

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **MONDAY 6th OCTOBER, 2025** at **6.30pm**.

PRESENT

Councillor B Smith
Councillor G Parker

Chairman
Vice Chairman

Councillor S Hipsey
Councillor Mrs A Johnson

Mayor ex officio
Deputy Mayor ex officio

Councillors A Lewis, N Martin, T Munro and A Venning

IN ATTENDANCE

Assistant to the Town Clerk
Financial Administrator
Town Clerk (part of Meeting)
Councillors J Moody and Ms S Wood (Ward Members)

154. APOLOGIES FOR ABSENCE

Apologies for Absence had been received from Councillors Mrs J Hughes and R Poppe.

155. CONFIRMATION OF MINUTES

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

156. DECLARATIONS OF INTEREST

The following Declaration of Interest were made;

- Councillor A Lewis - Planning Application 2365/25/HHO by virtue of a personal friendship with the Applicant;
- Councillor Mrs A Johnson – Agenda Item 5a (Notes on Housing Issue in Tavistock) by virtue of a family member owning one of the potential development sites;
- Councillor S Hipsey – Planning Application 2811/25/LBC by virtue of a social relationship with the Manager of the establishment.

157. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

158. TOWN PLANNING ISSUES

- a) Pursuant to recent discussions by the Committee (Minute No 133 refers) and Council (Minute 147(ii) refers), the Committee considered a submission as circulated pursuant to Council (Appendix 2 refers). In the ensuing discussion reference was made to various aspects identified

within same, with particular regard to housing provision/pressures - including artificial intelligence projections, land supply, affordability, the Planning Policy Framework (national, local and town and consequential timelines), infrastructure/employment, associated implications, and the potential for collaboration with other statutory authorities if/where consensus could be reached. Arising from same it was further:

RECOMMENDED THAT an Informal Meeting be convened with representatives of the former NDP Steering Group and the Local Planning Authority(LPA)/other professional Advisors, to discuss/review housing issues and related matters in the Town, together with a request being made to the LPA that it provide to the Town Council a projection for the number of new houses that will be required in the Parish over the next 10 years.

159. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

161. 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).

162. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 27th October, 2025 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 7.18pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING

DECISIONS (Appendix A) FOR MEETING 06.10.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mrs J Beswetherick Green Acres Down Road Tavistock PL19 9AG</p> <p>P/A No. 2256/25/TPO</p>	<p>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</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Grant of Conditional Consent</p>	<p>8th September 2025</p>
<p>Ms C Barnes 12 Dolvin Road Tavistock PL19 9EA</p> <p>P/A No. 2449/25/TCA</p>	<p>T1-T4: Leylandii – fell</p>	<p>Neutral View refer to Tree Specialist</p>	<p>No Objections Raised</p>	<p>8th September 2025</p>
<p>Mrs L Donnelly 11 Oak Road Tavistock PL19 9EZ</p> <p>P/A No. 2306/25/TPO</p>	<p>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</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Grant of Conditional Consent</p>	<p>19th September 2025</p>
<p>Tavistock Town Council 25 Hazel Road Tavistock PL19 9DN</p> <p>P/A No. 2215/25/TPO</p>	<p>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</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Grant of Conditional Consent</p>	<p>18th September 2025</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	stogs due to prior works likely compromising the natural structure of the tree, reducing its overall lifespan & increasing the likelihood of branch failure			
Mrs T Sutcliffe 218B Whitchurch Rd Tavistock PL19 9DQ P/A No. 2434/25/TPO	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	Refused	22 nd September 2025
Mr N Brown Calday Down Road Tavistock PL19 9AD P/A No. 2317/25/TPO	T1: Elm tree - Fell due to tree being dead	Neutral View refer to Tree Specialist	Tree Works Allowed	19 th September 2025

