

MINUTES of the Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **19th JULY, 2016** at **6:15pm**

PRESENT Councillor P Ward **Chairman**
Councillor Mrs J Whitcomb **Vice Chairman**
Councillor T Gibbins
Councillor A Venning
Councillor Mrs M Ewings **Mayor (ex officio)**

IN ATTENDANCE Assistant to the Town Clerk

Prior to the commencement of the Meeting, Members received a presentation from representatives of EJFP Planning Limited, regarding a potential development at Church Road, Whitchurch.

Members were informed of the following details;

- Size, location and density of the proposed development
- That it is aimed at the over 55 age group
- Style and type of dwelling, and parking provision (one garaged space per property)
- Access arrangements

Members raised concerns/comments regarding;

- The proposed site being outside the development boundary
- Access, in view of the current speed limit on the main road (60 mph), and the impact further development will have on road safety in the area
- Insufficient parking provision – potentially multi car ownership per property, and no allowance currently made for visitors
- Sustainability, the use of renewables and the lack of public transport to the area

47. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor A Lewis

48. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 28th June 2016 be confirmed as a correct record, and signed by the Chairman

49. DECLARATIONS OF INTEREST

Councillor Mrs Ewings (Mayor) declared an interest in Planning Application 1909/2016/HHO by virtue of her friendship with the homeowner, she therefore took no part in the discussion or subsequent consideration of the Application

50. DARTMOOR NATIONAL PARK

No items had been received

51. TOWN PLANNING ISSUES

a) Members considered the 'Plymouth and South West Devon Joint Local Plan – Thriving Towns and Villages' document, with particular regard to the proposed plans for Tavistock.

Reference was made, in particular, to;

- That the housing needs in West Devon were planned to be met predominantly by Tavistock and Okehampton, and the area was deemed to require iro 2,000 new homes
- Some previously identified development sites had not been included in the revised plan
- The plan appeared to be reliant on the proposed Callington Road site, even though the development had yet to start

It was:-

RECOMMENDED THAT Tavistock Town Council's response to the consultation on this emerging document be that it is concerned that in the "Joint Local Plan: Potential sites for allocation 2014-2034" for the parish of Tavistock, too much reliance is being placed on mixed development sites SP23A Callington Road and SP23B Brook Lane for the delivery of the required number of houses. Although planning consent was granted for up to 750 houses on SP23A several years ago no construction work has yet occurred. Similarly no building has yet occurred on SP23B. Developers have quickly realised that the 5-year building land target is not being met and are already submitting speculative planning applications, with a high expectation of approval, for parcels of land that have not been identified for development in the emerging JLP and that do not always fall within the development boundary'

52. GENERAL CORRESPONDENCE

No items had been received

53. 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.

54. NEXT PLANS COMMITTEE MEETING:

Tuesday 9th August 2016 at 6.15pm.

The Meeting closed at 7.55pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)

FOR PLANS MEETING 19.07.2016

<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>
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Details below taken from Crystal Reports, so no additional information available

Ms S Breed 10 Mount Tavy Road Tavistock Devon PL19 9JB	Householder application to create parking space	Support	Conditional Approval	30 th June 2016
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P/A No.0391/16/HHO				
Ms L Smith 18 Fitzford Cottages Tavistock Devon PL19 8DB P/A No.0856/16/LBC	Retrospective Listed Building Consent for change of use of piggery to laundry and bathroom and erection of wooden panel fence between No.18 and 17 on patio area.	Neutral view – refer to Conservation Officer	Refusal	30 th June 2016
Mrs Pauline Marsh 12 Deer Leap Tavistock Devon PL19 9RD P/A No.1434/16/TPO	Application for tree works to trees subject to a Tree Preservation Order – T1 Sycamore – think crown by 20%, T2 Oak – reduce lateral overhanging growth by 2-2.5m; T3 Oak – reduce five secondary branches by 2-2.5m; T4 Oak- remove lowest secondary branch over field and remove dead wood.	Neutral View – Refer to Landscape Officer	Tree works allowed	29 th June 2016
Mr Peter Wortham 'Virginia Cottage' Mount Tavy Road Tavistock Devon PL19 9JE P/A No.1536/16/TCA	Works to a tree in a Conservation Area – Lime Tree T1. To reduce crown by 50% or pollard to reduce weight and load acting on the base which is decayed by 4-5m.	Neutral View – Refer to Landscape Officer	Tree Works Allowed	23 rd June 2016

