

**MINUTES** of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **MONDAY 5<sup>th</sup> 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 8<sup>th</sup> 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 27<sup>th</sup> 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	<b>Support</b>	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.	<b>Neutral View refer to Tree Specialist</b>	Tree Works Allowed	25 <sup>th</sup> 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>Mr D Bishop 71 Deacons Green Tavistock PL19 8BN</p> <p>P/A No. 3000/25/TPO</p>	<p>T1: Oak – primary limb at 8m from ground level on NW side, reduce by 3m, to reduce leaf fall into garden of 71.</p>	<p><b>Neutral View refer to Tree Specialist</b></p> <p><b>However, concerns were raised with regards to the inadequate justification for these proposed tree works</b></p>	<p>Tree Works Allowed</p>	<p>25<sup>th</sup> November 2025</p>
<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><b>Neutral View refer to Tree Specialist</b></p>	<p>Tree Works No Objection Raised</p>	<p>25<sup>th</sup> November 2025</p>
<p>Ms H Adams 64 Bannawell Street Tavistock PL19 0DP</p> <p>P/A No. 2869/25/HHO</p>	<p>Householder application for alterations to outbuilding &amp; access</p>	<p><b>Split Decision; Support ?</b></p> <p><b>1. Replacing the corrugated roof with slate; and</b></p> <p><b>2. Demolishing the walls which formed part of the previous extension</b></p>	<p>Conditional Approval</p>	<p>26<sup>th</sup> November 2025</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
		<b>Object to - 3. Use of the highway for residential parking on highways safety grounds</b>		
Mr P Hodgson 16 Honeysuckle Drive Tavistock PL19 8FP  P/A No. 2018/25/HHO	Householder application for the installation of two windows on the first floor, one for the en- suite & one on landing	<b>Support</b>	Conditional Approval	3 <sup>rd</sup> December 2025
Mr N Roberts 108 Deacons Green, Tavistock PL19 8BN  P/A No. 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	<b>Neutral View refer to Tree Specialist</b>	Tree Works Allowed	15 <sup>th</sup> December 2025
Ms. B Rowe 119 New Cemetery Plymouth Road Tavistock PL19 8BY  P/A No. 3228/25/TCA	G1: Elm - Removal of dead elm trees on the boundary of Plymouth Road Cemetery / running adjacent to the A386	<b>Neutral View refer to Tree Specialist</b>	Tree Works Allowed	15 <sup>th</sup> December 2025
Mrs C Smyly Trevaunance Chollacott Lane Tavistock PL19 9DD  P/A No.	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	<b>Neutral View refer to Tree Specialist</b>	Tree Works Allowed	15 <sup>th</sup> December 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
3294/25/TPO	3m, reduce x1 secondary limb by 3m, risk of limb failure (limbs marked on photos).			
Mrs J Williams 14 Hurdwick Road Tavistock PL19 8LW  P/A No. 3531/25/TEX	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 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.		Refuse Exemption	15 <sup>th</sup> December 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mrs A Wood Home Farm House Church Hill Whitchurch Tavistock PL19 9ED  P/A No. 3269/25/TCA	T1: Beech – Lateral only reduction by up to 2m of branch length on the Southern canopy aspect only.	<b>Neutral View refer to Tree Specialist</b>	Raise no objections	16 <sup>th</sup> December 2025

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS  
(Appendix B) FOR MEETING 05.01.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Ms B Rowe 119 New Cemetery Plymouth Road Tavistock PL19 8BY	Planning Application: <a href="#">Planning application: 3581/25/TPO - Planning Page for DEF   West Devon Borough Council</a>	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.	<b>Support</b>
Ms I Chambers Annexe Round House Old Launceston Road Tavistock PL19 8NA	Planning Application: <a href="https://westdevon.planning-register.co.uk/Planning/Display/3529/25/VAR">https://westdevon.planning-register.co.uk/Planning/Display/3529/25/VAR</a>	Application for removal of conditions 3 (ownership) & 4 (holiday accommodation) of planning consent 00539/2015	<b>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</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr R Wilkinson 3 Drake Gardens Tavistock PL19 9AT	Planning Application: <a href="https://westdevon.planning-register.co.uk/Planning/Display/3558/25/HHO?cuuid=C30B85C1-C161-4293-B6A7-DCFB0CB1B0B1">https://westdevon.planning-register.co.uk/Planning/Display/3558/25/HHO?cuuid=C30B85C1-C161-4293-B6A7-DCFB0CB1B0B1</a>	Householder application for new garage.	<b>Support</b>
Mr A Beecham Baker Estates Ltd Plot 44 Land at Plymouth Road Tavistock	Planning Application: <a href="https://westdevon.planning-register.co.uk/Planning/Display/3239/25/HHO?cuuid=C4CDCED4-B7D5-4BC5-884F-956595853132">https://westdevon.planning-register.co.uk/Planning/Display/3239/25/HHO?cuuid=C4CDCED4-B7D5-4BC5-884F-956595853132</a>	Householder application erection of stone wall & close boarded fence (Retrospective)	<b>Objected – not in keeping with the surroundings</b>
Mr V Gardner 3 Brook Street, Tavistock PL19 0HD  Mount Kelly Parkwood Road Tavistock PL19 0HZ	Planning Application: <a href="https://westdevon.planning-register.co.uk/Planning/Display/3660/25/ARC?cuuid=6C4E66FC-C884-4E24-9C65-D8572797E1EB">https://westdevon.planning-register.co.uk/Planning/Display/3660/25/ARC?cuuid=6C4E66FC-C884-4E24-9C65-D8572797E1EB</a>  <a href="https://westdevon.planning-register.co.uk/Planning/Display/3706/25/TCA?cuuid=133F1350-31B6-4CC2-AB1E-D046DA960AD8">https://westdevon.planning-register.co.uk/Planning/Display/3706/25/TCA?cuuid=133F1350-31B6-4CC2-AB1E-D046DA960AD8</a>	Application for approval of details reserved by condition 6 (External Attachments) of planning consent 0384/25/LBC  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.	<b>Support – subject to the Heritage Report</b>  <b>Support</b>
Mr C Mills Annexe Sandy Lane Barn Kilworthy Road Tavistock PL19 0JN	<a href="https://westdevon.planning-register.co.uk/Planning/Display/3650/25/FUL?cuuid=00F80040-0004-4FD5-8C96-32306ABEB95A">https://westdevon.planning-register.co.uk/Planning/Display/3650/25/FUL?cuuid=00F80040-0004-4FD5-8C96-32306ABEB95A</a>	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	<b>Support</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		cladding (wall and roof) to the existing Annexe and infill extension to ground floor.	