

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 3rd JUNE, 2025** at **6.30pm**.

PRESENT

Councillor S Hipsey

Mayor ex officio

Councillor Mrs A Johnson

Deputy Mayor ex officio

Councillors Mrs J Hughes, A Lewis*, N Martin, T Munro, G Parker, R Poppe, B Smith and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

27. ELECTION OF CHAIRMAN

Nominations were invited for the Election of Chairman of the Development & Licensing Committee for the 2025-2026 Civic Year.

A nomination, duly seconded, was received in respect of Councillor B Smith.

RESOLVED THAT Councillor B Smith be elected Chairman of the Development Management & Licensing Committee for the ensuing Civic Year.

28. ELECTION OF VICE CHAIRMAN

Nominations were invited for the Election of Vice Chairman of the Development & Licensing Committee for the 2025-2026 Civic Year.

Nominations, duly seconded, were received in respect of Councillors R Poppe and G Parker.

Following a show of hands, it was;

RESOLVED THAT Councillor G Parker be elected Vice Chairman of the Development Management & Licensing Committee for the ensuing Civic Year.

29. APOLOGIES FOR ABSENCE

There were no Apologies for Absence as all members of the Committee were present.

30. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 12th May, 2025 be confirmed as a correct record and signed by the Chairman (Appendix 1).

31. DECLARATIONS OF INTEREST

The following Declaration of Interest was made;
Councillor Mrs A Johnson (Deputy Mayor) in respect of Agenda Item 7 – Town Planning Issues (Proposed Speed Limit Traffic Order at Brook Lane, Tavistock) by virtue of;

- sitting on the Highways and Traffic Orders Committee (HATOC) on behalf of West Devon Borough Council; and
- being the West Devon Borough Council Ward Member for the location

32. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

Noted That reference was made to the high level of ticks currently on the moor, and the need for care to be taken.

33. TOWN PLANNING ISSUES

a) Proposed Speed Limit Traffic Order – Brook Lane, Tavistock. Devon County Council's proposal to introduce an extension to the 30mph Speed Limit area in Brook Lane was considered (Appendix 2).

RECOMMENDED THAT Tavistock Town Council 'support' the introduction of the extended 30mph speed limit, as detailed.

34. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

36. PLANNING APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 3).

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 4).

* Noted That Councillor A Lewis left the Meeting during consideration of Planning Application 1458/25/LBC.

37. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 23rd June, 2025 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 7.35pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 03.06.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr Morris 39 Chestnut Close Tavistock PL19 9JJ P/A No. 0748/25/TPO	G001: Mixed Species (Predominately Hazel hedgerow) at rear of garden re-coppice to 6ft in height for future size management and to clear encroaching crown spread away from adjacent pedestrian walkway	Neutral View refer to Tree Specialist	Grant of Conditional Consent	8 th May 2025
Mrs M Woodley Copper Beeches Chollacott Lane Tavistock PL19 9DD P/A No. 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	Neutral View refer to Tree Specialist	Refused	8 th May 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	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			
Mr A Bond Cricketers Cottage Chollacott Lane Tavistock PL19 9DD P/A No. 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	Refusal of Consent with Agreed Lesser Works	8 th May 2025
Mr Barker The Coach House Manor Close Tavistock PL19 0PN P/A No. 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	Neutral View refer to Tree Specialist	Grant of Conditional Consent	8 th May 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	and management of the tree			
Mr G Coker 121 Plymouth Road Tavistock PL19 9DT P/A No. 0072/25/TPO	T1: Copper Beech – pruning branches by approx. 1m on east side and clear Telecom supply line to prevent damage and permit more light in to property (TPO) T2: Lime Tree – fell and remove – planted too close to boundary with the cemetery, out of reach overhang onto property, completely blocks out the sky, creates an enormous amount of work during leaf drop and blocks gutters and drains	Neutral View refer to Tree Specialist	Split Decision T1 works - allowed T2 works - felling refused, lesser works allowed	20 th May 2025
Mr & Mrs G Lumley Abbey Mead House 7 Plymouth Road Tavistock PL19 8AU P/A No. 3963/24/HHO	Householder application for alterations to a C20 extension on rear, remodelling of roof, replacement doors & windows, addition of solar panels & patent-glazed rooflights, some internal alterations & widening of highway access	Primarily support the proposals however, we do not feel that the widening of the opening on to Plymouth Road in the Conservation Area, in a World Heritage Site, is justified	Conditional Approval	13 th May 2025
Ms S Aubrey 8 Fitzford Cottages Tavistock PL19 8DB P/A No. 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	Conditional Approval	15 th May 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Tavistock Town Council Sir Francis Drake Bowling Club Plymouth Road Tavistock PL19 8BS P/A No. 1063/25/TCA	T170: 1x Cherry – fell G171/172: Group 5x Ash – fell T173: 1x Sugar Maple – remove limb overhanging BMX Track, signs of cracking	Neutral View refer to Tree Specialist	No Objections Raised	7 th May 2025
Mr A Fisher 18 Sycamore Avenue Tavistock PL19 9NL P/A No. 0714/25/TPO	TPO S33: Crown Height Reduction of 5m due to tree being side heavy and higher canopy very close to properties. Lower branches also at eye level	Neutral View refer to Tree Specialist	Refusal of Consent with Agreed Lesser Works	23 rd May 2025

