

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **MONDAY 5th January, 2026** at **6.30pm**.

PRESENT

Councillor B Smith

Chairman

Councillor S Hipsey

Mayor ex officio

Councillor Mrs A Johnson

Deputy Mayor ex officio

Councillors A Lewis , N Martin, T Munro

Ward Member(s): Councillor S Wood.

IN ATTENDANCE

Office & Finance Manager

245. APOLOGIES FOR ABSENCE

Apologies for Absence had been received from Councillors Mrs J Hughes, G Parker, and A Venning.

246. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 8th December, 2025 be confirmed as a correct record and signed by the Chairman (Appendix 1).

247. DECLARATIONS OF INTEREST

The following declarations of interest were made, Councillor T Munro in respect of

- a) Minute No 250 – Proposal from Transition Tavistock Travel Action Group - by virtue of membership of the organisation concerned;
- b) Minute No 252(b) – Application 3650/25/FUL by virtue of a relative being a neighbour.

248. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

249. TOWN PLANNING ISSUES

No items received.

250. GENERAL CORRESPONDENCE

- a. an email thread from Transition Tavistock Travel Action Group regarding secure cycle parking in the Town (Appendix 2) was considered. The Committee acknowledged the thorough work that Transition Tavistock did and considered that cyclists should be encouraged to the Town as it was on a cycle route and could be a benefit for local businesses.

RECOMMENDED THAT Tavistock Town Council support the provision of appropriate secure cycle parking in the Town in principle, in a collaboration between Transition Tavistock, West Devon Borough Council and Devon County Council, subject to external funding being secured by the partners.

Noted That:

- a) Councillor T Munro declared an interest in the above matter by virtue of Membership of the organisation concerned and took no part in the discussion or voting thereon;
- b) *Addendum to the Minute: the matter of location suitability &/or priorities for cycle parking and related matters had been considered by the Committee and Council previously in July, 2025 when it considered the reports of Transition Tavistock and the Borough Council respectively (Minute No 78 refers).*

URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN

The Chairman agreed to take the following item as a matter of urgency in view of the circumstances involved.

251. ADVERSE WEATHER CONDITIONS

Regarding the recent adverse weather it was noted that Members and Officers had received representations from the public regarding the process for reporting and actioning refilling of Devon County Council (DCC) grit bins within Tavistock, especially considering its interactive map was indicating that several were showing that they were currently empty. It was agreed that Officers would contact DCC to advise that there was confusion around the reporting process to the Highway Authority. In addition it was suggested at a later date that it would be helpful if the responsible statutory partners consulted with the aim to produce an emergency/ adverse weather communications document.

252. PLANNING APPLICATIONS

a) Planning Decisions

Planning Decisions reached 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).

Noted That: Councillor T Munro declared an interest in respect of Agenda Item 8b – Application 3650/25/FUL by virtue of a relative

being a neighbour and took no part in the discussion or voting thereon.

253. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee would be held on Tuesday 27th January, 2026 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.30pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 05.01.2026

