MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 27th OCTOBER, 2026** at **6.30pm.**

PRESENT

Councillor A Hutton	**Vice Chairman**
Councillor Mrs A Johnson	**Mayor ex officio**
Councillor J Moody	**Deputy Mayor ex officio**

Councillors A Lewis, G Parker, A Venning.

Ward Member(s) Councillor S Hipsey.

IN ATTENDANCE
Town Clerk and Administrative & Democratic Support Officer

172. APOLOGIES FOR ABSENCE
Apologies were received from Councillor B Smith.

173. CONFIRMATION OF MINUTES
RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 6th October, 2026 be confirmed as a correct record and signed by the Chairman (Appendix 1).

174. DECLARATIONS OF INTEREST
Cllr J Moody declared an interest as he sits on the Development Management & Planning Committee at West Devon Borough Council.

175. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)
No items received.

176. TOWN PLANNING ISSUES
No items received.

177. PLANNING APPLICATIONS

a) **Planning Decisions**
Planning Decisions reached by West Devon Borough Council were attached at Appendix A (Appendix 2).

b) **NEW Planning Applications**
New Planning Applications to West Devon Borough Council.

RECOMMENDED THAT;-

i) the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration (Appendix 3).
ii) the Committee's recommendation in respect of Application No. 2605/25/VPO be as follows:

1 The Town Council requests West Devon Borough Council to confirm:

- what is and isn't being applied for?
- what advice they have given to Vistry?

2 The Town Council requests that, prior to approving any of the required Variations, West Devon Borough Council should require a New Viability Assessment (as provided for in the original S106 Agreement) and a reassessment of the development's Affordable Housing provision for future phases.

3 The Town Council objects to removal of the provision of the School Site and the Education Contribution on the following grounds:

3.1 The School Site is an integral part of the development, required by JLP policy TTV17(3). The removal of the Site needs to be justified by substantial evidence that:

- It is no longer required, even taking into account the additional housing development required by the NPPF (2026).
- In the event that a new school is required in the future, the County Council has identified an alternative site suitable in location and size, to meet that future need.

3.2 The removal of the School Site will require a reconsideration of the Section 106 obligations for Embden Grange and Broadleigh Park, both of which include payments toward the construction of this school. If the School Site is not available, then those obligations cannot be met, and the moneys involved will need to be returned to the developers:

- Embden Grange - £366,560
- Broadleigh Park - £373,226

3.3. The removal of the Education Contribution from the Tors, Embden Grange and Broadleigh Park would require the County Council itself (rather than developers) to provide places in the town to accommodate 160.5 pupils.

4 The Town Council objects most strongly to the removal of the Monksmead Link on the following grounds :

4.1 The Link is vital in order to provide safe and convenient access between the site, local schools and the town centre. This is a key objective/policy of the 2011 Core Strategy (which was in force at the time of the decision), the JLP and the 2026 NPPF (which are the current policies).

4.2 The footway link will become a much more important issue if the school is not to be provided on site, which will require all children to attend the existing schools.

4.3 The developer has no authority to abandon this link – it doesn't matter that Vistry haven't bought the land because, under the terms of the S106 Agreement, responsibility for facilitating the Link rests squarely with West Devon Borough Council. Once West Devon Borough Council has facilitated it, the Council should require the developer should construct it. This is a minor cost to the developer but a major issue in terms of the sustainability of the development

4.4 The link is partly justified on the basis that it will reduce reliance on the private car. If it is removed, then car use will increase – and the applicant should be required to re-do the Transport Assessment, taking into account that increase in car usage.

5.1 The Town Council objects to the insertion of new plans into the Agreement on the grounds that such a variation cannot be entered into prior to a S73 amendment to condition 2 of the Outline permission.
5.2 The Council requests West Devon Borough Council to clarify the matters of County Council responsibility following any transfer of land
5.3 The Town Council objects to the removal of bus shelters pending a public consultation involving residents of the Tors.

NOTED THAT

a) The observations of a Member of the Committee had been received/ circulated in connection with Application No 2605/25/VPO. It was agreed that these also be submitted to the Local Planning Authority to both accompany and to contextualise the foregoing representations.
b) Councillor J Moody refrained from voting on Application No. 2605/25/VPO, Land Adjacent to Callington Road, Tavistock.
c) Councillor G Parker declared an interest in Application No. 2780/26/TCA, Primrose Cottage, 11 Mount Tavy Road, PL19 9JB of virtue of personal connection to the applicant.

178. NEXT MEETING

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

The Meeting closed at 7.35pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 27.10.2026

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
J Prest 11 Deer Leap Tavistock Devon PL19 9RD P/A No. 2038/26/TPO	TPO 251: G1 - Group of 5 Oak trees - Crown raise branches sympathetically on western canopy only currently standing at 3m from ground level to achieve a clearance of 5m from ground level. The reason for the works is to achieve clearance.	**Object - Basis to achieve clearance is not a reason to do the works Object -**	**Refusal of consent with agreed lesser works**	8th October 2026
Beech Tree House 2B Roland Bailey Gardens Tavistock PL19 0RB P/A No. 2449/26/TPO	T5: Fagus Sylvatica, Beech tree – Crown height reduction by 9m and lateral crown reduction by 6m, leaving the tree to be 9m in height and 5m in width left standing to maintain balance. Safety to all residences close by and to maintain the ongoing of a healthy tree and prevent any damage in the near future. T3: Quercus Robur, Oak tree – Crown height reduction by 9m and 5m lateral crown reduction, leaving the tree to be 9m in height and 5m width, maintaining its shape and balance to this healthy tree whilst making the	**Neutral - refer to tree specialist**	**Refusal of consent with agreed lesser works**	13th October 2026

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	surrounding area safer. Tree is which is growing at an angle into the garden and towards the house which could cause some considerable to damage to the house should it continue to grow and collapse.			

