

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **MONDAY 23rd June, 2025** at **6.30pm**.

PRESENT

Councillor B Smith
Councillor G Parker

Chairman
Vice Chairman

Councillor Mrs A Johnson **Deputy Mayor ex officio**

Councillors Mrs J Hughes, N Martin, T Munro and A Venning

IN ATTENDANCE

Ward Member – Cllr A Hutton
Office Administrator
5 members of the public

50. APOLOGIES FOR ABSENCE

Apologies for Absence had been received from Councillors S Hipsey (**Mayor ex officio**), A Lewis and R Poppe.

51. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 3rd June, 2025 be confirmed as a correct record and signed by the Chairman (Appendix 1).

52. DECLARATIONS OF INTEREST

The following Declaration of Interest was made in respect of Planning Application 1578/25/TCA – Trees at St Eustachius Church, Bedford Square, Tavistock, PL19 0AE – Councillor Mrs A Johnson by virtue of being a member on the electoral roll at St Eustachius and Chair of the Friends of St Eustachius
A further Declaration of Interest was made, please see Minute number 57 b) below.

53. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

54. TOWN PLANNING ISSUES

No items received, however it was;
Noted That – reference was made to correspondence received by the Council in respect of prospective future Developments.

55. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

57. 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.

1. A further Declaration of Interest was made in respect of Planning Application 1622/25/TCA – 231 Whitchurch Road, Tavistock, PL19 9DQ – Councillor G Parker by virtue of being a near neighbour of the Applicant.
2. Two members of the public, who were either representing themselves, or were in attendance on behalf of a group, spoke with regard to Planning Application No. 4126/24/FUL Development of 17 houses, including 6 affordable dwellings, at land opposite Wilminstone Industrial Estate, Old Exeter Road, Tavistock with regards to their objections to the Application. The main objections raised were:
 - the proposed development was outside the built-up area of the Town and was in the countryside;
 - it was not considered a sustainable site, nor did it address concerns with regards to accessibility;
 - the proposal would have an adverse impact on the landscape and rural nature of the area;
 - the application did not address the need for affordable housing in the area;
 - the proposed site was in an ecologically sensitive area, being on the confluence of the rivers Wallabrook and Tavy, which provided habitat for many rare species of marine life with protected status. There would also be destruction of Devon banks and hedgerows;
 - concerns that the residents would need to use their private vehicles to access local amenities and the single lane access was considered unsuitable;
 - concerns that the development would cause additional flooding risks along that section of the A386;
 - the proposed footpath would lead behind a gated community, housing vulnerable people aged over 55 and could cause distress to them;
 - that the proposed footpath had not been verified as belonging to the Applicant and no application, as far as was known, had been submitted to seek consent to create a new footpath.

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

58. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 15th July, 2025 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.46pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 23.06.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Miss M Morfey 11A Mount Tavy Road Tavistock PL19 9JB P/A No. 1190/25/TCA	T1: Elder – remove, dead. T2: Ash – remove, risk of failure	Neutral View refer to Tree Specialist	No Objections Raised	27 th May 2025
Mr & Mrs Tillyer 15 Greensway Road Tavistock PL19 8HD P/A No. 0948/25/HHO	Householder application for creation of raised terrace to rear of house	Support	Conditional Approval	20 th May 2025
Mr C Avent Garth Down Road	TPO S250: T1 – Beech – Crown height reduction by	Neutral View refer to Tree Specialist	Refusal of Consent with	28 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 PL19 9AE P/A No. 1174/25/TPO	1-2m as tree is becoming too large for its location		Agreed Lesser Works	
Mr K Bryant 14A Market Street Tavistock PL19 0DB P/A No. 3016/24/VAR	Application for variation of condition 2 (approved drawings) & 6 (doors to south west elevation) of planning consent 00980/2015 to amend floor plans & details of garage door	Support	Conditional Approval	20 th May 2025
Drakesmead Management 7 Little Field Court Green Lane Tavistock PL19 9FA P/A No. 1064/25/TPO	TPO ref S31; T1: Common Beech - remove, significant lean over footpath, in understorey of larger semi mature beech	Neutral View refer to Tree Specialist	Works to a TPO Tree Refused	28 th May 2025

