the provision of late night refreshment, and the sale of alcohol at Morrisons Petrol Station, Tavistock (correspondence enclosed) - **Tavistock Town Council's response was to 'support' the extended opening hours but concerns were raised regarding the application for the sale of alcohol for consumption off the premises 24 hours per day. Tavistock Town Council would like this part of the application referred to the Police Licencing Department for its view**

c) Tavistock Town Council has been invited to consider its preferred option following receipt of a Notification of a proposed footpath diversion order at New Launceston Road, Tavistock. The response it gives during this initial informal consultation will be on the basis of reserving the right to have a different view once the formal consultation commences (correspondence enclosed) – **The Plans Committee considered the map provided which detailed the options available. The preference was for the footpath to be deviated as little as possible, but the Town Council reserved the right to make further comments when the layout of the housing is known**

d) The decision on the Appeal against refusal of Planning Application 00979/2015 at Land at Ngr Sx485750, Old Exeter Road, Tavistock, PL19 0JB had been received (correspondence enclosed - for information) - **Noted**

188. GENERAL CORRESPONDENCE

No items received

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

a) The Chairman updated members of the Committee on the Site Meeting he had attended that day, in respect of the proposed development of 148 houses at New Launceston Road, Tavistock.

At present there is only an Outline Planning Application, so the layout of the houses is not known. When the full Planning Application is received, and the layout of the housing is known, further comments will be made on the proposed diversion of the footpath (see Minute 187c above).

190. 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.

191. NEXT PLANS COMMITTEE MEETING:

Tuesday 10th January, 2017 at 6.15pm

The Meeting closed at 7.04pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)

FOR PLANS MEETING 12.12.2016

<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 B Lobb 11 Howard Close Tavistock Devon PL19 8ND P/A No. 2901/16/TPO	T1; Oak – removal of dead wood and reduction of canopy by 2m	Neutral view – refer to Landscape Officer	Refusal of Consent	16 th November 2016
Mr W Egan 51 Milton Crescent Tavistock Devon PL19 9AL P/A No. 1761/16/OPA	Outline application with some matters reserved for erection of single detached dwelling to rear of house	Support	Refusal	14 th November 2016
Mr P Savage Milemead Down Road Tavistock Devon PL19 9AQ P/A No. 2753/16/TPO	Ash tree; crown reduce by 4m Copper Beech tree; crown reduce by 3m	Neutral view – refer to Landscape Officer	Lesser tree works allowed	18 th December 2016

<p>Mrs A Higgs 21 Sycamore Avenue Tavistock Devon PL19 9NL</p> <p>P/A No. 2995/16/TPO</p>	<p>TPO S33 tree to be cut back by 3m to prevent further damage to garage roof (replaced September 2016) and to allow more light to property</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Grant of Conditional Consent</p>	<p>20th November 2016</p>
<p>Mr and Mrs S Cole Waddons Butcher Park Hill Tavistock Devon PL19 8RG</p> <p>P/A No. 3016/16/HHO</p>	<p>Householder application for extension and alterations to dwelling with new vehicular access off private road</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>4th November 2016</p>
<p>Mr M Hicks Indescombe Barn Wilminstone Tavistock Devon PL19 0JP</p> <p>P/A No. 1737/16/PDM</p>	<p>Prior Approval Agricultural building to dwelling C3</p>	<p>Support</p>	<p>Prior Approval Refused</p>	<p>8th November 2016</p>
<p>Mr B Walker 50 Plymouth Road Tavistock Devon PL19 8BU</p> <p>P/A No. 1755/16/HHO</p>	<p>Householder application for part demolition of existing garage and formation of new parking deck</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>8th November 2016</p>
<p>Mr B Walker 50 Plymouth Road Tavistock Devon PL19 8BU</p> <p>P/A No. 2346/16/LBC</p>	<p>Listed Building Consent for part demolition of existing garage and formation of new parking deck</p>	<p>Neutral view – refer to the Conservation Officer</p>	<p>Conditional Approval</p>	<p>8th November 2016</p>