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 03.06.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs P Treble Grammerby Barn Old Exeter Road Tavistock PL19 0JJ	https://westdevon.planning-register.co.uk/Planning/Display/0931/25/HHO	Householder application for erection of a single storey extension	Support
Mrs P Treble Annexe Grammerby Barn Old Exeter Road Tavistock PL19 0JJ	https://westdevon.planning-register.co.uk/Planning/Display/1209/25/FUL	Change of use of garage & annexe to a dwelling	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr M Ralph Harvison 2 Hessary View Tavistock PL19 0EZ	https://westdevon.planning-register.co.uk/Planning/Display/1392/25/HHO	Householder application for demolition of existing conservatory & erection of flat roof rear kitchen extension (part retrospective)	Support
Mr J Woodhouse Land At Paddons Row Paddons Row Tavistock	https://westdevon.planning-register.co.uk/Planning/Display/1458/25/LBC	Listed Building Consent for erection of detached dwelling	<p>Support, in principle, however;</p> <ul style="list-style-type: none"> - concerns were raised with regards to the retaining wall and its future maintenance; and - the concerns already voiced with regards to the surface water run-off were shared <p>It was recommended that the LPA's DM&L Committee undertake a site visit as the intended location of the heat pump was noted, which appears to be sited adjacent to a gas bottle store behind the neighbouring café.</p>
Mr J Woodhouse Land At Paddons Row Paddons Row Tavistock	https://westdevon.planning-register.co.uk/Planning/Display/1254/25/FUL	Erection of detached dwelling	<p>Support, in principle, however;</p> <ul style="list-style-type: none"> - concerns were raised with

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>regards to the retaining wall and its future maintenance; and</p> <ul style="list-style-type: none"> - the concerns already voiced with regards to the surface water run-off were shared <p>It was recommended that the LPA's DM&L Committee undertake a site visit as the intended location of the heat pump was noted, which appears to be sited adjacent to a gas bottle store behind the neighbouring café.</p>
<p>Mr Q Nguyen 2 Chapel Street Tavistock PL19 8DX</p>	<p>https://westdevon.planning-register.co.uk/Planning/Display/1103/25/HHO</p>	<p>Householder application for proposed loft conversion incorporating roof windows, internal reconfiguration & removal of chimneys</p>	<p>Split Decision</p> <p>Support;</p> <ul style="list-style-type: none"> - the removal of the chimneys on the extension; - the loft conversion; - the internal reconfiguration <p>Object;</p> <ul style="list-style-type: none"> - to the use of UPVc windows and doors throughout the building.

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs P Williams 22 Chapel Street Tavistock PL19 8DX	https://westdevon.planning-register.co.uk/Planning/Display/1217/25/TCA	T1 Weeping Willow - Crown height reduction by 1.5 m & remove lower limb over rear shed	Neutral View refer to Tree Specialist