

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 26th AUGUST, 2025** at **6.45pm**.

PRESENT

Councillor B Smith

Chairman

Councillor S Hipsey

Mayor ex officio

Councillor Mrs A Johnson

Deputy Mayor ex officio

Councillors Mrs J Hughes and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

Ward Members – Councillor R Edlmann and P Ward (for the presentation only)

6.00pm - Prior to the commencement of the Meeting there was an opportunity to receive a presentation from Michael Newman and colleagues of Cavanna Homes in respect of a proposed development in Tavistock – all Members of Council had been encouraged to attend.

112. APOLOGIES FOR ABSENCE

Apologies for Absence had been received from Councillors A Lewis, N Martin, T Munro and G Parker (Vice Chairman).

113. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 15th July, 2025 be confirmed as a correct record and signed by the Chairman (Appendix 1).

114. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this point in the Meeting, however please see Minute No. 116a below.

115. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

- a) 'Noted' that DNPA had 'made' the Tavistock Neighbourhood Plan (Appendix 2);
- b) Planning Application 0280/25 – Erection of replacement shed at land to the south of Pitts Cleave Quarry, Tavistock was considered (Appendix 3);

<https://url6.mailanyone.net/scanner?m=1ulQyN-00000000CbJ-38X4&d=4%7Cmail%2F90%2F1754912400%2F1ulQyN-00000000CbJ-38X4%7Cin6q%7C57e1b682%7C27869468%7C13636717%7C6899D7EFAA591324F6EA28FC8E1600C4&o=%2Fphta%3A%2Fdtsoortlr->

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The decision was to 'support' the Application.

116. TOWN PLANNING ISSUES

- a) Traffic Order Whitchurch Road, Tavistock – the proposal to make the existing 'advisory' parking restrictions outside Whitchurch Primary School, 'mandatory' was considered;

RECOMMENDED THAT Tavistock Town Council 'support' the proposal (Appendix 4);

Noted That Councillor Mrs A Johnson Declared an Interest in the item above by virtue of being both a member of the HATOC Committee, as well as having a young family member a pupil at the School.

- b) West Devon Borough Council review of Statement of Licensing Policy consultation – the draft Statement of Licensing Policy was considered (Appendix 5), with the existing, and new draft, Policies being found using the link below;
[Have Your Say Today - Statement of Licensing Policy - Have your say - WD Statement Of Licensing Policy 2026-2031](#)

The Committee's decision was to 'support' the draft Policy.

117. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

119. PLANNING APPLICATIONS

- a) **Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A (Appendix 6).

- 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 7).

120. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 15th September, 2025 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 7.10pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 26.08.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr & Mrs S Cox Beech Tree House 2B Roland Bailey Gardens Tavistock PL19 0RB P/A No. 0537/25/HHO	Householder Application for extended rear patio (Retrospective)	Object on the following grounds; - loss of privacy for the neighbours, contrary to DEV10 of the JLP (paragraphs 13.25 and 13.26 of the SPD); - water run-off issues affecting the neighbouring property (see objection letter) It is requested that a site visit is undertaken.	Conditional Approval	2 nd July 2025
Mr Richards Dawn Lodge Down Road Tavistock PL19 9AG P/A No. 1416/25/TPO	T1: Beech - lateral reduction over drive entrance by 1-1.5m, to create natural flowing treeline. T2: Beech - crown lift over garden to 4m from ground level, to allow light & T3:	Neutral View refer to Tree Specialist	Split Decision	11 th July 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	Yew - reduce height by 2 metres, due to heavy lean			
Mr M Sadler Tudor Cottage Down Park Drive Tavistock PL19 9AH P/A No. 1623/25/TPO	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	Refusal of Consent with agreed lesser works	11 th July 2025
Mrs G Murray 1 Beech Close Tavistock PL19 9DW P/A No. 1639/25/TPO	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	Refusal	11 th July 2025
Mr M Ralph Harvison 2 Hessary View Tavistock PL19 0EZ P/A No. 1392/25/HHO	Householder application for demolition of existing conservatory & erection of flat roof rear kitchen extension (part retrospective)	Support	Conditional Approval	7 th July 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr & Mrs Wilson Waddons Butcher Park Hill Tavistock PL19 0EH P/A No. 1047/25/HHO	Householder application for proposed shed (existing garage relocate from within the site & is repurposed)	Support	Conditional Approval	14 th July 2025
Mr & Mrs Wilson Waddons Butcher Park Hill Tavistock PL19 0EH P/A No. 1050/25/HHO	Householder application for proposed extension to existing ground floor storey balcony	Support	Conditional Approval	18 th July 2025
Mrs P Treble Annexe Grammerby Barn Old Exeter Road Tavistock PL19 0JJ P/A No. 1209/25/FUL	Change of use of garage & annexe to a dwelling	Support	Refusal	14 th July 2025
York & Kane Ltd 16 Plymouth Road Tavistock PL19 8AY P/A No. 1512/25/FUL	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	Conditional Approval	29 th July 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs D Ireson 93 Plymouth Road Tavistock PL19 8BY P/A No. 1638/25/HHO	Householder application for creation of vehicular access to front elevation	No objection	Refusal	1 st August 2025
Mr P Stanton 1 St Andrews Road Whitchurch Tavistock PL19 9BY P/A No. 1918/25/TPO	T1: Cherry - fell due to declining health, poor vitality and increasing extent of die back	Neutral View refer to Tree Specialist	Tree Works Allowed	1 st August 2025
South West Water Tavistock Canal Grid Reference 247911, 74120	T0168: Elm - Sectionally dismantle, fell, and remove to ground level using lowering and rigging techniques to safely control each section's descent in accordance with industry best practices	Neutral View refer to Tree Specialist - The Members would like to see it replaced with a suitable species of tree if possible in accordance with Table 28 of the WDBC Supplementary Planning Document	Tree Works – No Objections raised	1 st August 2025
Mr Carr Virginia Cottage Mount Tavy Road Tavistock PL19 9JE P/A No. 1948/25/TPO	TPO S015; T1: Cherry - crown raise to 2.5m from ground level to regain access to lawn and path. T2: Rhododendron - coppice to 0.5m from ground level to allow neighbouring vegetation to regenerate	Neutral View refer to Tree Specialist	Grant of Conditional Consent	12 th August 2025