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 27.10.2026

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs Shore 2 Abbotsfield Crescent Tavistock PL19 8EY P/A No. 2266/26/HHO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2266/26/HHO?cuuid=16B7D8B6-4A11-4ECF-9E10-8D0F467E2E5B	READVERTISEMENT (amended description) Proposed single storey rear extension and new front porch to bungalow. Replace garage and insert new pedestrian gate & path. Associated solar panels.	**Support**
Vistry Cornwall South West Land Adjacent To Callington Road Callington Road Tavistock P/A No. 2605/25/VPO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2605/25/VPO	Application for modification of Section 106 Agreement on 00554/2013 and 2142/19/FUL	**See comments on Minute No. 177b ii.**
2 Peryn Road Tavistock PL19 8LP P/A No. 2079/26/TPO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2079/26/TPO	T1: Ash – Remove deadwood and reduce crown by 3m, not exceeding branch diameter of 75mm. Works required to reduce the risk of them breaking off near the trunk.	**Support**

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs Draper 1 Birchwood Close Tavistock PL19 8DR P/A No. 2736/26/VAR	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2736/26/VAR	Application for variation of condition 2 (approved plans) of planning consent 1793/26/HHO	**Support**
Mr R Mein Little Church Park Whitchurch Tavistock PL19 9EL P/A No. 2781/26/TCA	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2781/26/TCA	T1- Beech – Fell – Due to risk of falling on neighbouring property as tree has been overcrowded and lack structure and vigour	**Neutral – Refer to tree specialist**
Mrs S Andrew Primrose Cottage 11 Mount Tavy Road Tavistock PL19 9JB P/A No. 2780/26/TCA	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2780/26/TCA	T1: Beech - Crown height reduction by no more than 2.25m. Reduce lateral spread on all four cardinal bearing N S E and W by 1.75 - 2.25 metres throughout. Reason for Works: reduce the amount of shading the tree creates, risk of overhang onto neighbour to West	**Neutral – Refer to tree specialist**
Ms C Hilton Dove Cottage Down House Farm Mill Hill Lane Tavistock PL19 8NH P/A No. 2741/26/HHO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2741/26/HHO	Construction of porch	**Support**

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr G Williams Hollydown Butcher Park Hill Tavistock PL19 0EH P/A No. 2782/26/HHO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2782/26/HHO	Proposed two storey side extension	**Support – Subject to drainage consultants objection being overcome.**
Mr K Reed 4 St Davids Road Tavistock PL19 9BT P/A No. 2803/26/TPO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2803/26/TPO	TPOS31; Works to various trees: Conifers - C1, C2, C3, C4 - Trim/ Crown reduction by up to 30cm Copper Beech - B1 - Pruning to remove thin growth - 1cm diameter and 1.3 meters in length - and reveal unhealthy branches to be removed - cracked or rubbing branches which are causing a decline in the tree's vital functions, growth & structural integrity. White Beam - W1 - Reduce by 25% Liquid Amber - LA - Crown reduction of 20% to maintain shape & suitability for the location.	**Support – Only works justified by the tree officer**
Dent 15 Shelley Avenue Tavistock PL19 9AR P/A No. 2848/26/TPO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2848/26/TPO	TPO S31; G1 - Mixed Species boundary hedge consisting of mainly Sycamore - Re-coppice, leaving stems at 1m from ground level to re-	**Support**

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		establish the lapsed coppiced hedgerow.	
Mr M Rav The Priory Marshall Close Whitchurch PL19 9RB P/A No. 2817/26/TPO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2817/26/TPO	TPO S41 - T1 Sycamore - Fell tree - to managing the foreseeable risk associated with the tree and its location, T7 – Sycamore - Fell tree - over long-term structural integrity and proximity to the neighbouring dwelling & G1 – Mixed tree group - Fell trees - to improve light and create greater separation between the trees and building	**Object – Works not justified**
Ms J Flatman The Leaze 7 Kilworthy Hill Tavistock PL19 0EP P/A No. 2844/26/TCA	Planning Application:	T1 Holly -Trim all side branches to 1 meter length. T2 Holly -Cut off all dead branches and trim all remaining branches to 3 metres . T3 Sycamore -Trim crown by 1 meter and all sides by 0.5 meter T4 Ash -Cut off all dead branches and trim crown by 0.5 meter T5 Yew -Trim crown and all sides by 0.5 meter . T6 Mulberry -Trim crown and all sides by 0.5 meter . T7 Eucryphia Cordfolia ?- Trim crown and all sides by 0.5 meter .	**Support**

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		T8 Yew - Trim crown and sides both 0.75 meter	
Mrs C Clement 10 Willow Road Tavistock PL19 9JH P/A No. 2652/26/TPO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/2652/26/TPO	T1 – T5: Leylandii Trees: Crown height reduction by 1 meter and crown lift by up to 1 meter for all 5 trees to reduce Sky television signal interference and for easier access to the boundary wall between 17 Alder Road and 10 Willow Road.	**Support**