

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **WEDNESDAY 23rd APRIL, 2025** at **6.45pm**.

PRESENT

Councillor B Smith
Councillor G Parker

Chairman
Vice Chairman

Councillor P Ward
Councillors A Lewis, A Venning

Mayor ex officio

IN ATTENDANCE

Ward Members – Councillors R Edlmann, Ms M Ewings, A Hutton, Mrs A Johnson, J Moody.

Town Clerk, Assistant to the Town Clerk.

Prior to the commencement of the Meeting all Members of the Council had been invited to attend to receive a presentation from:

- West Devon Borough Council's Senior Planning Officer (Heritage) in connection with the review/re-drafting of the Tavistock Conservation Area Management Plan and Appraisal; and
- West Devon Borough Council's Head of Planning including in connection with the impact of changes in National Planning Policy on the Joint Local Plan, a summary of the work required to bring any successor document up to date with associated timelines, together with issues specific to securing a 5-year land supply. It was noted that a report to the WDBC Hub Committee in June would set out next steps.

The attendance, presentations and information provided, together with the collaborative approach adopted by the Local Planning Authority, had been welcomed.

401. APOLOGIES FOR ABSENCE

There was an Apology for Absence from Councillor S Hipsey (Deputy Mayor).

402. CONFIRMATION OF MINUTES

RESOLVED THAT subject to the addition of Councillor G Parker (Vice Chairman) to the list of attendees, the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 1st April, 2025 be confirmed as a correct record and signed by the Chairman (Appendix 1).

403. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

404. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

405. TOWN PLANNING ISSUES

No items received.

406. GENERAL CORRESPONDENCE

No items received.

407. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

There was no update to be brought forward, as the Neighbourhood Development Plan was at the Referendum stage of the process.

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

In view of the presentation preceding the Meeting, and associated timelines, the Chairman agreed to take the following item as a matter of urgency.

A discussion took place regarding:

- The prospective benefits of a collaborative early involvement with the Local Planning Authority (LPA) on aspects of the Joint Local Plan (or any successor document) insofar as the Parish of Tavistock was concerned;
- The constructive engagement of the LPA in connection with the current review of the Conservation Area Management Plan and Appraisal.

Arising therefrom it was:

RECOMMENDED THAT Tavistock Town Council:

- a) request West Devon Borough Council to extend an invitation to Tilia Homes and Strongvox Homes to meet with the Development Management & Licensing Committee (and other Town Councillors) to discuss their plans for the development of sites at Plymouth Road and Butcher Park Hill respectively including:
 - i. the discussion to be held in public session (in the interest of openness and transparency);
 - ii. request that an Officer of the LPA be in attendance.
- b) request that the LPA involve the Town Council at the earliest opportunity when major developments in the Town were considered, including any identification of potential sites for future development and the succession arrangements to the current Joint Local Plan - insofar as the Parish of Tavistock was concerned.
- c) welcome the opportunity to be involved in the recent review of the Conservation Area Management Plan and Appraisal and support their progress to finalisation with a request that (as in 2014), consideration

be given to the Town Council's name being added to the cover page, in acknowledgement of the collaborative process adopted.

409. PLANNING APPLICATIONS

a) **Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 2).

b) **NEW Planning Applications**

New Planning Applications to West Devon Borough Council.

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 3).

410. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 12th May, 2025 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 7.32pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 23.04.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr N Gregory Land off Callington Road Tavistock (Triangle of land north of Yellow Mead Tor Close) P/A No. 0230/25/TPO	T16 (Tag 637): Fraxinus excelsior (Ash) tree - remove for safety reasons (Please see accompanying Quantified Tree Risk Assessment for full details)	Neutral View refer to Tree Specialist	Conditional Approval	10 th March 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Ms J Ellis Muirfield Down Road Tavistock PL19 9AQ P/A No. 011/25/TPO	TPO S252 - G23 1 x Hiba & 1 x Golden Cypress: Crown height reduction by one third of tree height	Neutral View refer to Tree Specialist	Conditional Approval	17 th March 2025
Mr P De Cogan Land at SX 487 746 Stannary Bridge Road Tavistock P/A No. 0161/25/FUL	Construction of single storey outbuilding, garage, car port & plant room	Support	Conditional Approval	18 th March 2025
Mr D Walder Land behind 14 Yellowmead Tor Close Tavistock PL19 8GB P/A No. 0405/25/TPO	T1: Large Beech tree - Lateral reduction by 2 metres on south side to stop branches falling into the Garden	Neutral View refer to Tree Specialist	Grant of Conditional Consent	27 th March 2025
Tavistock Parish Church Centre 5 Plymouth Road Tavistock PL19 8AU P/A No. 4042/24/TCA	T23: Tree of Heaven (Ailanthus Altissima) - undertake a 2m canopy reduction whilst removing present deadwood	Neutral View refer to Tree Specialist	Tree Works Allowed	27 th March 2025
Mr D Walder Land behind 14 Yellowmead Tor Close Tavistock PL19 8GB P/A No. 0405/25/TPO	T1: Large Beech tree - Lateral reduction by 2 metres on south side to stop branches falling into the Garden	Neutral View refer to Tree Specialist	Conditional Approval	27 th March 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Ms E Spettigue 31 Fitzford Cottages Tavistock PL19 8DB P/A No. 2784/24/HHO	READVERTISEMENT (revised plans) Householder application for single storey link extension & conversion of former piggery to en-suite bedroom	Support	Conditional Approval	28 th March 2025
Mrs J Tynan 38 Chaucer Road Tavistock PL19 9AJ P/A No. 0654/25/TPO	TPO S31 - T1 Maple - Crown height reduction & lateral reduction on all sides by no more than 1.75 metres throughout back to previous pruning wounds. TPO S31 - T2 Maple - Crown height reduction & lateral reduction on all sides by no more than 1.75 metres throughout back to previous pruning wounds as both trees significantly shade front of house & lawn. TPO S31 - T3 Beech. Crown height reduction by 2.5 metres so as to ensure tree does not get too tall for residential properties & significantly shade gardens	Neutral View refer to Tree Specialist	Grant of Conditional Consent	8 th April 2025
Mr C Pickles 34 Chaucer Road Tavistock PL19 9AJ P/A No. 0657/25/TPO	TPO S31 - T1 Oak - Crown lift on S side over neighbour by 2.5 m from ground level. To reduce overhang & shading over neighbour's garden and house. Crown lift on N side	Neutral View refer to Tree Specialist	Grant of Conditional Consent	8 th April 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	over client garden by 2.5m from ground level. To reduce overhang & shading over client garden. Lateral reduction of upper branches on S side over neighbour by 2m & lateral reduction of upper branches on N side over client garden by 2m			
Mrs R Masters 25 Yellowmead Tor Close Tavistock PL19 8GB P/A No. 0655/25/TPO	TPO S1086 - T1 Ash - Remove 1 lower branch on NE side at 3.5metres above ground level. Branch is growing towards & over building. Lateral reduction on NE side over garden by 1.75-2 metres to reduce shading over garden & house. Preventative measure before branch grows over building	Neutral View refer to Tree Specialist	Works to TPO Tree refused	8 th April 2025
Mr & Mrs K Shield 2 Parkwood Road Tavistock PL19 0HQ P/A No. 0301/25/HHO	Householder application for rear external glazed canopy	Support	Conditional Approval	31 st March 2025
Mr P Archer 31 Mohuns Park Tavistock PL19 9BL P/A No. 0313/25/HHO	Householder application for erection of a rear dormer	Support	Conditional Approval	1 st April 2025

