AGENDA ITEM No 3

MINUTES of the Meeting of the **TAVISTOCK TOWN COUNCIL** held on **TUESDAY 15th SEPTEMBER , 2026 at 6.30pm** at **THE COUNCIL CHAMBER, TOWN COUNCIL OFFICES, DRAKE ROAD, TAVISTOCK**

PRESENT Councillor Mrs A Johnson (Mayor)
Councillor J Moody (Deputy Mayor)

Councillors Ms M Ewings, S Hipsey, A Hutton, N Martin, Mrs B Moody, T Munro, G Parker, B Smith, P Ward.

IN ATTENDANCE Town Clerk, General Manager, Office and Finance Manager.

Prior to the commencement of the Meeting there was opportunity for:
6.25pm - Quiet Reflection led by Rob Palmer, Tavistock Street Pastors.

COMMENCEMENT OF MEETING

142. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors R Edlmann, J Hughes and R Poppe.

143. DECLARATIONS OF INTEREST

a) Councillor Mrs A Johnson (Mayor) declared an interest in:
i. Minute Number 121(b), by virtue of relationship to an employee of the Applicant;
ii. Minute Number 148, by virtue of membership of West Devon Borough Council;
iii. Minute Number 137, by virtue of an appointment to the Local Plan Board.

b) Councillor Ms M Ewings declared an interest in:
i. Minute Number 148, by virtue of membership of West Devon Borough Council;
ii. Minute Number 137, by virtue of an appointment to the Local Plan Board;
iii. Minute Number 114(b), (Applications PA 1524/26/FUL: PA 1525/26/LBC) by virtue of Membership of the applicant body.

c) Councillor J Moody (Deputy Mayor) declared an interest in Minute Number 148, by virtue of membership of the West Devon Borough Council Development Management and Licensing Committee.

d) Councillor Mrs B Moody declared an interest in Minute Number 114(b) (Applications PA 1524/26/FUL: PA 1525/26/LBC) by virtue of Membership of the applicant body.

144. CONFIRMATION OF MINUTES

a) RESOLVED THAT the Minutes of the Meeting of Tavistock Town Council held on Tuesday 28th July, 2026 be confirmed as a correct record and signed by the Chairman (Appendix 1).

145. PUBLIC REPRESENTATIONS & QUESTIONS

None received.

ITEMS REQUIRING A DECISION

146. GENERAL FINANCE

The Council considered the following:-

a) Schedule of Payments

The Council received and considered a copy of the monthly accounts as at 31st July 2026 as listed on the Council Website (Appendix 2).

b) Budget Monitoring Report

The Council received and considered a copy of the Budget Monitoring report as at 31st July 2026 (Appendix 3).

147. BUDGET & POLICY COMMITTEE

The Council considered the Minutes of the Meeting of the Budget & Policy Committee (Appendix 4) held on Tuesday 1st September, 2026, the recommendations being reported by rote.

RESOLVED THAT subject to consideration of Minute Nos. 132-133 being deferred to a later point in the Meeting, in view of the confidential nature of the business to be transacted, the Recommendations included in the foregoing report of the Budget and Policy Committee (Minute No's 123 - 130(a) refer) be approved and adopted.

Furthermore, and pursuant to Minute No 130 (b), nominations were invited for the nomination of a Member to serve on the Tavi Rail Forum for the remainder of the Civic Year. A nomination, duly proposed and seconded, was received in respect of Councillor S Hipsey.

RESOLVED THAT Councillor S Hipsey be nominated to serve on the Tavi-Rail Forum for the remainder of the 2026-27 Civic Year.

Noted That in response to a question attention was drawn to the report as considered by the Budget and Policy Committee setting out the position with regard to the recommendation in connection with Minute No 128.

148. PLANNING MATTERS

a) DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE (DM&L)

The Council considered the following: -

i) Development Management & Licensing Committee - Minutes of the Meeting held on Tuesday 4th August, 2026 (Appendix 5), (Minute No's 109 – 115 inclusive) the recommendations being reported by rote:

ii) Development Management & Licensing Committee – Minutes of the Meeting held on Tuesday 25th August, 2026 (Appendix 6), (Minute No's 116-122 inclusive - subject to the determination of Application Number 1982/26/FUL as set out below (b refers), the recommendations being reported by rote:

iii) Development Management & Licensing Committee – Minutes of the Meeting held on Monday 14th September, 2026 (Appendix 7 – circulated immediately prior to the Meeting) (Minute No's 134 - 141 inclusive), the recommendations being reported by rote.

RESOLVED THAT the Recommendations included in the foregoing reports of the Meetings of the Development Management & Licensing Committee as listed be approved and adopted.

