

**MINUTES** of the Special Meeting of the **PLANS COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **22<sup>nd</sup> AUGUST, 2017** at **6.15pm**

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

**IN ATTENDANCE** Assistant to the Town Clerk  
Cemetery Administrator

Councillors J Moody, P Palfrey, E Sanders,  
H Smith and P Williamson

Mark Scoot (Planning Consultant)  
Keith Hollinshead (a Governor at Mount Kelly  
College)  
19 members of the public  
Member of the local press

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**PLANNING APPLICATION 2236/17/OPA – PRESENTATION**

Prior to the commencement of the Meeting Councillors and members of the public received a presentation from Mark Scoot (Planning Consultant) and Keith Hollinshead (a Governor at Mount Kelly College) with regard to the above Application. All in attendance had sight of an indicative site plan, and there was also an opportunity for a question and answer session following the presentation.

The Chairman reminded Councillors that this was a fact finding session only, and that the Application itself would be considered later in the Meeting.

Mr Hollinshead advised;

- that the proposal is to help offset the cost of bringing the Olympic Legacy Swimming Pool to Mount Kelly College;
- the benefits the Pool had brought, and the range of facilities/opportunities being offered to both the College and the wider community;
- that a partnership between the College and Tavistock Hockey Club had been forged, with the College being able to offer the Club additional playing space and time;

- that the funds raised would contribute to the upkeep of the historic and beautiful Mount Kelly College buildings

Mr Scoot advised that the development would;

- be built on a redundant brownfield site which has been unoccupied since 2014 following the merger of Mount House School and Kelly College;
- cover a 10 acre site and provide up to 125 dwellings, which would be a mix of 2,3, and 4 bedroomed houses and apartments, with each property having 2 allocated parking spaces. Full details of the mix of properties had yet to be decided;
- the existing Hazeldon House will be converted into apartments;
- include a commitment to 40% affordable housing, which would be for rent, not sale. The mix of these properties would be decided by the Enabling Officer at West Devon Borough Council based on local needs, with rent levels being determined by the Housing Association involved in the project;
- have good, level pedestrian access to the town and was close to a National Cycle Path. It was also planned that a financial contribution would be made to improve the existing local bus services;
- have 'double buffer' planting around the site to help make the development more aesthetically pleasing and less visible, with all existing planting/trees remaining;
- have a new foul water/sewer system installed, as it was recognised that the current system would be unable to cope with the additional demand;
- would use the existing access from the main road, although some improvements (i.e. widening) may be required;
- a system would be installed to deal with 'run off/surface' water from the site;
- result in a £250,000 S106 contribution to the community to help towards improved educational, health and transport facilities (including the proposed railway and improved bus services)

Concerns were raised by Councillors and members of the public with regard to (*the responses received are in italics*);

- the site being outside of the Settlement Boundary

*The site is outside the Settlement Boundary, however all Planning Applications currently in for major sites are also outside the Boundary i.e. sites at Butcher Park Hill and New Launceston Road*

- that in the emerging Joint Local Plan the site had been designated for 'extra care' housing, but this would be 'open market' housing

*Research has shown that there is no requirement for additional 'extra care' housing in Tavistock, particularly in view of the recent proposal for the previous Harewood House site*

*Also, the Joint Local Plan is currently with the Secretary of State for examination (expected in January 2018), and it is quite usual for the designation of sites to be changed during examination*

- if consent is received, this could open the area to other developers putting in Planning Applications, also outside of the Settlement Boundary, with a precedent having been set;

*Any future Application received would be considered by the Planning Authority on its own merits. It was also pointed out that Central Government had decided that Tavistock needs to provide an additional 1,200 homes by 2030 so future housing development in Tavistock is inevitable*

- the impacts on the local infrastructure (i.e. schools, doctors' and dentists' surgeries) and how they would cope with the additional influx of residents;

*Please see comment regarding the S106 contribution above*

- the lack of notice to members of the public that this Application was being considered;

*It was confirmed that all Town/Parish Councils across the country are 'statutory consultees' only, and receive only 21 days to respond to Planning Applications. This Application had a response deadline of 31<sup>st</sup> August 2017 for the Town Council, but was received too late (7<sup>th</sup> August 2017) to be considered at its scheduled Plans Meeting on the 8<sup>th</sup> August. It was also decided that due to the size and importance of this Application a Special Meeting was required to consider it. To give sufficient time to advertise the Meeting in the local press, but still meet the deadline for a response, this Meeting was constituted*

- that the site is too far out of town for those who may live there, especially those in the social housing properties, who may not have access to a car;

*Improvements are planned to the existing bus route, there is access to the National Cycle Path, and it is confirmed that the level walk into town is 1.9km, which meets the recognised acceptable limit of 2km*

- that the development may impact on the reinstatement of the railway line, which the Town Council supports;

