**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**

* + - 1. 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**

* + - 1. 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**

1. **Planning Decisions by West Devon Borough Council**

Attached at Appendix A.

1. **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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| ***Applicant’s Name,***  ***Site Location,***  ***P/App No.*** | ***Development Type*** | ***Town Council’s***  ***Comments*** | ***Decision by Local Planning Authority*** | ***Date of Decision*** |
| 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 | 23rd 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 | 21st 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 | 21st February 2017 |
| Ms K Sparshatt  3 Fitzford Cottages  Tavistock  Devon  PL19 8DB  P/A No. 3937/16/LBC | Listed Building Consent to replace 1x no. UPVC window (back bedroom) with approved wooden window to match existing original window in dining room (ex-scullery) | Support | Conditional Approval | 21st February 2017 |
| 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 | 21st 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 | 21st 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 | 24th 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 | 14th February 2017 |
| Mr P Griffiths  72 Bannawell Street  Tavistock  Devon  PL19 0DP  P/A No. 3890/16/TPO | T1: Silver Birch – cut the damaged piece off down to the level of the fork below the split in the trunk 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 | Neutral View – refer to Landscape Officer | Tree Works Allowed | 15th February 2017 |

#### TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)

FOR PLANS MEETING 14.03.2017

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Applicant’s Name & Location** | P/App No. | Application Type | **Proposal** |  |
| 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  Devon  PL19 8DE | P/A No. 0539/17/HHO | Householder Application | Application for provision of 2 dormer windows in second floor flat | Support |
| 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 |