

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 17th FEBRUARY, 2026** at **6.35pm**.

PRESENT

Councillor B Smith
Councillor G Parker

Chairman
Vice Chairman

Councillor Mrs A Johnson **Deputy Mayor ex officio.**

Councillors A Lewis , N Martin and A Venning

Ward Members: Councillors Ms M Ewings and A Hutton

IN ATTENDANCE

Office & Finance Manager and Administrative & Democratic Support Officer
Members of the public

302. APOLOGIES FOR ABSENCE

Apologies for Absence had been received from Councillors Mrs J Hughes, T Munro and S Hipsey (Mayor ex officio)

303. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 27th January, 2026 be confirmed as a correct record and signed by the Chairman (Appendix 1).

304. DECLARATIONS OF INTEREST

The following Declaration of Interest was made; Councillor Mrs A Johnson in respect of Minute No 310(b) Land at SX 467 735, Callington Road Tavistock P/A No.3771/25/OPA by virtue of the land being owned by a relative.

305. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

306. TOWN PLANNING ISSUES

Traffic Regulation Amendment Order 2026 – 6243 (Access to Westbridge Industrial Estate and School Road, Whitchurch), was 'noted'.

307. NATIONAL PLANNING POLICY FRAMEWORK

The Committee considered the summary of the Government Consultation on the National Planning Policy Framework (Appendix 2), proposed reforms and other changes to the planning system, as distributed to all Members of

Council, with particular regard to the following accompanied by an oral update from a Member:

- a) Neighbourhood Development Plan and settlement boundaries;
- b) Infrastructure Plan.

RECOMMENDED THAT Tavistock Town Council receive the Report as circulated.

Noted That: A twin hatted Member reported an upcoming Senior Planning Officers meeting to discuss major developments and their potential cumulative impact on the Town. It was considered that major planning applications, either in the process or in the preparation stages, had an effect on different parts of the town and relevant authorities needed to come together to discuss them as a group. It was requested, from the floor, that the invitation also be extended to Tavistock Town Council in the form of a Committee Member attending the meeting.

308. GENERAL CORRESPONDENCE

No items received.

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

No items brought forward.

310. 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 - with the exception of application 3771/25/OPA (see below), as listed in Appendix B, be passed to the Local Planning Authority for consideration (Appendix 4).

Application Number 3771/25/OPA

Note: this represented a reapplication, on an amended basis, of the application previously considered by the Committee (Minute No 288(b) refers).

RECOMMENDED THAT Tavistock Town Council object to the application on the grounds set out below;

- o The principle of development in the countryside, as defined by paragraph 5.5 of the Joint Local Plan (JLP). The proposal met none of

the relevant criteria of JLP Policy TTV26 or the emerging National Planning Policy Framework (NPPF) draft policy S1(1), and was therefore contrary to the Development Plan and emerging national policy;

o The lack of demonstrated housing need and inappropriate housing mix. The proposal did not align with the most up-to-date evidence submitted with the Tavistock Neighbourhood Plan and failed to meet the housing mix requirements of Joint Local Plan (JLP) Policy TTV27. This conflicted with the Development Plan and emerging NPPF draft policy S1(1j);

o The status and weight of the JLP Supplementary Planning Document (SPD). Concern was expressed that paragraphs 11.44 to 11.49 of the SPD, on which the applicant relied heavily, were asserted by the Council to be ultra vires, in that they effectively rewrote JLP Policies TTV26 and TTV27. This would conflict with Regulation 8(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, which states that supplementary planning documents must not conflict with the adopted Development Plan;

o The cumulative transport and highways impact. The proposal did not demonstrate that development of this scale could be accommodated, taking into account the availability and capacity of transport infrastructure. This conflicted with emerging NPPF draft policy TR6. In particular, reference was made to the cumulative impact on Tavistock's highway network arising from this development, together with the remaining homes at the Tors and developments at New Launceston Road, Butcher Park Hill, Violet Lane and Plymouth Road, along with any other developments coming forward prior to determination;

o The need for comprehensive transport modelling and assessment. It was considered necessary that cumulative impacts be assessed under both 'With railway' and 'No railway' scenarios, and that a town-wide traffic model be developed, with financial input from developers, to ensure developments could be assessed both individually and cumulatively;

o The adequacy of supporting infrastructure. The proposal did not demonstrate that development of this scale could be accommodated, taking into account existing and proposed infrastructure, including medical, educational, and bus transport provision. This conflicted with emerging NPPF draft policy S1(1j), which required infrastructure provision to support sustainable development.

b) The Local Planning Authority be requested to give full consideration to the cumulative transport, infrastructure, and policy impacts identified, together with the lawfulness and weight to be applied to the relevant Supplementary Planning Document provisions

Noted That

- a) Councillor Mrs A Johnson left the chamber whilst the above application was discussed;
- b) Ward Member: Councillor Ms M Ewings and Committee Member A Lewis left after Planning Application 3771/25/OPA was discussed;
- c) Following a question regarding the prior decision of the Committee to write to the Local Planning Authority (Minute No 288(a) refers) seeking information/clarification it was advised no response had yet been received. In view of the passage of time, and the importance attached to being able to make an informed response at the next Meeting of Council it was further:

RESOLVED THAT The Town Clerk write again to the Chief Legal Officer of the Local Planning Authority, together with the Leader of the Borough Council, seeking a response to prior correspondence on this increasingly urgent matter.

311. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee would be held on Monday 9th March, 2026 at 6.30pm in the Council Chamber, Drake Road, Tavistock.(please note change of day)

The Meeting closed at 7.50pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING

DECISIONS (Appendix A) FOR MEETING 17.02.2026

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mrs Emmott 63 Deacons Green Tavistock PL19 8BN</p> <p>P/A No. 3506/25/TPO</p>	<p>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 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. Above works to T1- T3: Ash trees requested due to height, proximity to the house (overhanging gable end) and shading. Concerns that branches may fail and fall onto the roof, sheds and/or house. T4: Oak - reduce lateral spread on S side over front garden by 2m,</p>	<p>Neutral View refer to Tree Specialist</p>	<p>REFUSAL of CONSENT with AGREED LESSER WORKS</p>	<p>4th February 2026</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	reduce height by 2.5m – significantly shades the property and overhangs the garden			
<p>PCC St. Eustachius Church Vicarage 5A Plymouth Road Tavistock PL19 8AU</p> <p>P/A No. 0077/26/TCA</p>	<p>T501: Weeping Beech - degradation of local amenity, inappropriate location, fell. T504: Maple - reduce lateral growth on Church Lane Restaurant side by 2m, cuts not to exceed 40mm.</p>	<p>Neutral View refer to Tree Specialist</p>	<p>Approved</p>	<p>10th February 2026</p>

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B) FOR MEETING 17.02.2026

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Aspris Children's Services Limited Buctor House Crease Lane Tavistock PL19 8EN</p> <p>P/A No. 3763/25/FUL</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3763/25/FUL</p>	<p>Change of use from residential care home (Class C2) to dwellinghouse (Class C3)</p>	<p>Support Subject to Buctor House and Buctor Cross stay ancillary</p>
<p>BDW Trading Ltd R.Blowey & M Blowey Land at SX 467 735 Callington Road Tavistock</p> <p>P/A No. 3771/25/OPA</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3771/25/OPA</p>	<p>READVERTISEMENT (revised site location plan) 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).</p>	<p>Take to Full Council</p>
<p>Dr Malvern Tipping, Devitt & Sons Limited 4 Market Street Tavistock PL19 0DA</p> <p>P/A No. 0158/26/FUL</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0158/26/FUL</p>	<p>Replacement of bow window & plank door to shop front</p>	<p>Object Removal of horizontal glazing bar is harmful to the character of listed building</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Dr Malvern Tipping, Devitt & Sons Limited 4 Market Street Tavistock PL19 0DA</p> <p>P/A No. 0159/26/LBC</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0159/26/LBC</p>	<p>Listed Building Consent for replacement of bow window & plank door to shop front</p>	<p>Object Removal of horizontal glazing bar is harmful to the character of listed building</p>
<p>Trustees of Crowndale Estate Crowndale Farm Crowndale Road Tavistock PL19 8JR</p> <p>P/A No. 0142/26/LBC</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0142/26/LBC</p>	<p>Listed Building Consent for the partial re-roofing and associated works, including masonry repairs to the stables and ancillary barns on the Crowndale Farm Estate.</p>	<p>Support Glad to see Tavistock Heritage remains in suitable way</p>
<p>Miss S. Boocock, Greenbelt Group Ltd 21 Saxon Road Tavistock PL19 8JS</p> <p>P/A No. 0275/26/TPO</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0275/26/TPO</p>	<p>T001: Beech - lateral reduction on northern side of 3m, reduce loading on the decaying base. T002: Beech - truncate northern stem to approx. 2m in length to significantly reduce mechanical forces on decaying stem, reduce risk to neighbouring property to north, Ganoderma and significant decay present see resistograph results. T003: Sweet Chestnut – fell, limited structural wood remaining,</p>	<p>Neutral – Refer to tree specialist</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		<p>close proximity to residential properties, replant with x1 10-12cm Sweet Chestnut in area recently cleared of laurel. T004: Elm – fell, dead, replace with x1 10-12cm Beech to be planted in area recently cleared of laurel. T005: Ash – fell, ADB 75% defoliated, replace with x1 10-12cm Hornbeam, to be planted in suitable canopy gap. A001: Sycamore – fell, weighted, leaning toward residential property, with no option to prune to provide sufficient gap. G002: Various species (mainly sycamore/goat willow) - laterally prune by up to 3m along property boundaries to provide sufficient gap of min 2m to dwellings. G003: Goat willow - coppice following number of branch breaks in recent years.</p>	
<p>Mr M Williamson - MGW (Manor) Properties Limited, MGW (Manor) Properties Limited The Poplars</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3723/25/FUL</p>	<p>Erection of two SME Business units</p>	<p>Support Subject to resolution of drainage objection</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Westbridge Industrial Estate Tavistock PL19 8DE</p> <p>P/A No. 3723/25/FUL</p>			
<p>Street Record St Johns Tavistock</p> <p>P/A No. 3743/25/TCA</p>	<p>Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/3743/25/TCA</p>	<p>T1: Ash (952) remove large deadwood over footpath T2: Spruce (160 -) Fell - large dead tree on bank within striking distance of open green space and basketball court</p>	<p>Neutral Refer to tree specialist</p>