

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 18th FEBRUARY, 2025** at **6.30pm**.

PRESENT

Councillor B Smith **Chairman**
Councillor G Parker **Vice Chairman**

Councillor P Ward **Mayor ex officio**
Councillor S Hipsey **Deputy Mayor ex officio**
Councillors A Lewis, R Poppe and A Venning

IN ATTENDANCE

Assistant to the Town Clerk

314. APOLOGIES FOR ABSENCE

There were no Apologies for Absence, as all Members were present.

315. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on 28th January, 2025 be confirmed as a correct record and signed by the Chairman (Appendix 1).

316. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

317. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

A Decision Notice had been received in respect of Units 14 & 15 Pitts Cleave Industrial Estate, Wilminstone, Tavistock PL19 0PW – Erection of industrial building, site adjacent to Units 14 & 15 Pitts Cleave. A Grant of Conditional Planning Consent had been obtained. **Noted** (Appendix 2).

318. TOWN PLANNING ISSUES

No items received.

319. GENERAL CORRESPONDENCE

No items received.

320. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

The Committee Chairman gave an oral update on the progress of the Plan, as provided by the Chairman of the NDP Steering Group, as follows;

- that the Plan would be considered by West Devon Borough Council's HUB Committee Meeting scheduled for 11th March, 2025;
- that the expected date for the Referendum would coincide with the Elections due to take place in May, 2025;
- that a strategy for publicising the Referendum was currently being drawn up;

- that the NDP website now contained an AI tool which allowed for improved, and easier, access to the Plan document for those wishing to view it;
- that a map, clearly outlining the Parish, was also available on the NDP website.

During the ensuing discussion, reference was made to;

- the potential to invite Alison Ward (West Devon Borough Council) back to discuss the possibility of setting up a Community Land Trust for either residential or economic objects;
- the presumption that sites for new housing would need to be identified, but it was not known how many houses were required, or where they would be built, as the Neighbourhood Development Plan did not currently identify development sites;
- the potential for affecting land values by identifying them as possible development sites.

Noted That following the above discussion, and in response to Council Minute No. 303(c), and also in view of the various options available on how to proceed, the Chairman undertook to invite representatives of the Local Planning Authority to attend an informal Meeting of the DM&L Committee to explore with the Town Council on how best this topic could be taken forward.

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

No items brought forward.

322. PLANNING APPLICATIONS

a) Planning Decisions

Planning Decisions 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).

323. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 10th March, 2025 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 7.42pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 18.02.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mr P Rowe Anderton Farm Tavistock PL19 9DU</p> <p>P/A No. 2366/24/FUL</p>	<p>Conversion of redundant barns to a three-bedroom dwelling with parking and external works</p>	<p>Support – subject to the satisfactory resolution of flood risk, drainage, wildlife and Bat issues</p>	<p>Conditional Approval</p>	<p>16th January 2025</p>
<p>Mr G Vann 3 Downlea Tavistock PL19 9AW</p> <p>P/A No. 3944/24/TPO</p>	<p>T4: Pissard Plum tree – Fell tree due to tree suffering significant damage during storm Darragh, one side has fallen leaving tree unbalanced with remaining branches over driveway, remaining part of tree overhangs the driveway close to front door & an electric vehicle charging point. Concerned remaining branches will fall onto driveway during future storms.</p>	<p>Neutral View - Refer to Tree Specialist</p>	<p>Grant of Conditional Consent</p>	<p>5th February 2025</p>

TAVISTOCK TOWN COUNCIL
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
 APPLICATIONS (Appendix B) FOR MEETING 18.02.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs G Lumley Abbey Mead House 7 Plymouth Road Tavistock PL19 8AU	https://westdevon.planning-register.co.uk/Planning/Display/3962/24/LBC	Listed Building Consent for alterations to a C20 extension on rear, remodelling of roof, replacement doors & windows, addition of solar panels & patent-glazed rooflights, some internal alterations & widening of highway access	Primarily support the proposals however, we do not feel that the widening of the opening on to Plymouth Road in the Conservation Area, in a World Heritage Site, is justified.
Mr & Mrs G Lumley Abbey Mead House 7 Plymouth Road Tavistock PL19 8AU	https://westdevon.planning-register.co.uk/Planning/Display/3963/24/HHO	Householder application for alterations to a C20 extension on rear, remodelling of roof, replacement doors & windows, addition of solar panels & patent-glazed rooflights, some internal alterations & widening of highway access	Primarily support the proposals however, we do not feel that the widening of the opening on to Plymouth Road in the Conservation Area, in a World Heritage Site, is justified.
Mr P De Cogan Land at SX 487 746 Stannary Bridge Road Tavistock	https://westdevon.planning-register.co.uk/Planning/Display/0161/25/FUL	Construction of single storey outbuilding, garage, car port & plant room	Support
Mr B Kehoe 45 Glanville Road Tavistock PL19 0ED	https://westdevon.planning-register.co.uk/Planning/Display/0173/25/TPO	T1: Sycamore - height reduction by up to 3 metres, lateral reduction on all sides by up to 2 metres. To give balance and improve	Neutral View refer to Tree Specialist

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		overall visuals and stability	
Mr N Gregory Land off Callington Road Tavistock (Triangle of land north of Yellow Mead Tor Close)	https://westdevon.planning-register.co.uk/Planning/Display/0230/25/TPO	T16 (Tag 637): Fraxinus excelsior (Ash) tree - remove for safety reasons (Please see accompanying Quantified Tree Risk Assessment for full details)	Neutral View refer to Tree Specialist
Ms J Ellis Muirfield Down Road Tavistock PL19 9AQ	https://westdevon.planning-register.co.uk/Planning/Display/0311/25/TPO	TPO S252 - G23 1 x Hiba & 1 x Golden Cypress: Crown height reduction by one third of tree height	Neutral View refer to Tree Specialist
Motor Fuel Group Mercury Petrol Filling Station Plymouth Road Tavistock PL19 9DS	https://westdevon.planning-register.co.uk/Planning/Display/2803/24/FUL	Extension to existing petrol filling station's sales building together with creation of an EV charging zone with canopy, substation, LV enclosures, three jet wash bays, bin store & associated works	Support – subject to consideration being given for the application of a Condition for the installation and maintenance of measures to offset pollutants, and to avoid contaminated water entering the local water system