

Agenda Item 2

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY 27th JANUARY, 2026** at **6.50pm**.

PRESENT

Councillor B Smith
Councillor G Parker

Chairman Vice Chairman

Councillor S Hipsey **Mayor ex officio**
Councillors A Lewis , N Martin and A Venning

Ward Members: Councillors Ms M Ewings, J Moody and P Ward

IN ATTENDANCE

Office & Finance Manager and Administrative Democratic Support Officer
Assistant to the Town Clerk (for presentation only)
Members of the public

6:00pm – Prior to the commencement of the Meeting there was an opportunity to receive a presentation from Grass Roots Planning Ltd and Land Value Alliances LLP, in respect of a proposed major development on Violet Lane, Tavistock – all Members of Council had been invited to attend.

280. APOLOGIES FOR ABSENCE

Apologies for Absence had been received from Councillors Mrs J Hughes and Mrs A Johnson **Deputy Mayor ex officio**.

281. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 5th January, 2026 be confirmed as a correct record and signed by the Chairman (Appendix 1).

282. DECLARATIONS OF INTEREST

The following Declaration of Interest was made; Councillor B Smith in respect of Minute No 289(b) High Trees 8 Downlea, PL19 9AW- P/A 0103/26/TPO by virtue of the property being within sight of his own property.

283. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

284. TOWN PLANNING ISSUES

a) Cornerstone proposed an upgrade to the Base Station at Neatherne Brock, Kilworthy Road, Tavistock, PL19 0JL (NGRs: E 248166 / N 074847) this was considered and Members 'supported' the proposal.(Appendix 2)

285. NATIONAL PLANNING POLICY FRAMEWORK

The Committee considered the Government Consultation on the National Planning Policy Framework, proposed reforms and other changes to the planning system.

In the following discussion reference was made to the potential significance of the changes and timeline for response, arising from which a Member of the Committee and a Ward Member undertook to summarise the content of the consultation, with particular regard to:

- a) Planning Structure, Neighbourhood Development Plan;
- b) Housing Supply;

for circulation to the next meeting of the Committee.

286. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

288. 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.

In the ensuing discussion on the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration (Appendix 4), except for Planning Application 3771/25/OPA (proposed 120 houses on Callington Road), during the ensuing, reference was made to;

- o The principle of development outside the settlement boundary referencing Joint Local Plan (JLP) Policies SPT1, SPT2 and TTV1, which place significant weight on Neighbourhood Plans in shaping growth in main towns;
- o The scale of development and cumulative growth, referencing JLP Policy TTV2, which requires growth to be balanced and appropriate to the settlement;

- The landscape character and settlement edge. The Planning Application would conflict with JLP Policy DEV23 (Landscape characters) and SPT1(3);
- The Highways capacity and sustainable movement. Callington Road already experienced congestion and safety issues and this conflicted with Tavistock Neighbourhood Plan (TNP) Transport and Accessibility policies, and with JLP Policies SPT2 and DEV29, which require development to be genuinely accessible by sustainable modes, not merely mitigated through future measures;
- The TNP supported strong, clear action on the climate emergency—especially for greenfield developments—the submitted material only partly met this expectation. It relied too much on future details and conditions, which conflicted with TNP sustainability goals and JLP Policies DEV32 and DEV33 that require large developments to demonstrate clear, upfront carbon reduction rather than delayed or minimal measures;
- The TNP prioritised protecting local biodiversity and green infrastructure by avoiding harm rather than compensating for it. Although mitigation and biodiversity net gain was proposed, the reliance on off-site measures and financial mitigation under the shadow Habitats Regulations Assessment (HRA) showed remaining impacts that conflict with TNP biodiversity objectives and JLP Policies DEV36 and SPT14, especially due to cumulative effects on European sites;
- Loss of agricultural land and rural setting conflicted with TNP objectives to retain the rural character setting of Tavistock, especially at settlement edges. This aligned with JLP Policy SPT1(3)(i)

RESOLVED THAT

- a) The Town Clerk be requested to write to the Chief Legal Officer of West Devon Council seeking clarification of the lawfulness or otherwise of paragraph 11.46 of the JLP Supplementary Planning Document;
- b) The application be considered further at the Development Management & Licencing Committee Meeting of February 17th, following the clarification sought above, if available;
- c) At the Meeting on February 17th the Committee consider any further information that had come to light, along with the infrastructure requirements that the Town Council would expect to be met by this and other similar/major developments in the Tavistock area.

