

**MINUTES** of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **TUESDAY 1<sup>st</sup> APRIL, 2025** at **6.45pm**.

**PRESENT**

Councillor B Smith                      **Chairman**

Councillor P Ward                      **Mayor ex officio**

Councillor S Hipsey                      **Deputy Mayor ex officio**

Councillors A Lewis, R Poppe and A Venning

**IN ATTENDANCE**

Ward Members – Councillors Ms M Ewings, Mrs J Hughes and Mrs A Johnson

Town Clerk and Assistant to the Town Clerk

**368. APOLOGIES FOR ABSENCE**

There was an Apology for Absence from Councillor A Lewis.

**369. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Monday 10<sup>th</sup> March, 2025 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**370. DECLARATIONS OF INTEREST**

The following Personal Declaration of Interest was made:-

Councillor S Hipsey in respect of Planning Application

0537/25/HHO – Beech Tree House, 2b Roland Bailey Gardens, Tavistock PL19 0RB by virtue of being a near neighbour of the Applicants.

**371. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

Planning Application 0679/25/PIP Land at SX 470 735 Callington Road Tavistock - Application for permission in principle for 3 dwellings.

During the ensuing discussion, reference was made to;

- the criteria for responding to a 'Permission in Principle' Planning Application;
- the difficult location and topography of the site for development, which included a 20' drop from the adjacent highway to the plot of land;
- the increased highway safety issues any development on that land would create on what was already a very busy highway, as previously highlighted by the Highways Authority;
- that many vehicles already exceeded the speed limit in the proposed access area of the development;

- the potential arboriculture and ecological impacts of development;
- that the site was considered too small to accommodate 3 properties.

RESOLVED THAT the Town Council's response would be;

Strongly Object on the following grounds;

Location – this is an inappropriate location for any development due to;

- the arboriculture, ecological and topographic impacts any development would cause to the area; and
- the highways safety issues this would cause, as identified by the Highways Authority

It was imperative that a physical site visit was undertaken in order that the 20' drop from the road was recognised, as this wasn't clearly identifiable from the Planning Application.

### **372. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

No items received.

### **373. TOWN PLANNING ISSUES**

No items received.

### **374. GENERAL CORRESPONDENCE**

No items received.

### **375. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)**

The Committee received and noted the Report of the Chairman of the Neighbourhood Development Plan Steering Group. This would be the final update provided, prior to the Referendum (Appendix 2).

### **376. 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).

### **377. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Wednesday 23<sup>rd</sup> April, 2025 at 6.30pm in the Council Chamber, Drake Road, Tavistock (please note change of day).

The Meeting closed at 7.48pm.

Signed:

Dated:  
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING  
DECISIONS (Appendix A) FOR MEETING 01.04.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr N Gregory Land off Callington Road Tavistock (Triangle of land north of Yellow Mead Tor Close)  P/A No. 0230/25/TPO	T16 (Tag 637): Fraxinus excelsior (Ash) tree - remove for safety reasons (Please see accompanying Quantified Tree Risk Assessment for full details)	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	17 <sup>th</sup> March 2025
Ms J Ellis Muirfield Down Road Tavistock PL19 9AQ  P/A No. 0311/25/TPO	TPO S252 - G23 1 x Hiba & 1 x Golden Cypress: Crown height reduction by one third of tree height	<b>Neutral View refer to Tree Specialist</b>	Grant of Conditional Consent	17 <sup>th</sup> March 2025
Mr A Towl Towls of Tavistock 45 Brook Street Tavistock PL19 0HE  P/A No. 3854/24/FUL	Provision of private access to residence above business premises to provide a self-contained residential unit	<b>Support – subject to the new door being approved by the Heritage Officer</b>	Conditional Approval	10 <sup>th</sup> March 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 G Feltham Devon County Council 62 Plymouth Road Tavistock PL19 8BU</p> <p>P/A No. 4007/24/FUL</p>	<p>Proposed canopy to rear, proposed air source heat pumps, replacement cladding panels &amp; reconfiguration of car park</p>	<p><b>Support –</b></p> <ul style="list-style-type: none"> <li>• <b>subject to there being no adverse noise nuisance to the neighbours from the heat pumps.</b></li> </ul> <p><b>Reference was made to;</b></p> <ul style="list-style-type: none"> <li>- <b>the emerging Tavistock Neighbourhood Development Plan which specified that the facilities currently provided by this venue are to be protected; and</b></li> <li>- <b>that the Committee was seeking assurances that the Registration Office and Adult Community Centre are being relocated within the town</b></li> </ul>	<p>Conditional Approval</p>	<p>28<sup>th</sup> February 2025</p>
<p>Mr G Feltham Devon County Council 62 Plymouth Road Tavistock PL19 8BU</p> <p>P/A No. 4008/24/LBC</p>	<p>Listed Building Consent for internal alterations, proposed canopy &amp; replacement cladding</p>	<p><b>Please see the responses given to Planning Application 4007/24/FUL (above)</b></p>	<p>Conditional Approval</p>	<p>28<sup>th</sup> February 2025</p>

