

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **MONDAY 27th OCTOBER, 2025** at **6.30pm**.

PRESENT

Councillor G Parker

Vice Chairman in the Chair

Councillor S Hipsey

Mayor ex officio

Councillor Mrs A Johnson

Deputy Mayor ex officio

Councillors Mrs J Hughes, A Lewis and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

176. APOLOGIES FOR ABSENCE

Apologies for Absence had been received from Councillors T Munro and B Smith (Chairman).

177. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 6th October, 2025 be confirmed as a correct record and signed by the Vice Chairman (Appendix 1).

178. DECLARATIONS OF INTEREST

The were no Declarations of Interest made.

179. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

a) The 'Refusal' of Planning Application 0280/25 – Erection of replacement shed, Land to the South of Pitts Cleave Quarry, Tavistock was 'noted' (Appendix 2).

180. TOWN PLANNING ISSUES

No items received.

181. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

183. 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).

184. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 18th November, 2025 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.28pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 27.10.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs J Beswetherick 1 Strathcar Down Road Tavistock PL19 9AG P/A No. 2384/25/TPO	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	Grant of Conditional Consent	7 th October 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	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 P/A No. 2574/25/TPO	T1: English Oak - Remove dead branches from primary limb to minimise risk of failure	Neutral View refer to Tree Specialist	Grant of Conditional Consent	8 th October 2025
Mr M Stoate Breckland Down Road Tavistock PL19 9AG P/A No. 2573/25/TPO	TPO S251; G20: Beech – crown lift to 4.5m metres, max pruning cut size of approx. 1 inch, to give clearance	Neutral View refer to Tree Specialist	Grant of Conditional Consent	8 th October 2025
Mr N Turner 11 & 12 Bannawell Street Tavistock PL19 0DJ P/A No. 2598/25/TCA	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	No Objections Raised	15 th October 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Ms A Coates 13 & 15 Tremayne Rise Tavistock PL19 8RD P/A No. 2692/25/TPO	S1, S2, S3, S4: Sycamores - Removal of all four trees due to excessive shading, low amenity value & due to falling branches	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	Works to TPO Tree Refused	16 th October 2025

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 27.10.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Ms H Adams 64 Bannawell St Tavistock PL19 0DP	Planning application: 2869/25/HHO - Planning Page for DEF West Devon Borough Council	Householder application for alterations to outbuilding & access	Split Decision; Support – 1. Replacing the corrugated roof with slate; and 2. Demolishing the walls which formed part of the previous extension Object to - 3. Use of the highway for residential parking on highways safety grounds
Mr I Clay 203 Whitchurch Rd Tavistock PL19 9DQ	Planning application: 1874/25/LBC - Planning Page for DEF West Devon Borough Council	Listed building consent for proposed extension to the rear of the existing property, replacement of tiles	Please refer to the Committee's response to P/A No. 1873/25/HHO in September 2025 (see below);

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		on existing roof & refurbishment of existing coach house to inc. photovoltaic panels	<p>"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"</p> <p>In addition, we would ask that the Heritage Officer pays particular attention to the proposed materials to be used for the rainwater goods and roofing materials.</p>
Co-Op Plc 10-12 Market St Tavistock PL19 0DB	Planning application: 2614/25/FUL - Planning Page for DEF West Devon Borough Council	Proposed shop front re-decoration, relocation of external ATM & new refrigeration plant to flat roof	Support
Ms B Turner Glenside Cottage Middlemoor PL19 9DY	Planning application: 2661/25/HHO - Planning Page for DEF West Devon Borough Council	Householder application for single storey extension to west elevation with patio & accessible ramps	<p>Object on the following basis;</p> <ol style="list-style-type: none"> 1. it is believed that there will be an unacceptable impact on the amenity of the neighbours which is contrary to the relevant policies of the JLP and SDI.2 of the Neighbourhood Plan; and 2. the levels of the patio and garden

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			appear to be inaccurate on the drawings provided
Mount Kelly College Newton House Mount Kelly Parkwood Road Tavistock PL19 0HY	Planning application: 3043/25/LBC - Planning Page for DEF West Devon Borough Council	Listed building consent to replace roof coverings & rainwater goods	Support
Mr Carr Virginia Cottage Mount Tavy Road Tavistock PL19 9JE	Planning application: 3026/25/TPO - Planning Page for DEF West Devon Borough Council	TPO S105; T1: Metasequoia - crown raise lowest lateral branches on all aspects to achieve a clearance of 2m from ground level, removing branches with a diameter no greater than 100mm. T2: Rhododendron - reduce in height by 1.5m leaving tree standing at 1.5m.	Neutral View refer to Tree Specialist
Mr D Bishop 71 Deacons Green Tavistock PL19 8BN	Planning application: 3000/25/TPO - Planning Page for DEF West Devon Borough Council	TPO S104; T1: Oak – primary limb at 8m from ground level on NW side, reduce by 3m, to reduce leaf fall into garden of 71	Neutral View refer to Tree Specialist However, concerns were raised with regards to the inadequate justification for these proposed tree works
Mrs R Bill 67 Bannawell St Tavistock PL19 0DP	Planning application: 2498/25/HHO - Planning Page for DEF West Devon Borough Council	Householder application for single storey rear extension	Object on the basis of inappropriate materials and inappropriate form of roof on a property

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			in the Conservation Area, in a WHS. This is contrary to policy DEV 20.