RECOMMENDED THAT

- a) The Council endorse the comments of Transition Tavistock but, in view of the potential impact on the World Heritage Town, also request that the Highway Authority give further consideration to:

- i. The cumulative impact on Tavistock's highway network of this development, together with the remaining 350 homes at the Tors and developments at New Launceston Road, Butcher Park Hill, Violet Lane and Plymouth Road – along with any other developments which had come forward prior to the determination of the application;
- ii. The cumulative impact being assessed against a 'With railway' scenario and a 'No railway' scenario;
- iii. The creation of a traffic model for Tavistock, with developer financial input, to enable developments such as this to be assessed both individually and cumulatively

b) Concern be expressed about the apparent inclusion of privately owned land outside the red line to carry out works that the landowner expressly opposed;

c) The Town Council write to:

- i. The World Heritage Partnership, asking the Partnership to consider the application and the wider impact of cumulative growth along with the initial views of the Town Council;
- ii. The Member of Parliament, asking him to raise the matter with the appropriate Minister.

Noted That Ward Members: Councillors Ms M Ewings, J Moody and P Ward left after Planning Application 3771/25/OPA was discussed.

289. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee would be held on Tuesday 17th February, 2026 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 8.15pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 27.01.2026

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr M Stevens Mount Kelly Parkwood Road Tavistock PL19 0HZ P/A No. 3706/25/TCA	T1 (tag 3007)- Twin stemmed large mature Beech – Reduce crown by 3 meters on all sides and lift crown by 8 meters from the ground on all sides. Attach Cobra system to both stems.	Neutral View refer to Tree Specialist	Tree Works Allowed	14 th January 2026
Ms. B Rowe 119 New Cemetery Plymouth Road Tavistock PL19 8BY P/A No. 3581/25/TPO	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.	Neutral View refer to Tree Specialist	Conditional Approval	14th January 2026
Annexe, Grammerby Barn, Old Exeter Road, Tavistock, Devon PL19 0JJ P/A No. 1209/25/FUL	Change of use of garage & annexe to a dwelling	Support	Refused	4 th February 2026

TAVISTOCK TOWN COUNCIL
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
 APPLICATIONS (Appendix B) FOR MEETING 27.01.2026

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr S Green Street Record (A386 Plymouth Road/Morrisons Roundabout) Tavistock P/A No. 3722/25/ADV	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3722/25/ADV?cuuid=BF2ABB30-E42E-450F-94A4-0A142A47E897	Advertisement consent for 3 x non-illuminated sponsorship signs: 1000mm x 550mm.	Objection Highway Safety: Driver distraction Blocked view
Ms A Thomas The Mill 1 Parkwood Road Tavistock PL19 0HG P/A No. 3662/25/ADV	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3662/25/ADV?cuuid=186B8ACF-E0E0-4CB5-9C03-1112CB479970	Advertisement consent for the installation of x 5 signs	Support
Ms A Thomas The Mill 1 Parkwood Road Tavistock PL19 0HG P/A No. 3661/25/FUL	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3661/25/FUL?cuuid=0D55E5C9-9673-462D-8BB0-ACA2BA92388C	Application for the demolition and replacement of lean-to structures with extension	Support
Mr P Andrews 39 Drake Gardens Tavistock PL19 9AT P/A No. 3664/25/VAR	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3664/25/VAR?cuuid=6D0CCE02-7C27-49FA-B19B-6E31DCB1D74B	Application for variation of conditions 2 (approved plans) & 3 (materials/finishes) of planning consent 2212/24/HHO	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr S Mansfield 29 Newtake Road Whitchurch PL19 9BX P/A No. 3476/25/TPO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3476/25/TPO?cuuid=7C94AE06-8060-450D-B516-2E506F6D1E0A	T1: Oak - Removal due to the position of the root network within a bank, the tree poses a risk of further structural damage if not removed, G2: 2 x Holly - Crown height reduction by 3 mtrs & Lateral reduction by 3mtrs on all sides, T3: Beech - Crown height reduction by 3mtrs & Lateral reduction by 3mtrs on all sides as it has been repressed by surrounding trees, forcing it to grow into the gardens & T4: Ash - re pollarded to prevent its branches falling into the garden	Objection Noted- the letter of objection
BDW Trading Ltd Mr R Blowey Land at SX 467 735 Callington Road Tavistock P/A No. 3771/25/OPA	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3771/25/OPA?cuuid=DA60ED2D-415F-4F7F-B8E9-FF6CAF949609	Outline planning application for the erection of up to 120 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access).	Extension to comment See notes