<p>Mr and Mrs Hall 42 Grenville Drive Tavistock Devon PL19 8DP</p> <p>P/A No. 2711/16/HHO</p>	<p>Householder application for a single storey rear and side extension</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>8th November 2016</p>
<p>Mr B Trenouth 6 & 7 Little Field Court Green Lane Tavistock Devon PL19 9FA</p> <p>P/A No. 2755/16/TPO</p>	<p>T1 Oak – prune back branches by 1-2m on the left hand side next to Sycamore</p> <p>T2 Ash – located and adjacent to No. 7, prune back by 1-2m on house side only</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Tree Works allowed</p>	<p>11th November 2016</p>
<p>Mr T Faircloth 83 Plymouth Road Tavistock Devon PL19 8BZ</p> <p>P/A No. 2461/16/FUL</p>	<p>Erection of dwelling</p>	<p>Object –</p> <ul style="list-style-type: none"> • Concerns over access onto major route, which is adjacent to a busy garage • Close to pedestrian crossing where there have been accidents and near misses • Over development of site <p>Impaired amenity for future occupiers</p>	<p>Refusal</p>	<p>22nd November 2016</p>

<p>Mr N M Shopland 31 Meadow Brook Tavistock Devon PL19 8BH</p> <p>P/A No. 2871/16/NMM</p>	<p>Non-material amendment application following grant of Planning Consent 1121/16/HHO to change amount and size of windows</p>	<p>NMM Application – TTC’s views not sought</p>	<p>Conditional Approval</p>	<p>24th November 2016</p>
<p>Mr and Mrs P Gawman 11 Deer Park Road Tavistock Devon PL19 9HQ</p> <p>P/A No. 2980/16/NMM</p>	<p>Non-material amendment application following grant of Planning Consent 1285/16/HHO to amend finish of carport</p>	<p>NMM Application – TTC’s views not sought</p>	<p>Conditional Approval</p>	<p>25th November 2016</p>
<p>Tavistock Hospital Livewell Southwest Spring Hill Tavistock Devon PL19 8LD</p> <p>P/A No. 2991/16/FUL</p>	<p>Construction of covered walkway incorporating solar panels to the canopy</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>25th November 2016</p>
<p>Mrs A Higgs 21 Sycamore Avenue Tavistock Devon PL19 9NL</p> <p>P/A No. 2995/16/TPO</p>	<p>TPO S33 tree to be cut back by 3m to prevent further damage to garage roof (replaced September 2016) and to allow more light to property</p>	<p>Neutral view – refer to Landscape Officer</p>	<p>Tree Works Allowed</p>	<p>21st November 2016</p>

**PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)
FOR PLANS MEETING 12.12.2016**

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Mr & Mrs S Ellis The Old Coach House Lynbridge Court Chapel Street Tavistock Devon PL19 8DU	P/A No. 3284/16/ HHO	Householder Application	Householder Application for proposed new porch and replacement door and window	Support
Ms S Pope Rosenloui Launceston Road Tavistock Devon PL19 8LQ	P/A No. 3592/16/ HHO	Householder Application	Householder Application for a single storey extension to north-west elevation and replacement single storey extension to south-west elevation of existing detached bungalow	Support
Mr K Matthews 5 Ordulf Road Tavistock Devon PL19 8NE	P/A No. 3849/16/ TPO	Work to Tree Preservation Order Trees	T1; Oak – crown reduction by 3m T2: Oak – crown reduction by 3m	Neutral view – refer to the Landscape Officer
Mr and Mrs N Robins Redmoor House Down Road Tavistock	P/A No. 3856/16/ TPO	Works to trees in a Conservation Area	T1: Norway Maple – crown reduction to previous pruning points	Neutral view – refer to the Landscape Officer

Devon PL19 9AF				
Mrs G Davies 9 Churchill Road Whitchurch Tavistock Devon PL19 9BU	P/A No. 3571/16/ TPO	Work to Tree Preservation Order Trees	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
Mr R Oliver 4 Marshall Road Whitchurch Tavistock Devon PL19 9FG	P/A No. 3846/16/ TCA	Works to trees in a Conservation Area	T1: Horse Chestnut – fell	Neutral view – refer to the Landscape Officer
Mrs L Clements 48 Parkwood Road Tavistock Devon PL19 0HH	P/A No. 2985/16/ LBC	Listed Building Consent	Listed Building Consent for retrospective replacement of gates and fences and to erect an additional fence and gate	Neutral view – refer to the Conservation Officer

Mr A Walker Rockmount Drake Road Tavistock Devon PL19 0AX	P/A No. 3446/16/ FUL	Full	Ground floor extension to provide additional kitchen facilities and private apartment space and first floor extension to provide one new let-able ensuite bedroom and one new private bedroom	Support
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