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Mr B Kehoe 45 Glanville Road Tavistock PL19 0ED  P/A No. 0173/25/TPO	T1: Sycamore – height reduction of up to 3m, lateral reduction on all sides by up to 2m to give balance and improve overall visuals and stability	<b>Neutral View refer to Tree Specialist</b>	Refusal	28 <sup>th</sup> February 2025
Mr D Hassett 32 Trelawny Road Tavistock PL19 0EN  P/A No. 3357/24/HHO	Householder application for proposed two-storey rear extension to provide additional kitchen & bathroom accommodation	<b>Support – in principle, however the Committee remained concerned that the bulk of the proposals would cause harm to the Conservation Area</b>	Refusal	26 <sup>th</sup> February 2025

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS  
(Appendix B) FOR MEETING 01.04.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr C Pickles 34 Chaucer Road Tavistock PL19 9AJ	<a href="https://westdevon.planning-register.co.uk/Planning/Display/0657/25/TPO">https://westdevon.planning-register.co.uk/Planning/Display/0657/25/TPO</a>	TPO S31 - T1 Oak - Crown lift on S side over neighbour by 2.5 m from ground level. To reduce overhang & shading over neighbour's garden and house. Crown lift on N side over client garden by 2.5 m from ground level. To reduce overhang & shading over client garden. Lateral reduction of upper branches on S side over neighbour by 2 m & lateral reduction of upper branches on N side over client garden by 2 m	<b>Neutral View refer to Tree Specialist</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>Mrs J Tynan 38 Chaucer Road Tavistock PL19 9AJ</p>	<p><a href="https://westdevon.planning-register.co.uk/Planning/Display/0654/25/TPO">https://westdevon.planning-register.co.uk/Planning/Display/0654/25/TPO</a></p>	<p>TPO S31 - T1 Maple - Crown height reduction &amp; lateral reduction on all sides by no more than 1.75 metres throughout back to previous pruning wounds. TPO S31 - T2 Maple - Crown height reduction &amp; lateral reduction on all sides by no more than 1.75 metres throughout back to previous pruning wounds as both trees significantly shade front of house &amp; lawn. TPO S31 - T3 Beech. Crown height reduction by 2.5 metres so as to ensure tree does not get too tall for residential properties &amp; significantly shade gardens</p>	<p><b>Neutral View refer to Tree Specialist</b></p>
<p>Mrs R Masters 25 Yellowmead Tor Close Tavistock PL19 8GB</p>	<p><a href="https://westdevon.planning-register.co.uk/Planning/Display/0655/25/TPO">https://westdevon.planning-register.co.uk/Planning/Display/0655/25/TPO</a></p>	<p>TPO S1086 - T1 Ash - Remove 1 lower branch on NE side at 3.5metres above ground level. Branch is growing towards &amp; over building. Lateral reduction on NE side over garden by 1.75-2 metres to reduce shading over garden &amp; house. Preventative measure before branch grows over building</p>	<p><b>Neutral View refer to Tree Specialist</b></p>
<p>Loungers UK Ltd 55 Brook Street Tavistock PL19 0BJ</p>	<p><a href="https://westdevon.planning-register.co.uk/Planning/Display/0635/25/ADV">https://westdevon.planning-register.co.uk/Planning/Display/0635/25/ADV</a></p>	<p>Advertisement Consent for installation of new fascia signage, 1 projection sign &amp; 1 menu board</p>	<p><b>Support – however the Committee would seek a Condition that the illumination is only during opening hours</b></p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Loungers UK Ltd 55 Brook Street Tavistock PL19 0BJ	<a href="https://westdevon.planning-register.co.uk/Planning/Display/0283/25/FUL">https://westdevon.planning-register.co.uk/Planning/Display/0283/25/FUL</a>	Installation of plant & extract equipment, minor external alterations to enable its occupation as café/bar & restaurant	<b>Support</b>