Noted that

a) Councillors Mrs A Johnson (Mayor) and Ms M Ewings declared an interest in Minute No 137 by virtue of membership of the Local Plan Board, and took no part in the discussion or voting thereon;

b) There was a numbering error (duplication) in the Minutes of the Meeting of the Committee held on 25th August, 2026.

b) MAJOR PLANNING APPLICATION

The Council considered Planning Application Number 1982/26/FUL which potentially fell within the criteria for consideration by Council, along with the associated Recommendation from the Development Management and Licensing Committee Meeting held on Tuesday 25th August, 2026.

RESOLVED THAT the Recommendation of the Development Management and Licensing Committee, as set out below, be endorsed:

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.

<u>Noted that</u> -

a. Because of the Local Planning Authority deadline for receipt of consultation responses (falling prior to the next meeting of Council), the above response had previously been submitted to the Local Planning Authority in advance on an advisory basis.
b. Councillor Mrs A Johnson (Mayor) declared an interest in the above application by virtue a relationship to an employee of the Applicant and left the room during consideration thereof;
c. In the absence of the Mayor the Deputy Mayor took the Chair for consideration of this item;
d. Reference was made in debate variously to the role of the Town Council as a statutory consultee, matters as between the applicant

and Local Planning Authority, applicable planning policy, the planning merits and drawbacks of the submission and associated matters.

ITEMS CIRCULATED FOR INFORMATION ONLY

149. SERVICE REPORTS

The Council received, for information, the Reports of the General Manager and the Managers of the Pannier Market, Works Department and Town Hall & Butchers' Hall (Appendices 8 - 11 refer).

i. General Managers Report (Appendix 8);
ii. Pannier Market Report (Appendix 9);
iii. Works Department (Appendix 10);
iv. Town Hall & Butchers' Hall Report (Appendix 11).

Noted that:

a) In response to a question the General Manager undertook to report back to the relevant Committee on audio visual and related matters appertaining to the Town Hall/Pannier Market/Butchers Hall;
b) Appreciation was expressed to the Works Department for the recent Cemetery Tour for Members;
c) The report of the Works Manager be amended to include the deletion of 'church' clock and insertion, in its place, of 'town' clock.

150. FINANCE & OTHER MATTERS

The Council received, for information, the following: -

a) Report of the Administration Office (Appendix 12);
b) Heritage Alliance Meeting Notes (Appendix 13);
c) Report from West Devon Borough Councillor Adam Bridgewater (Appendix 14);
d) The following Member update or feedback was brought forward:
   i. Representatives on outside bodies:
   Noted that: in response to a question officers undertook to review the options available for inclusion of the Sensory Garden in the current and/or next edition of the Town Guide.
   ii. Feedback from Members following their attendance at any training sessions:
   Noted That a member reported attendance at Security and Safety Awareness which had been well attended and received.

151. TO RECEIVE SUCH COMMUNICATIONS OR REPORTS AS MAY BE SUBMITTED BY THE TOWN MAYOR

None were submitted

EXCLUSION OF PRESS AND PUBLIC

152. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Pursuant to Section 1(2) of the Public Bodies Admission to Meetings Act 1960, and having regard to the confidential nature of the business to be transacted it was:-

RESOLVED THAT the Press and Public be excluded from the Meeting for the following items of business.

CONFIDENTIAL ITEMS REQUIRING A DECISION

153. BUDGET & POLICY COMMITTEE (CONTINUED)

(**CONFIDENTIAL** by virtue of relating to legal and/or commercial matters, staffing and/or the financial or business affairs of person or persons other than the Council).

The Council received and considered Minute No's. 132-133 of the Meeting of the Budget & Policy Committee (Appendix 4 refers) held on Tuesday 1st September, 2026.

In the discussion arising (Minute No 132 refers) reference was made to associated factors including, but not limited to, prior deliberations of the Budget and Policy Committee, correspondence more recently received indicating discussions between the applicant and a previous tenant, the background to current arrangements adopted by the Council, offers made and declined and discretionary benefits granted.

RESOLVED THAT those actions taken to date be confirmed and the Council:

a) Confirm/endorse the historic (category 1) licence arrangements for the three café/restaurants voluntary use of space for external tables/chairs without charge under licence subject to biennial review (including regarding potential to introduce charging);
b) Confirm/endorse the existing licence and related arrangements (category 2) for optional tables/chairs in those locations previously occupied by car parking bays, including associated charging arrangements and linkage to Market fees and charges as previously agreed by Council;
c) the correspondent be advised of the decision.

154. PROPERTY, LEGAL & FINANCE MATTERS

(**CONFIDENTIAL** by virtue of relating to legal and/or commercial matters, staffing and/or the financial or business affairs of a person or persons other than the Council)

i) **DEBTORS' REPORT** The Council considered and noted a list (Appendix 15) of all those with debts to the Council dating from earlier than the last Quarter Day and received updates accordingly.

The Press and Public were re-admitted to the Meeting.
The Meeting closed at 8.10pm

Signed:
Dated:
CHAIRMAN