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Co-op 10-12 Market Street Tavistock PL19 0DB P/A No. 2614/25/FUL	Proposed shop front re-decoration, relocation of external ATM & new refrigeration plant to flat roof	Support	Conditional Approval	28th November 2025
Carr Virginia Cottage Mount Tavy Road Tavistock PL19 9JE P/A No. 3026/25/TPO	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	Tree Works Allowed	25 th November 2025
Mr D Bishop 71 Deacons Green Tavistock PL19 8BN P/A No. 3000/25/TPO	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	Tree Works Allowed	25 th November 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Ms. B Rowe 119 New Cemetery Plymouth Road Tavistock PL19 8BY P/A No. 3215/25/TCA</p>	<p>T1: Red Oak - has not come into bud and shown signs of decline/stress through losing its bark, remove and replant.</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Tree Works No Objection Raised</p>	<p>25th November 2025</p>
<p>Ms H Adams 64 Bannawell Street Tavistock PL19 0DP P/A No. 2869/25/HHO</p>	<p>Householder application for alterations to outbuilding & access</p>	<p>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</p>	<p>Conditional Approval</p>	<p>26th November 2025</p>
<p>Mr P Hodgson 16 Honeysuckle Drive Tavistock PL19 8FP P/A No. 2018/25/HHO</p>	<p>Householder application for the installation of two windows on the first floor, one for the ensuite & one on landing</p>	<p>Support</p>	<p>Conditional Approval</p>	<p>3rd December 2025</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr N Roberts 108 Deacons Green, Tavistock PL19 8BN</p> <p>P/A No. 3298/25/TPO</p>	<p>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</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Tree Works Allowed</p>	<p>15th December 2025</p>
<p>Ms. B Rowe 119 New Cemetery Plymouth Road Tavistock PL19 8BY</p> <p>P/A No. 3228/25/TCA</p>	<p>G1: Elm - Removal of dead elm trees on the boundary of Plymouth Road Cemetery / running adjacent to the A386</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Tree Works Allowed</p>	<p>15th December 2025</p>
<p>Mrs C Smyly Trevaunance Chollacott Lane Tavistock PL19 9DD</p> <p>P/A No. 3294/25/TPO</p>	<p>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).</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Tree Works Allowed</p>	<p>15th December 2025</p>
<p>Mrs J Williams 14 Hurdwick Road Tavistock PL19 8LW</p> <p>P/A No. 3531/25/TEX</p>	<p>T1 & T2: Ash trees - Very little or no leaf growth this last year, due to ash die back. They were left to gauge their recovery and provide a habitat. Amongst other ash tree, they have been monitored carefully and have now rotted</p>		<p>Refuse Exemption</p>	<p>15th December 2025</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	<p>to the extent that they are in danger of falling. These two trunks could damage garden structures or fall onto New Launceston Road causing issues with passing road traffic or pedestrians. Under a five day tree removal notice, removal is to be planned in a controlled manner to reduce the risk of serious damage, which is likely during the next major weather system. Or the next storm. It's becoming inevitable that these trees will fall.</p>			
<p>Mrs A Wood Home Farm House Church Hill Whitchurch Tavistock PL19 9ED</p> <p>P/A No. 3269/25/TCA</p>	<p>T1: Beech – Lateral only reduction by up to 2m of branch length on the Southern canopy aspect only.</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Raise no objections</p>	<p>16th December 2025</p>

TAVISTOCK TOWN COUNCIL
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS
 (Appendix B) FOR MEETING 05.01.2026

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Ms B Rowe 119 New Cemetery Plymouth Road Tavistock PL19 8BY</p>	<p>Planning Application: Planning application: 3581/25/TPO - Planning Page for DEF West Devon Borough Council</p>	<p>S1: Sycamore – remove, self-seeded, close to neighbouring property causing damage to rainwater goods and roof. C1: Lawson Cypress – remove overhang back to boundary only.</p>	<p>Support</p>
<p>Ms I Chambers Annexe Round House Old Launceston Road Tavistock PL19 8NA</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3529/25/VAR</p>	<p>Application for removal of conditions 3 (ownership) & 4 (holiday accommodation) of planning consent 00539/2015</p>	<p>Neutral view – subject to the resolution of separation of parking and garden area. Concerns were raised that if supported the annex could be sold separately, affecting the future of the Round House</p>
<p>Mr R Wilkinson 3 Drake Gardens Tavistock PL19 9AT</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3558/25/HHO?cuuid=C30B85C1-C161-4293-B6A7-DCFB0CB1B0B1</p>	<p>Householder application for new garage.</p>	<p>Support</p>
<p>Mr A Beecham Baker Estates Ltd Plot 44 Land at Plymouth Road Tavistock</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3239/25/HHO?cuuid=C4CDCED4-B7D5-4BC5-884F-956595853132</p>	<p>Householder application erection of stone wall & close boarded fence (Retrospective)</p>	<p>Objected – not in keeping with the surroundings</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mr V Gardner 3 Brook Street, Tavistock PL19 0HD</p> <p>Mount Kelly Parkwood Road Tavistock PL19 0HZ</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3660/25/ARC?cuuid=6C4E66FC-C884-4E24-9C65-D8572797E1EB</p> <p>https://westdevon.planning-register.co.uk/Planning/Display/3706/25/TCA?cuuid=133F1350-31B6-4CC2-AB1E-D046DA960AD8</p>	<p>Application for approval of details reserved by condition 6 (External Attachments) of planning consent 0384/25/LBC</p> <p>T1 (tag 3007): Beech – crown reduce to 3m from ground level, attach cobra systems to twin stems, close proximity to buildings and pedestrian path, Honey Fungus present, root sever may cause tree failure.</p>	<p>Support – subject to the Heritage Report</p> <p>Support</p>
<p>Mr C Mills Annexe Sandy Lane Barn Kilworthy Road Tavistock PL19 0JN</p>	<p>https://westdevon.planning-register.co.uk/Planning/Display/3650/25/FUL?cuuid=00F80040-0004-4FD5-8C96-32306ABEB95A</p>	<p>Replacement roof (maintaining existing roof form) and insertion of a dormer to the lawful existing annexe, with the addition of solar PV panels. Provision of timber and metal cladding (wall and roof) to the existing Annexe and infill extension to ground floor.</p>	<p>Support</p>