

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 25th AUGUST, 2026** at **6.30pm**.

PRESENT

Councillor B Smith
Councillor A Hutton

Chairman
Vice Chairman

Councillor J Moody

Deputy Mayor ex officio

Councillors A Lewis, G Parker, A Venning.

Ward Member(s) Councillor S Hipsey.

IN ATTENDANCE

Administrative & Democratic Support Officer

116. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs A Johnson and Ms S Wood.

117. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 4th August, 2026 be confirmed as a correct record and signed by the Chairman (Appendix 1).

118. DECLARATIONS OF INTEREST

The following Declarations of Interest were made:

- a) Councillor J Moody declared an interest in respect of Application No 1982/26/FUL by virtue of serving on the DM&L Committee of the Local Planning Authority.
- b) Councillor A Hutton declared an interest in respect of Application No 2180/26/HHO by virtue of being neighbours with the applicant.
- c) Councillor G Parker declared an interest in respect of Application No 2209/26/FUL by virtue of being neighbours with the applicant.

119. CONSULTATION ON A REVIEW OF THE SOUTH HAMS AND WEST DEVON JOINT LOCAL PLAN

The Committee considered the Notice of Scoping Consultation and those associated questions it posed (Appendix 2) in connection with a review, by the Local Planning Authority, of the Joint Local Plan with South Hams District Council. Following a brief discussion, including regarding timing and process, it was:

RESOLVED THAT the matter be deferred to the next meeting of the Committee pending collation of a commentary by the Chairman and a member, for consideration by the Committee and further consideration by Council in due course.

Noted That the comments of a Member, on the above matter, had previously been circulated by them to all Members of Council.

120. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

120. TOWN PLANNING ISSUES

No items received.

121. 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

- i) Councillor A Hutton declared an interest in respect of Application No. 2180/26/HHO by virtue of being neighbours with the applicant and left the room during consideration thereof.
- ii) Councillor G Parker declared an interest in respect of Application No.2209/26/FUL by virtue of being neighbours with the applicant and spoke in support of the application, prior to then leaving the Meeting.
- iii) Councillor J Moody declared an interest in respect of Application No 1982/26/FUL by virtue of serving on the DM&L Committee of

the Local Planning Authority and spoke but did not vote on this application.

In connection with Planning Application No. 1982/26/FUL it was further:

RECOMMENDED THAT Part (a) of the application be supported.

In relation to Part (b) of the application (which potentially met the threshold of 10 homes as previously set by Council for 'major applications'), it was therefore:

RECOMMENDED THAT Tavistock Town Council, at its September Meeting, object to the application for the following reasons:

1. The 'tilted balance' had been abolished, and the proposal did not benefit from the 'presumption in favour of sustainable development' for the reasons set out below.
2. The site was not within 'reasonable walking distance' of the services of the town and the proposal would encourage the use of the private car. It was thus contrary to policies S3, S5 and TR3 of the National Planning Policy Framework (NPPF).
3. The proposal was an isolated site in the countryside and did not accord with policies TTV26 (Parts 1 and 2) of the JLP or policies S3, S5 and HO11 of the NPPF
4. The proposal could have been proposed as an enabling development in accordance with policy HE4 of the NPPF. However, it had not been promoted in this way and, therefore, could not claim the protection of Joint Local Plan (JLP) Policy TTV26 or NPPF policies S5 and HE4.
(Rather surprisingly, the applicants claim that the basis for this part of the application was that West Devon Borough Council had assured them that permission would be granted to enable a bank loan to be paid off. If correct, that would raise a variety of legal issues for that Council)
5. In respect of the outline application for 10 houses, the benefits identified were clearly insufficient to overcome the harm that arose from the conflicts with JLP Policy TTV26 and NPPF policies S3, S5, HO11 and HE4.

Addendum:- because of the Local Planning Authority deadline for receipt of consultation responses (falling prior to the next meeting of Council), the above response has been submitted to the Local Planning Authority in advance on an advisory basis.

122. NEXT MEETING

The next Meeting of the Development Management & Licensing

Committee would be held on Monday 14th September at 6.30pm in the Council Chamber, Drake Road (please note change of day).

The Meeting closed at 8.10 pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 25.08.2026

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr C Judd 11 West Street Tavistock PL19 8AD P/A No. 0948/26/LBC	Repairs, alterations & reinstatement of the existing shopfront & associated projecting structure including new signage	Support	Conditional Approval	7th August 2026

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 25.08.2026

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr Woodcock 11 Parkwood Road Tavistock PL19 0HG P/A No. 2195/26/TCA	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2195/26/TCA	T1: Cherry - Reduce entire crown by approximately 3 metres to previous reduction points. Tree has previously been reduced to manage it in this area over 3 gardens and access routes	Neutral – Refer to tree officer
Mrs G Horsfield 24 Fitzford Cottages Tavistock PL19 8DB P/A No. 0891/26/HHO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0891/26/HHO	Installation of gas central heating with a flue going out of the modern extension roof	Refer to Heritage Officer for approval
Mrs G Horsfield 24 Fitzford Cottages Tavistock PL19 8DB P/A No. 0892/26/LBC	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0892/26/LBC	Replacement of a window on rear elevation with a stable door (Retrospective).	Support
Mr S O'Rourke Westcroft Mohuns Close Tavistock PL19 9BJ P/A No. 0927/26/HHO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0927/26/HHO	Householder Application for conversion of garage to habitable accommodation	Conditional approval – Ancillary to main dwelling

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs D Gribble Stowford House Down Park Drive Tavistock PL19 9AH P/A No. 2180/26/HHO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2180/26/HHO	Garage demolition & the formation of a two storey side extension including a front porch	Support subject to the AIA report and conditions covering the rest of the application
Mr M Raveneau The Priory Marshall Close Whitchurch PL19 9RB P/A No. 1840/26/LBC	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/1840/26/LBC	Replacement flat roof covering to tower & replacement rainwater goods	Support – subject to the heavier weight lead and suitable rainwater goods
Mount Kelly Foundation Governors Hazeldon House Parkwood Road Tavistock PL19 0JS P/A No. 1982/26/FUL	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/1982/26/FUL	Hybrid planning application comprising of: Part A: a full planning application and listed building consent for the refurbishment of Hazeldon House as a single dwelling (including the demolition of non-listed structures), reinstatement of the parkland gardens, associated infrastructure	Part A support Part B- Reject refer to Minutes

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		(including drainage and retaining structures), removal of some trees, parking, boundary treatments, reinstatement of the historic driveway and access. Part B: an outline application for the demolition of all structures (except for the original walled garden structures), landscaping and associated works to provide up to ten dwellings, reinstatement of the historic driveway and access, associated infrastructure (including drainage and retaining structures), landscaping, open space, play space, removal of some trees, parking and boundary treatments.	
N Bradley 234 Whitchurch Road Tavistock PL19 9DQ P/A No. 2209/26/FUL	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2209/26/FUL	Demolition of chimney stack	Neutral – refer to conservation officer for their views

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr N Weeks 44 Chaucer Road Tavistock PL19 9AJ P/A No. 2320/26/TPO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2320/26/TPO	TPO S31: T1 Sycamore - Reduce height of tree by 3.5 metres back to previous pruning cuts from work in 2017 so as to reduce sail effect and amount of wind tree catches & reduce lateral spread throughout on all four cardinal bearings N,S,E & W by 2.75 metres so as to reduce overhang over property at 6 Heather Close and client property	Neutral – refer to tree officer