Mr & Mrs S Cox Beech Tree House 2B Roland Bailey Gardens Tavistock PL19 0RB	<a href="https://westdevon.planning-register.co.uk/Planning/Display/0537/25/HHO">https://westdevon.planning-register.co.uk/Planning/Display/0537/25/HHO</a>	Householder Application for extended rear patio (Retrospective)	<p><b>Object on the following grounds;</b></p> <ul style="list-style-type: none"> <li>- <b>loss of privacy for the neighbours, contrary to DEV10 of the JLP (paragraphs 13.25 and 13.26 of the SPD);</b></li> <li>- <b>water run-off issues affecting the neighbouring property (see objection letter)</b></li> </ul> <p><b>It is requested that a site visit is undertaken.</b></p>
Marshall & Browne Memorial Homes Land At Sx 488 729, Marshall Close, Whitchurch	<a href="https://westdevon.planning-register.co.uk/Planning/Display/2735/23/FUL">https://westdevon.planning-register.co.uk/Planning/Display/2735/23/FUL</a>	READVERTISEMENT (amended plans) Proposed development of 8 elderly person bungalows with access, parking & external works (resubmission of 1150/23/FUL)	<b>Support – however it was requested that the previous and current documentation and drawings are reviewed, and brought together in a more coherent way</b>
Mr A Fisher 18 Sycamore Avenue Tavistock PL19 9NL	<a href="https://westdevon.planning-register.co.uk/Planning/Display/0714/25/TPO">https://westdevon.planning-register.co.uk/Planning/Display/0714/25/TPO</a>	TPO S33: Crown Height Reduction of 5m due to tree being side heavy and higher canopy very close to properties.	<b>Neutral View refer to Tree Specialist</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		Lower branches also at eye level	
Mr V Gardner 3 Brook Street Tavistock PL19 0HD	<a href="https://westdevon.planning-register.co.uk/Planning/Display/0384/25/LBC">https://westdevon.planning-register.co.uk/Planning/Display/0384/25/LBC</a>	Listed building consent for change of use of existing ground floor offices & stores to form new single-bed dwelling with amenity area	<b>Support</b>
Mr V Gardner 3 Brook Street Tavistock PL19 0HD	<a href="https://westdevon.planning-register.co.uk/Planning/Display/0383/25/FUL">https://westdevon.planning-register.co.uk/Planning/Display/0383/25/FUL</a>	Change of use of existing ground floor offices & stores to form new single-bed dwelling with amenity area	<b>Support</b>
Miss G Davies-Gilbert 6 Bedford Square Tavistock PL19 0BU	<a href="https://westdevon.planning-register.co.uk/Planning/Display/0595/25/LBC">https://westdevon.planning-register.co.uk/Planning/Display/0595/25/LBC</a>	Listed Building Consent for alterations to enable change of use to mixed use building consisting of three ground floor Commercial units and three first and second floor apartments including partial demolition to create new entrance	<b>Support</b>
Mr Morris 39 Chestnut Close Tavistock PL19 9JJ	<a href="https://westdevon.planning-register.co.uk/Planning/Display/0748/25/TPO">https://westdevon.planning-register.co.uk/Planning/Display/0748/25/TPO</a>	G001: Mixed Species (Predominately Hazel hedgerow) at rear of garden re-coppice to 6ft in height for future size management and to clear encroaching crown spread away from adjacent pedestrian walkway	<b>Neutral View refer to Tree Specialist</b>