*There is an area of land between the development and the railway line, so the development will have no impact of any future reinstatement of the railway line*

**93. APOLOGIES FOR ABSENCE**

There were no apologies for absence

**94. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Plans Committee held on Tuesday 8<sup>th</sup> August, 2017 be confirmed as a correct record, and signed by the Chairman (Appendix 1)

**95. DECLARATIONS OF INTEREST**

The following Declaration of Interest was made;  
Councillor T Gibbins – Planning Application 2468/17/HHO by virtue of being the applicant (see Minute No. 100(c) below)

Councillor Gibbins left the Meeting during the re-consideration of this Application

**96. DARTMOOR NATIONAL PARK**

No items had been received

**97. TOWN PLANNING ISSUES**

No items had been received

**98. GENERAL CORRESPONDENCE**

No items had been received

**99. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items brought forward

N.B. Councillor P Squire left the Meeting

**100. 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.

**c) Application No. 2468/17/HHO**

This Application was originally considered at the Plans Committee Meeting held on 8<sup>th</sup> August 2017, when the Plans Committee's decision was to 'support' the Application.

However following the receipt of additional information, and whilst the deadline for a response to the Planning Authority had not yet passed (deadline 24<sup>th</sup> August 2017), the Committee was invited to consider if it wished to review the original decision, in light of the new information received.

It was RESOLVED THAT;

The Committee would re-visit the original decision to 'support' this Application.

There followed a discussion which included the following;

- It was noted that the property is within the Tavistock Conservation Area and World Heritage Site boundary
- The proposal would require partial demolition of an ancient wall and the removal of an unknown number of trees;

Section 7.7 of the Tavistock Conservation Area Management Plan which states 'in the residential suburbs there are threats to the cohesive townscape due to incremental loss of front gardens to car parking, the removal of trees and shrubbery and the loss of front

boundary or retaining walls. In some cases these walls are of a considerable size and height and make a very special contribution to the character of the Conservation Area'

- The proposal would also involve the loss of approximately 2 non-designated on-street parking spaces in an area where there is already limited parking available, with not all properties in the road benefitting from off-street parking spaces

In view of the above, the Committee revised its original decision to read;

'Oppose the Application subject to the Highways Authority and/or the Heritage Officer confirming the parking issue and partial demolition of the wall constitute material planning considerations indicating that the Application should be refused'

This revised decision was sent to the Planning Authority on 23<sup>rd</sup> August 2017 to meet the deadline.

**101. NEXT PLANS COMMITTEE MEETING:**

The next Meeting of the Plans Committee to be held on Tuesday 29<sup>th</sup> August, 2017 at 6.00pm (Please note change of start time due to the Budget & Policy Committee Meeting taking place immediately after this Meeting)

The Meeting closed at 7.45pm

Signed.....

Dated.....

CHAIRMAN

TAVISTOCK TOWN COUNCIL

PLANS COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A)  
FOR SPECIAL PLANS MEETING 22.08.2017

<b>Applicant's Name, Site Location, P/App No.</b>	<b>Development Type</b>	<b>Town Council's Comments</b>	<b>Decision by Local Planning Authority</b>	<b>Date of Decision</b>
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	<b>Neutral View refer to Landscape Officer</b>	Grant of Conditional Consent	7 <sup>th</sup> August 2017
Tavistock Town Council Tavistock Guildhall and Police Station Guildhall Square Tavistock Devon PL19 0AH  P/A No. 1828/17/LBC	Listed Building Consent for conversion and change of use of Grade II* former Police Station and Guildhall to form mixed use development of Heritage Gateway Centre and Council Offices	<b>Neutral view – refer to Conservation Officer</b>	Conditional Approval	2 <sup>nd</sup> August 2017

Mr & Mrs S Mayne 17 Whitham Park Tavistock Devon PL19 9BP  P/A No. 2411/17/NMM	Application for non-material amendment following grant of Planning Permission 0706/17/HHO	<b>Not put before TTC for consideration</b>	Conditional Approval	2 <sup>nd</sup> August 2017
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TAVISTOCK TOWN COUNCIL

PLANNING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B)  
FOR SPECIAL PLANS MEETING 22.08.2017

<b>Applicant's Name &amp; Location</b>	<b>P/App No.</b>	<b>Application Type</b>	<b>Proposal</b>	
Mount Kelly Foundation Governors Former Hazeldon Preparatory School Mount Kelly College Parkwood Road Tavistock Devon PL19 0HZ	P/A No. 2236/17 /OPA	Outline Planning Application	Outline Application (all matters reserved apart from means of access) for the demolition of existing structures and site redevelopment to provide up to 125 dwellings (including the refurbishment of Hazeldon House), associated access, parking, circulation, open space, landscaping and supporting infrastructure (including retaining structures)	<b>Support</b>