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS
(Appendix B) FOR MEETING 23.04.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs M Woodley Copper Beeches Chollacott Lane Tavistock PL19 9DD	https://westdevon.planning-register.co.uk/Planning/Display/0872/25/TPO	T1: Copper Beech - 4m reduction of height & 4m reduction of Southern & Eastern Side T2: Copper Beech - Crown height reduction by 4m & 4m on all sides T3 & T4: Copper Beech - 4m reduction of back branches on Southern branches over the garden of 'Copper Beeches' T5: Oak - 2m reduction of branches over the garden on Northern side Reasons: General management & to allow more light. Please refer to schedule of proposed tree works document for detailed information	Neutral View refer to Tree Specialist
Mr Barker The Coach House Manor Close Tavistock PL19 0PN	https://westdevon.planning-register.co.uk/Planning/Display/0951/25/TPO	TPO: S97 - T0001 - Pedunculate Oak - Reduce radial crown spread from approximately 11 metres to 9 metres by removing branches no longer than 2 metres from the northern and eastern aspect of the tree canopy. Pruning cuts will not exceed 75mm in diameter. Justification of works: Recommendations have been made based on the form (extensive overhang and suppression), long-term retention and management of the tree	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr A Bond Cricketers Cottage Chollacott Lane Tavistock PL19 9DD	https://westdevon.planning-register.co.uk/Planning/Display/1004/25/TPO	T1: Oak - removal of two lateral limbs (as shown in photos) to reduce weight preventing future failure	Neutral View refer to Tree Specialist
Mr R Dawe Land at Sx 489 746 Mount Tavy Road Tavistock	https://westdevon.planning-register.co.uk/Planning/Display/0958/25/PIP	Proposal for one dwelling (self-build)	Support – subject to; - the satisfactory protection of the trees; and - and a satisfactory means of access
J D Wetherspoon 79/80 West Street Tavistock PL19 8AQ	https://westdevon.planning-register.co.uk/Planning/Display/0690/25/LBC	Listed Building Consent for WiFi upgrade to public house	Support
Ms S Aubrey 8 Fitzford Cottages Tavistock PL19 8DB	https://westdevon.planning-register.co.uk/Planning/Display/0912/25/LBC	Listed Building Consent for works to roof, chimney, external walls & doors	Support – subject to acceptable details of doors, roofing materials and shed design
Ms S Aubrey 8 Fitzford Cottages Tavistock PL19 8DB	https://westdevon.planning-register.co.uk/Planning/Display/0911/25/HHO	Householder Application for works to roof, chimney, external walls & doors	Support – subject to acceptable details of doors, roofing materials and shed design
Mr & Mrs Tillyer 15 Greensway Road Tavistock PL19 8HD	https://westdevon.planning-register.co.uk/Planning/Display/0948/25/HHO	Householder application for creation of raised terrace to rear of house	Support
Co-operative plc 10/12 Market Street Tavistock PL19 0DB	https://westdevon.planning-register.co.uk/Planning/Display/1122/25/ADV	Advertisement consent for digital display screen positioned inside store advertising deals, produce etc	Support however the Council would request that the display is only illuminated during opening hours

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr C Avent Garth Down Road Tavistock PL19 9AE	https://westdevon.planning-register.co.uk/Planning/Display/1174/25/TPO	TPO S250: T1 – Beech – Crown height reduction by 1-2m as tree is becoming too large for its location	Neutral View refer to Tree Specialist