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 26.08.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs J Beswetherick Green Acres Down Road Tavistock PL19 9AG	Planning application: 2256/25/TPO - Planning Page for DEF West Devon Borough Council	T22: Blue Atlas Cedar - Dismantle to a low stump, due to tree being dead, it currently poses a high risk of damage to the property if it falls or limbs break off as it is located in close proximity to the property	Neutral View refer to Tree Specialist
Mr C Mills Sandy Lane Barn Annexe Kilworthy Road Tavistock PL19 0JN	Planning application: 2271/25/FUL - Planning Page for DEF West Devon Borough Council	Single-storey extension & insertion of a dormer to the existing Annexe. Provision of cladding (timber & metal) to the existing Annexe	Support
Mr N Brown Calday Down Road Tavistock PL19 9AD	Planning application: 2317/25/TPO - Planning Page for DEF West Devon Borough Council	T1: Elm tree - Fell due to tree being dead	Neutral View refer to Tree Specialist
B LeBeau WH Smith 7 Duke Street Tavistock PL19 0BA	Planning application: 1528/25/ADV - Planning Page for DEF West Devon Borough Council	Advertisement consent for 2 x non illuminated fascia & 1 x non illuminated projecting sign	Support
Mrs D Faircloth 124A Old Exeter Road Tavistock PL19 0JB	Planning application: 1879/25/HHO - Planning Page for DEF West Devon Borough Council	Householder application for proposed single storey side extension & rear balcony/seating area, first floor cladding &	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		rear facing solar panels	
Mrs L Donnelly 11 Oak Road Tavistock PL19 9EZ	Planning application: 2306/25/TPO - Planning Page for DEF West Devon Borough Council	T1 & T2: Conifer - crown height reduction by 1-1.5m & G1: mixed species hedge: reduce in height by 1-1.5m. Excessive shading on properties	Neutral View refer to Tree Specialist
Tavistock Town Council 25 Hazel Road Tavistock PL19 9DN	Planning application: 2215/25/TPO - Planning Page for DEF West Devon Borough Council	T001: Mature Pedunculate Oak - Reduce radial crown spread from 11 metres to 9.5 metres by removing branches no longer than 1.5 metres from all points of the tree canopy, remove deadwood from canopy & Remove stogs due to prior works likely compromising the natural structure of the tree, reducing its overall lifespan & increasing the likelihood of branch failure	Neutral View refer to Tree Specialist
Mr & Mrs Bryan 28 Priory Close Tavistock PL19 9DJ	Planning application: 1938/25/HHO - Planning Page for DEF West Devon Borough Council	Householder application for two-storey rear extension & solar panels to rear roof	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs T Sutcliffe 218B Whitchurch Rd Tavistock PL19 9DQ	Planning application: 2434/25/TPO - Planning Page for DEF West Devon Borough Council	TPO S204; T1: Oak - North East and West sides reduce by 1-1.5m cutting no greater than 50mm, South side 3m lateral reduction cutting no greater than 75mm, vertical height reduction by 1-2m, to keep shape due to outgrowing designated planting area	Neutral View refer to Tree Specialist
Ms C Barnes 12 Dolvin Road Tavistock PL19 9EA	Planning application: 2449/25/TCA - Planning Page for DEF West Devon Borough Council	T1-T4: Leylandii – fell	Neutral View refer to Tree Specialist