

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 8th DECEMBER, 2025** at **6.30pm**.

PRESENT

Councillor B Smith
Councillor G Parker

Chairman
Vice Chairman

Councillor A Lewis

IN ATTENDANCE

Office & Finance Manager

223. APOLOGIES FOR ABSENCE

Apologies for Absence had been received from Councillors S Hipsey (**Mayor**), Mrs J Hughes, Mrs A Johnson (**Deputy Mayor**), T Munro, N Martin, and A Venning.

224. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 18th November, 2025 be confirmed as a correct record and signed by the Chairman (Appendix 1).

225. DECLARATIONS OF INTEREST

None declared

226. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No item received.

227. TOWN PLANNING ISSUES

Planning application 3339/25/COM from Openreach as Notice of intent to install electronic communication apparatus comprising one 9m medium wooden pole was 'noted'.

228. GENERAL CORRESPONDENCE

A member made reference to progress arising in connection with a meeting to be held relating to planning matters (Minute No. 158 refers).

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

No items brought forward.

230. 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).

231. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 5th January, 2026 at 6.30pm in the Council Chamber, Drake Road, Tavistock. (Please not the change of day)

The Meeting closed at 7.06pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 08.12.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr C Mills Sandy Lane Barn Annexe Kilworthy Road Tavistock PL19 0JN	Single-storey extension & insertion of a dormer to the existing Annexe. Provision of cladding (timber & metal) to the existing Annexe	Support	Refusal	12 th November 2025
Mr J Whyatt 3 College Avenue Tavistock PL19 0HU	Householder application for demolition of existing sub- standard extension & erection of single- storey extension to rear of dwelling	Support	Conditional Approval	10 th November 2025
Mr & Mrs D Anning 115 Old Exeter Rd Tavistock PL19 0JB	Householder application for single storey summer house with attached partly open storage area	Support	Conditional Approval	4 th November 2025
Warm Welcome Hotels (Southern) Ltd The Bedford Hotel 1 Plymouth Road Tavistock PL19 8BB	Listed building consent for repositioning of non- loadbearing partition to facilitate bar alterations	Support	Conditional Approval	4 th November 2025
Ms R Rowe 119 New Cemetery Plymouth Road Tavistock PL19 8BY	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	No Objections Raised	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
Mr Carr Virginia Cottage Mount Tavy Road Tavistock PL19 9JE	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	Neutral View refer to Tree Specialist	Grant of Conditional Consent	13 th October 2025

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 08.12.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs Stephens 20 Priory Close Tavistock PL19 9DH	https://westdevon.planning-register.co.uk/Planning/Display/2501/25/HHO	Householder application for replacement of rear conservatory with utility room & replace rear balcony with single storey sun room with seating terrace above & solar panels at rear facing roof	Support for the extension but concerned were raised that the balcony would adversely affect the privacy of the adjacent properties
Ms R Rowe 119 New Cemetery Plymouth Road Tavistock PL19 8BY	https://westdevon.planning-register.co.uk/Planning/Display/3228/25/TCA	G1: Elm - Removal of dead elm trees on the boundary of Plymouth Road Cemetery / running adjacent to the A386	Neutral – Refer to Tree Specialist
A Bowden Land At Sx 470 735 Callington Road Tavistock PL19 8EX	https://westdevon.planning-register.co.uk/Planning/Display/3461/25/PIP	Construction of 2 dwellings	Object – However concerns were raised over the visibility for access to main road and the harm to trees
Mrs Emmott 63 Deacons Green Tavistock PL19 8BN	https://westdevon.planning-register.co.uk/Planning/Display/3506/25/TPO	TPO S104 A2; T1: Ash - reduce lateral spread on S side over shed by 1.5-2.5m, reduce lateral spread upper branches on S side over roof of house by 2.5-3m, reduce height by 2m. T2: Ash - reduce lateral spread on S side over shed by 1.5-2.5m, reduce lateral	Neutral – Refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		spread upper branches on S side over roof of house by 3.5m, reduce height by 3.5m. T3: Ash - reduce lateral spread on S side over shed by 1.5- 2.5m, reduce lateral spread upper branches on S side over roof of house by 3.5m, reduce height by 3.5m. T4: Oak - reduce lateral spread on S side over front garden by 2m, reduce height by 2.5m	
Mr & Mrs Gibson 1 Deer Park Road Tavistock PL19 9HF	https://westdevon.planning-register.co.uk/Planning/Display/3458/25/HHO	Householder application for alterations & extensions to existing dwelling & erection of garden shed	Support - Subject to Bat mitigation
Mills, Reddell Company Ltd 8a Paddons Row, Tavistock PL19 0HF	https://westdevon.planning-register.co.uk/Planning/Display/3443/25/FUL	Replacement roof covering from existing metal sheet to slate and insertion of conservation-style rooflights.	Support