

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **MONDAY 15th SEPTEMBER, 2025** at **6.30pm**.

PRESENT

Councillor B Smith
Councillor G Parker

Chairman
Vice Chairman

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

Councillors T Munro, N Martin and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

132. APOLOGIES FOR ABSENCE

Apologies for Absence had been received from Councillors S Hipsey (Mayor), Mrs J Hughes, A Lewis and R Poppe.

133. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 26th August, 2025 be confirmed as a correct record and signed by the Chairman (Appendix 1).

Noted That-arising from consideration of the foregoing a Member suggested the possibility of consideration, by the Council (perhaps through an informal meeting), of major developments in the Town where planning permission had been granted (or were in process). It was suggested that could enable consideration of any changes as might be considered to the Neighbourhood Development Plan for the Town, with particular regard to the position regarding the Local Plan and 5 year land supply. During the ensuing discussion, reference was made, in particular to:

- A lack of clarity around what such a meeting might achieve. Should the matter proceed it was important that the DM&L Committee should clearly understand what was proposed, the resource, policy and other implications, before recommending any course of action;
- That, should the Council wish to progress the idea, a sounding would need to be taken from the Local Planning Authority (LPA) and also the benefits of having an Officer from the LPA in attendance, if such a meeting took place. Similarly, if the Neighbourhood Development Plan (NDP) was going to be referred to during any such meeting, that members of the NDP Steering Group should also be invited to attend;
- that if a meeting were to be arranged, an item would appropriately need to be tabled beforehand on the next Development & Licensing Committee Meeting Agenda.

There would be an opportunity at the Council Meeting to take a sounding, should it wish to provide a 'steer' as to how/if it wished the Committee to consider the matter further at the next DM&L Meeting.

134. DECLARATIONS OF INTEREST

Councillor G Parker (Vice Chairman) Declared a 'Personal' Interest in Planning Application No. 2517/25/FUL, and left the Meeting during the consideration of this matter.

135. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

136. TOWN PLANNING ISSUES

No items received.

137. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

139. 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).

140. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 6th October, 2025 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 7.15pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 15.09.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
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	Tree Works Allowed	12 th August 2025
Children's Hospice South West 11 West Street Tavistock PL19 8AD P/A No. 1944/25/ADV	Advertisement Consent for proposed signage, text & graphic at 5mm Dark Green Acrylic (CYMK 90 25 90 10) on 20mm standoff locators, graphic will have a height of 375mm while text will be 200mm x 280mm	Support	Conditional Approval	26 th August 2025
Mrs P Treble Grammerby Barn Old Exeter Road Tavistock PL19 0JJ P/A No. 0931/25/HHO	Householder application for erection of a single storey extension	Support	Conditional Approval	27 th August 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr Benzie Merula Down Road Tavistock PL19 9AG P/A No. 2177/25/TPO	T2: Copper Beech & T3: Beech – trees over hang boundary and sheds. Reduce lateral spread on N side of T2 & T3 by 2m to height of 6m above ground level. Works to reduce overhang and shading over client property	Neutral View refer to Tree Specialist	Works to TPO tree refused	22 nd July 2025
Mr J Smyly Trevaunance Chollacott Lane Tavistock PL19 9DD P/A No. 2107/25/TPO	TPO S260: T1 Beech – remove 3 branches	Neutral View refer to Tree Specialist	Grant of Conditional Consent	4 th September 2025

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 15.09.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs J Beswetherick 1 Strathcar Down Road Tavistock PL19 9AG	Planning application: 2384/25/TPO - Planning Page for DEF West Devon Borough Council	G21: Oak Tree – Crown thin (approximately 15%) on west side of tree overhanging Green Acres, by cutting back the lateral growth on West side by approximately 2 meters. The finished pruning cut, is not to exceed 50mm in diameter. Works required due to tree overhanging	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		boundary fence into green acres & interfering with electric power cable, concerned high winds and squirrels could cause damage to power cables	
Mr M Stoate Breckland Down Road Tavistock PL19 9AG	Planning application: 2573/25/TPO - Planning Page for DEF West Devon Borough Council	TPO S251; G20: Beech – crown lift to 4.5m meters, max pruning cut size of approx. 1 inch, to give clearance	Neutral View refer to Tree Specialist
Mr Q Nguyen 2 Chapel Street Tavistock PL19 8DX	Planning application: 2478/25/HHO - Planning Page for DEF West Devon Borough Council	Householder application for single-storey rear side return infill extension with flat roof & roof lantern to replace existing lean-to; widening of rear staircase by excavation to improve access to upper garden; installation of double doors from first-floor rear bedroom to garden (same level); & erection of new boundary fence, works to be undertaken in conjunction with previously approved loft conversion & chimney removal (ref: 1103/25/HHO	Support – however it was requested that the roofing materials being used match those currently there

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr M Stoate Breckland Down Road Tavistock PL19 9AG	Planning application: 2574/25/TPO - Planning Page for DEF West Devon Borough Council	T1: English Oak - Remove dead branches from primary limb to minimise risk of failure	Neutral View refer to Tree Specialist
Mr I Clay 203 Whitchurch Rd Tavistock PL19 9DQ	Planning application: 1873/25/HHO - Planning Page for DEF West Devon Borough Council	Householder application for proposed extension to the rear of the existing property, separate garden room & refurbishment of existing coach house to inc. photovoltaic panels	Support the Application in principle but would request that the Heritage Officer reviews the proposed materials, to ensure that they do not harm the Listing of the building, and are appropriate to be used
Ms V Scarratt Cornerways Down Road Tavistock PL19 9AD	Planning application: 2517/25/FUL - Planning Page for DEF West Devon Borough Council	Proposed new three bedroom detached dwelling	Object on the following basis; • over-development of the site; • the concerns raised in the drainage survey, as drafted by the Case Manager, were supported; • concerns were raised with regards to the potential damage which may be caused to the existing trees on the site