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS
(Appendix B) FOR MEETING 23.06.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr Richards Dawn Lodge Down Road Tavistock PL19 9AG	Planning application: 1416/25/TPO - Planning Page for DEF West Devon Borough Council	T1: Beech - lateral reduction over drive entrance by 1-1.5m, to create natural flowing treeline. T2:	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		Beech - crown lift over garden to 4m from ground level, to allow light & T3: Yew - reduce height by 2 metres, due to heavy lean	
Greenhill Tree Services St Eustachius' Church Bedford Square Tavistock PL19 0AE	Planning application: 1578/25/TCA - Planning Page for DEF West Devon Borough Council	T501: Weeping Beech – Prepare tree for relocating to a more suitable location within the Tavistock Parish. Root preparation carried out over the growing seasons. T502: Purple Beech – Remove large dead branches on North side @12m from ground level. Safety works T651: Lime Tree – Remove deadwood @5m & 6m from ground level on North & South sides of trees, safety works T653: Holly – Fell tree, low vigour, low amenity, re-plant with suitable species T654: Lime – Reduce lateral growth on South Side to give a 1.5m clearance away from building to avoid potential damage to building	Neutral View refer to Tree Specialist
Mr M Chiltern Home Down House 231 Whitchurch Road Tavistock PL19 9DQ	Planning application: 1622/25/TCA - Planning Page for DEF West Devon Borough Council	T1: Blue Gum Eucalyptus – fell tree as it is threatening stability & safety of Devon stone boundary wall	Neutral View refer to Tree Specialist – The Members would like to see it replaced with a suitable species of tree

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr M Sadler Tudor Cottage Down Park Drive Tavistock PL19 9AH	Planning application: 1623/25/TPO - Planning Page for DEF West Devon Borough Council	T1: Purple Beech (TPO S250) – Crown lift by 1.5m from ground level on all sides, lateral reduction by 2m – 2.25m on all sides. Reason for works: Tree overhangs Applicant's driveway & access way & to reduce shading over neighbouring property. Phone and power lines run though & underneath tree	Neutral View refer to Tree Specialist
York & Kane Ltd 16 Plymouth Road Tavistock PL19 8AY	Planning application: 1513/25/LBC - Planning Page for DEF West Devon Borough Council	Listed Building Consent for conversion of existing commercial & residential flat to single dwelling & associated works	Support – The Members felt it was good to see a building returning to its original use
York & Kane Ltd 16 Plymouth Road Tavistock PL19 8AY	Planning application: 1512/25/FUL - Planning Page for DEF West Devon Borough Council	Conversion of existing commercial & residential flat to single dwelling & associated works	Support – The Members felt it was good to see a building returning to its original use
Mrs G Murray 1 Beech Close Tavistock PL19 9DW	Planning application: 1639/25/TPO - Planning Page for DEF West Devon Borough Council	T1: Maple - Remove tree due to minor/moderate lean to N over public footpath and Oak Road, there is clear evidence of roots heave on S side of tree, tree roots have lifted & cracked concrete driveway to immediate SE. Replant with young maple tree	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mr Palmer Land Opposite Wilminstone Industrial Estate Old Exeter Road Tavistock</p>	<p>Planning application: 4126/24/FUL - Planning Page for DEF West Devon Borough Council</p>	<p>Development of 17 houses including 6 affordable dwellings with associated roads & parking</p>	<p>Object –</p> <ul style="list-style-type: none"> The Members noted and supported the objections & views of: <p>(1)The Tree Officer on Arboricultural merit.</p> <p>(2) CPRE –referring to the previous refusal. Not a suitable location with reference to the JLP Policies SPT1, SPT2, TTV1 and TTV26.</p> <p>(3)The objections of local residents, some of whom addressed the Committee.</p> <p>The Committee objected on the following grounds;</p> <ul style="list-style-type: none"> The proposal is in an isolated location in the countryside and is contrary to both part 1 and part 2 of Policy TTV26 of the Joint Local plan. The proposal does not address the requirement of the NDP Policy SD1 – Sustainable Development; <ol style="list-style-type: none"> 1. It is not of High Quality Sustainable Design. 2. Does not complement the local vernacular 3. Detrimental to the visual amenity <ul style="list-style-type: none"> Overdevelopment of the site, with a density that is more appropriate to an urban

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			<p>location. This is shown by the limited garden space available for children to play and socialise, in a location remote from public parks and play areas.</p> <ul style="list-style-type: none"> • It does not meet the criteria set out in figure 3.2 of the Joint Local Plan, which states that, in order to be sustainable, developments should be within 800m of a convenience store and primary school and within 400m of a play area. • Although within 600m of a bus stop, the Members felt that the vast majority of residents would be reliant on private cars to access schools, local services, places of work and shops. • The proposal would have an adverse impact on the landscape and local ecology • Concerns were also raised with regard to run off water leading to increased flooding from the A386.

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs Watkiss Land Adjacent to 15 Priory Close Tavistock	Planning application: 1054/25/OPA - Planning Page for DEF West Devon Borough Council	Outline planning permission for the construction of a single residential dwelling with all matters reserved except for access	Object – on the following grounds; The applicant has not demonstrated that the site is large enough to accommodate another dwelling. The applicant has not shown that there is sufficient space on the site for the cars associated with the dwelling to enter and leave in forward gear Concerns whether the proposed access is wide enough to accommodate work vehicles to access the site during the build.
Mrs D Ireson 93 Plymouth Road Tavistock PL19 8BY	Planning application: 1638/25/HHO - Planning Page for DEF West Devon Borough Council	Householder application for creation of vehicular access to front elevation	No objection