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 06.10.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr J Whyatt 3 College Avenue Tavistock PL19 0HU	Planning application: 2365/25/HHO - Planning Page for DEF West Devon Borough Council	Householder application for demolition of existing sub-standard	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		extension & erection of single-storey extension to rear of dwelling	
Mr & Mrs D Anning 115 Old Exeter Rd Tavistock PL19 0JB	Planning application: 2523/25/HHO - Planning Page for DEF West Devon Borough Council	Householder application for single storey summer house with attached partly open storage area	Support
Taylor Wimpey 26 Hawthorn Road Tavistock PL19 9DL	Planning application: 2513/25/TPO - Planning Page for DEF West Devon Borough Council	T002: Norway Maple - Pollard back to establish primary pollard points with final cuts made at approximately 3.0 metres from ground level. Initiate a well-balanced candelabra framework for future branch structure to establish	Neutral View refer to Tree Specialist
Mr R Mein Little Church Park Whitchurch PL19 9EL	Planning application: 2721/25/TCA - Planning Page for DEF West Devon Borough Council	T1: Juniper - Remove & replant with native broad leaf tree. Tree overhangs garden & rockery area and shades garden. Tree lacks vigour & form. T2: Liquid Ambar - Reduce height by 3 metres. Reduce lateral spread on all four cardinal points (N/S/E/W) by 1.5 metres T3: Lawsonsonia conifer - Remove tree. Tree lacks vigour in lower	Neutral View refer to Tree Specialist N.B. The Committee was pleased to see the proposal to replace the Juniper

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		<p>crown & is in decline. Tree is crowding & shading Liquid Ambar & causing it to elongate in height & lateral spread T4: Ash - Tree has Ash Die Back & in decline. Tree overhangs neighbour's drive & client parking area</p>	
<p>Ms A Coates 13 & 15 Tremayne Rise Tavistock PL19 8RD</p>	<p>Planning application: 2692/25/TPO - Planning Page for DEF West Devon Borough Council</p>	<p>S1, S2, S3, S4: Sycamores - Removal of all four trees due to excessive shading, low amenity value & due to falling branches</p>	<p>Refer to Tree Specialist however concerns were raised with regards to the number of trees to be removed, and whether an alternative could be found</p>
<p>Mrs S Parsons 2 Lang Grove Tavistock PL19 9AH</p>	<p>Planning application: 2590/25/TPO - Planning Page for DEF West Devon Borough Council</p>	<p>T1: Purple Beech - Crown lift of 1.5 metres to allow clearance for lines below, in leaf at the moment the stems are touching. Lateral reduction approx. 1.5m to the nearest growth point aspects to be covered N/NE/E/SE, to bring T1 back into symmetry & Crown thin by 10%, this will involve removal of any dead or cross over branches - All tree works will be sympathetic to the tree with the aim to</p>	<p>Neutral View refer to Tree Specialist</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		keep the tree in a natural shape	
Mr N Turner 11 & 12 Bannawell Street Tavistock PL19 0DJ	Planning application: 2598/25/TCA - Planning Page for DEF West Devon Borough Council	T1: Sycamore - Crown reduction by approximately 2.5 metres, Lateral branch reduction by up to 2.5 metres on all sides, including overhanging branches extending into neighbouring gardens & towards adjacent structures. T2: Holly: Crown reduction by approximately 2.5 metres to reduce overall size & allow increased light penetration	Neutral View refer to Tree Specialist
Mr T Cox 36 St Davids Road Tavistock PL19 9BT	Planning application: 2096/25/TPO - Planning Page for DEF West Devon Borough Council	T1, T3, T7: Oak- reduce by 3 metres, due to excessive shading. T2 & T5: Holly – fell due to overcrowding and heavy lean. T4: Sycamore- fell due to overcrowding and heavy lean. T6: Oak- fell due to overcrowding and heavy lean	Refer to Tree Specialist however concerns were raised with regards to the scale of the proposed works
Mr J Montague 11 The Heights Tavistock PL19 8HQ	Planning application: 2763/25/TPO - Planning Page for DEF West Devon Borough Council	S97 A1: Ash - Fell to ground level - due to crown overhang highway and overhead telephone cable to southwest	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		S97 T13: Sycamore - Reduce crown height from 12m to 9m & lateral reduction by N-E-S-W sides 1m-2m in length - to maintain a flowing branch line & shape	
Warm Welcome Hotels (Southern) Ltd The Bedford Hotel 1 Plymouth Road Tavistock PL19 8BB	Planning application: 2811/25/LBC - Planning Page for DEF West Devon Borough Council	Listed building consent for repositioning of non-loadbearing partition to facilitate bar alterations	Support
Mr Oakes 26 Chaucer Road Tavistock PL19 9AJ	Planning application: 2814/25/TPO - Planning Page for DEF West Devon Borough Council	TPO S31; G1: Hazel & Hawthorn - hedgerow on Devon wall/bank, re-coppice to near ground level leaving stumps at 0.2m from bank level to rejuvenate and re-establish hedgerow	Support