Mr A. Scott 3 Maple Close Tavistock Devon PL19 9LL P/A No.1988/16/TPO	T1 Cherry tree – Fell to ground level (ref: TPO S46-part of G11) under five day exemption.	Not received by Tavistock Town Council for consideration	Exemption agreed.	30 th June 2016
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TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR
PLANS MEETING 19.07.2016

<u>Applicant's Name & Location</u>	<u>P/App No.</u>	<u>Application Type</u>	<u>Proposal</u>	
Mr Mike Williamson 'The Poplars' Westbridge Industrial Estate Tavistock Devon PL19 8DE	P/A No.1535/ 2016/FUL	Full Planning Application	Proposed development of seven Apartments.	Support
HSBC Bedford Square Tavistock PL19 0AH	P/A No.1726/ 2016/ADV	Advertisement	Advertisement consent for new sign to be installed above new external self service machine.	Object – concerns it will exacerbate the existing problems of cars stopping beside the machine and the ensuing traffic safety issues and disruption. Would consider more favourably if machine was being moved on to Bedford Square

HSBC Bedford Square Tavistock PL19 0AH	P/A No.1727/ 2016/FUL	Full	Relocation of existing external self service machine.	Object – see reasons given above. Same apply.
Mr Richard Potts 33 Montgomery Drive Tavistock Devon PL19 8JX	P/A No.1750/ 2016/HHO	Householder	Householder application for permission to construct single storey extension.	Support
Mr W. Egan 51 Milton Crescent Tavistock Devon PL19 9AL	P/A No.1761/ 2016/OPA	Outline Planning Application	Outline application with some matters reserved for erection of single detached dwelling to rear of house.	Support
Ms Deborah Adams 4 Plymouth Road Tavistock Devon PL19 8AY	P/A No.1850/ 2016/LBC	Listed Building	Listed building consent for external decoration of the front, side and rear elevations.	Refer to Conservation Officer
Mr & Mrs Houchin Highlights Down Road Tavistock Devon PL19 9AQ	P/A No.1895/ 2016/ARM	Approval for Reserved Matter	Application for approval of reserved matter following outline approval 00573/2013. Appearance design, setting and scale. Access previously approved on	Support

			Rowan Edwards drawings.	
Mr Terence Montague 6 Ordulf Road Tavistock Devon PL19 8NE	P/A No.1909/ 2016/HHO	Householder	Householder application for an orangery at rear.	Support
Ms Deborah Adams 4 Plymouth Road Tavistock Devon PL19 8AY	P/A No.1921/ 2016/FUL	Change of Use	Change of use from commercial use class A1/B1 to residential.	Support
Ms Deborah Adams Acting On Behalf Of The Executors Of Mr Alexander Craig- Mooney (Deceased) 4 Plymouth Road Tavistock Devon PL19 8AY	P/A No.1960/ 2016/LBC	Listed Building	Listed Building Consent for change of use from commercial (Class A1/B1) to residential.	Refer to Conservation Officer
Cavanna Homes (South West) Ltd. Land at SX4722 7457 adjacent to New Launceston Road Tavistock Devon PL15 9HB	P/A No.2022/ 2016/OPA	Outline Planning Application	Outline application (with some matters reserved) construction of up to 148 dwellings, including affordable and market housing, areas of open space and landscaping, a new vehicular access and associated site infrastructure.	Deferred until Full Council Meeting due to be held on 26th July 2016

Mr Brian May 'Virginia Cottage' Mount Tavy Road Tavistock Devon PL19 9JE	P/A No.2111/ 2016/TCA	Tree in Conservation Area	Works to trees in a Conservation Area to reduce one dogwood to ground level and coppice another dogwood.	Refer to Landscape Officer
Professor David Moles 'Morwellham' Down Park Drive Tavistock Devon PL19 9AH	P/A No.2149/ 2016/TPO	Tree Preservation Order	Application to carry out works to trees under Tree Preservation Order to G17 (4x Hornbeam & 1xBeech) overall crown reduction by 20%.	Refer to Landscape Officer
Advised by West Devon Borough Council, no consultation on the following – for information only				
Mr Clive Collier 'Barnbrook' Middlebrook Farm Brook Lane Tavistock Devon PL19 9DP	P/A No.1794/ 2016/NMM	Non Material Minor Amendment	Non-material amendment to Planning Consent 00261/2015 to replace full glass link roof with mix of natural slate to match extension and 3 no.velux roof windows.	For information only
Mr C Saunderson Whitchurch House Road from Church Hill to Warrens Cross Whitchurch Devon PL19 9EL	P/A No.1899/ 2016/ARC	Approval of details reserved by conditions	Application for approval of details reserved by conditions (joinery details) 9 (Brick Sample for Lintels) of Planning Application 00619/2015.	For information only