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr P Gray Woodacre Down Road Tavistock PL19 9AQ P/A No. 3785/25/TPO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3785/25/TPO?cuuid=C583B04A-2A54-46B2-9528-51C68713F68B	TPO S251; T1: Variegated Holly - remove, dying tree.	Neutral- refer to tree specialist
St Eustachius Church Bedford Square Tavistock PL19 0AE P/A No. 0077/26/TCA	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0077/26/TCA?cuuid=0E9C7344-4FB4-48FC-9B7F-060C304CBF4E	T501: Weeping Beech - degredation of local amenity, inappropriate location, fell. T504: Maple - reduce lateral growth on Church Lane Restaurant side by 2m, cuts not to exceed 40mm.	Neutral – refer to tree specialist
Mrs S Benny High Trees 8 Downlea Tavistock PL19 9AW P/A No. 0103/26/TPO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0103/26/TPO?cuuid=4D1B73B7-495F-44A4-BF8C-85D4365CF738	TPO S249; T1: Ash - remove over hanging branches at boundary from ground level to 10m height in order to balance tree, including dead crossing branches. T2: Red Oak - remove over hanging branches at boundary from ground level to 10m height in order to balance tree, including dead crossing branches. T3,T6: Sycamore - remove over hanging branches at boundary from	Neutral refer to tree specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		<p>ground level to 10m height in order to balance tree, including dead crossing branches.</p> <p>T4,T5: Beech - remove over hanging branches at boundary from ground level to 10m height in order to balance tree, including dead crossing branches.</p> <p>T7: Mulberry - remove over hanging branches at boundary from ground level to 10m height in order to balance tree, including dead crossing branches.</p>	
<p>Mr & Mrs Rackham Corfe Maudlins Park Tavistock PL19 8ED</p> <p>P/A No. 3561/25/HHO</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3561/25/HHO?cuuid=EFFCA257-D2F9-4F8F-BB3C-1E2A1A237894</p>	<p>Householder application for single storey side extension</p>	<p>Support With thanks to the quality of World Heritage assessment</p>
<p>Morrisons 128-130 Plymouth Road Tavistock PL19 9DS</p> <p>P/A No. 0027/26/ADV</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0027/26/ADV?cuuid=DB06479F-36C7-4261-9C15-C5D2F1DDCD23</p>	<p>Advertisement consent for the associated advertising of a WEBUYANYCAR pod structure within the Morrisons store car park</p>	<p>Support</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Morrisons 128-130 Plymouth Road Tavistock PL19 9DS</p> <p>P/A No. 0026/26/FUL</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0026/26/FUL?cuuid=A29517E4-F362-44A0-A385-191B9B11E241</p>	<p>Erection of a WEBUYANYCAR Pod Structure Within the Morrisons Store Car Park</p>	<p>Support – Would like assurance that the number of carpark spaces used is controlled and enough spaces left for shoppers</p>