

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 18th NOVEMBER, 2025** at **6.30pm**.

PRESENT

Councillor B Smith
Councillor G Parker

Chairman
Vice Chairman

Councillor S Hipsey

Mayor ex officio

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

IN ATTENDANCE

Office & Finance Manager and Assistant to the Town Clerk

198. APOLOGIES FOR ABSENCE

Apologies for Absence had been received from Councillors Mrs A Johnson (**Deputy Mayor**).

199. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 27th October, 2025 be confirmed as a correct record and signed by the Chairman (Appendix 1).

200. DECLARATIONS OF INTEREST

Planning Application No. 3192/25/FUL Proposed outdoors terraced seating area enclosed within low height walls (retrospective): Councillor G Parker declared an interest by virtue of representations made in a personal capacity on the application and left the room on the consideration thereof

201. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

- a) The Planning Appeal for Application 0280/25, erection of a replacement shed on land to the South of Pitts Cleave Quarry, Tavistock was 'noted'. (Appendix 2)
- b) The adoption of DNPA's Local Validation Checklist on 7th November 2025 was 'noted'.

202. TOWN PLANNING ISSUES

No items received.

203. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

205. 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).

206. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 8th December, 2025 at 6.30pm in the Council Chamber, Drake Road, Tavistock. (Please not the 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 18.11.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs D Faircloth 124A Old Exeter Road Tavistock PL19 0JB P/A No. 1879/25/HHO	Householder application for proposed single storey side extension & rear balcony/seating area, first floor cladding & rear facing solar panels	Support	Conditional Approval	14 th October 2025
Mr & Mrs Bryan 28 Priory Close Tavistock PL19 9DJ P/A No. 1938/25/HHO	Householder application for two-storey rear extension & solar panels to rear roof	Support	Conditional Approval	14 th October 2025
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	Tree Works No Objection Raised	15 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	Neutral View refer to Tree Specialist	Tree Works No Objection 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
	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			
Motor Fuel Group Mercury Petrol Filling Station Plymouth Road Tavistock PL19 9DS P/A No. 2803/24/FUL	Extension to existing petrol filling station's sales building together with creation of an EV charging zone with canopy, substation, LV enclosures, three jet wash bays, bin store & associated works	Support – subject to consideration being given for the application of a Condition for the installation and maintenance of measures to offset pollutants, and to avoid contaminated water entering the local water system	Conditional Approval	15 th October 2025
Mrs S Parsons 2 Lang Grove Tavistock PL19 9AH P/A No. 2590/25/TPO	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	Neutral View refer to Tree Specialist	Refusal of Consent with agreed lesser works	22 nd October 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	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 keep the tree in a natural shape.			
Mr T Cox 36 St Davids Road Tavistock PL19 9BT P/A 2096/25/TPO	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	Split Decision	23 rd October 2025
Mr Oakes 26 Chaucer Road Tavistock PL19 9AJ P/A 2814/25/TPO	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	Grant of Conditional Consent	29 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
<p>Mr J Montague 11 The Heights Tavistock PL19 8HQ</p> <p>P/A 2763/25/TPO</p>	<p>S97 A1: Ash - Fell to ground level - due to crown overhang highway and overhead telephone cable to southwest 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 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>Neutral View refer to Tree Specialist</p>	<p>Split Decision</p>	<p>29th October 2025</p>
<p>Taylor Wimpey 26 Hawthorn Road Tavistock PL19 9DL</p> <p>P/A 2513/25/TPO</p>	<p>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</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Grant of Conditional Consent</p>	<p>27th October 2025</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	framework for future branch structure to establish			
B LeBeau WH Smith 7 Duke Street Tavistock PL19 0BA P/A 1528/25/ADV	Advertisement consent for 2 x non illuminated fascia & 1 x non illuminated projecting sign	Support	Conditional Approval	21 st October 2025

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 18.11.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Ms Sayer 16 Honeysuckle Drive Tavistock PL19 8FP	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2018/25/HHO	Householder application for the installation of two small windows on the first floor for the en-suite and landing	Support
Co-Op 10 - 12 Market Street (7 Drake Road) Tavistock PL19 0DB	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3042/25/LBC	Listed Building Consent for internal refurbishment works following fire damage including part removal of internal masonry wall	Support
Mr R Wilkinson 3 Drake Gardens Tavistock PL19 9AT	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3139/25/HHO	Householder application for new garage	Support To note that the red line to identify the property on the application is around the wrong site
Ms R Rowe 119 New Cemetery Plymouth Road Tavistock PL19 8BY	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3215/25/TCA	T1: Red Oak - has not come into bud and shown signs of decline/stress through losing its bark, remove and replant	Neutral View refer to Tree Specialist
Messrs J Kinsey and D Langton The Whitchurch Inn Church Hill Whitchurch PL19 9ED	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3192/25/FUL	Proposed outdoors terraced seating area enclosed within low height walls (retrospective)	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs A Wood Home Farm House Church Hill Whitchurch PL19 9ED	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3269/25/TCA	T1: Beech – lateral reduction by 3m on N side, lateral reduction by 1.5m on E,S&W sides, height reduction of 1.5m, crown thin of 15%, to reduce encroachment of gardens and reshape	Neutral View refer to Tree Specialist
Mr N Roberts 108 Deacons Green Tavistock PL19 8BN	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3298/25/TPO	TPO S104; G1: Mixed species - reduce all hedgerow on northern side in height by approximately 6ft to give finished height of approximately 6ft from the top of the bank, to match southern side (see pictures)	Neutral View refer to Tree Specialist
Mrs C Smyly Trevaunance Chollacott Lane Tavistock PL19 9DD	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3294/25/TPO	TPO S260; T1: Beech - reduce 1x limb on NW side by 4.5m, x2 secondary limb reduction by 3.5m, reduce x1 limb on NW side by 3m, reduce x1 secondary limb by 3m, risk of limb failure (limbs marked on photos)	Neutral View refer to Tree Specialist
Ms K Sparshatt 3 Fitzford Cottages Tavistock PL19 8DB	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3025/25/LBC	Listed building consent for removal & replacement of roof tiles, upgrade membrane & replace	Support

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		batons like-for-like where necessary & maintain existing rainwater goods, ridge tiles & chimney	