

**MINUTES** of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **MONDAY 10<sup>th</sup> MARCH, 2025** at **6.30pm**.

**PRESENT**

Councillor B Smith            **Chairman**

Councillor P Ward            **Mayor ex officio**

Councillor S Hipsey        **Deputy Mayor ex officio**

Councillors A Lewis and A Venning

**IN ATTENDANCE**

Assistant to the Town Clerk

**338. APOLOGIES FOR ABSENCE**

There were Apologies for Absence from Councillors G Parker (Vice Chairman) and R Poppe.

**339. CONFIRMATION OF MINUTES**

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 18<sup>th</sup> February, 2025 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**340. DECLARATIONS OF INTEREST**

The following Personal Declarations of Interest were made:-  
Councillor S Hipsey in respect of Planning Applications  
0301/25/HHO – 2 Parkwood Road, Tavistock PL19 0HQ and  
2785/24/LBC and 2784/24/HHO – 31 Fitzford Cottages, Tavistock PL19  
8DB by virtue of having a personal relationship with both Applicants.

**341. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

No items received.

**342. TOWN PLANNING ISSUES**

- a) An Appeal Notification for Planning Application No. 1546/24/FUL – Westcroft, Mohuns Close, Tavistock, PL19 9BJ had been received. The Committee considered whether or not it wished to comment further during the Appeals process (Appendix 2).

For information – the Committee’s previous response had been;  
*“Support in principle -however the Committee felt there was a lack of fenestration on the Whitchurch Road frontage”*

The Committee’s decision was ‘No further comment to make’.

- b) Conservation Area Appraisal Addendum and Management Plan for Tavistock – the Committee considered the Consultation Draft

Conservation Area Addendum and Management Plan for Tavistock in order to consider the Council's response. Details could be found using the link:- <https://tavistock-caa.commonplace.is/>

During the discussion arising particular reference was made to:-

- disappointment that West Devon Borough Council had not consulted directly with Tavistock Town Council during the drafting of the document despite a prior undertaking to work collaboratively with the Town Council to help inform same;
- there being was no reference made to the emerging Neighbourhood Development Plan for Tavistock, despite that document making particular reference to Heritage assets in the town;
- that several of the photographs in the document were mis-labelled;
- the lack of confidence in the document due to the significant number of errors contained within it;
- the inconsistencies between the previous documents, and how Planning Officers might find it difficult to make decisions due to this;
- a list of concerns of historic accuracy, as raised by a local historian.

RECOMMENDED THAT Tavistock Town Council:-

- i. not endorse the submitted Draft Consultation Conservation Area Appraisal Addendum and Management Plan for Tavistock , as submitted, and draw attention, in particular, to the following:
  - a) there being no reference to the emerging Tavistock Neighbourhood Development Plan, despite there being references to the Heritage assets in the town in that document;
  - b) inconsistencies between the differing documents relating to the Conservation Area Plan, which could cause difficulties for Planning Officers to determine which version to refer to;
  - c) the extent of errors contained within the document as it currently stood including mis-labelled photographs, incorrect text etc;
  - d) disappointment that the Council had understood it would be afforded the opportunity to be involved in the pre-consultation drafting of the document to assist with local context/content, which had not happened;
  - e) linking to the above, that the Town Council had not been given sufficient time to properly review the document prior to the April deadline for consultation feedback;
  - f) more broadly the matters as set out in the two items of correspondence reported to the Meeting (Appendix 3 refers).
- ii. invite a relevant Officer from the Local Planning Authority to attend a meeting of the Development Management & Licensing Committee, to review with it the Conservation Area Appraisal Addendum and Management Plan, prior to adoption.

Noted That

- For the foregoing reasons, it was not possible to have confidence in the document in its current form;
- Two items of correspondence, setting out the views of a Councillor and a local historian, had been received and were reported.

**343. GENERAL CORRESPONDENCE**

No items received.

**344. TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)**

The Committee received and considered the response of the Senior Strategic Planning Officer (Appendix 4) with regards to a question raised around recent changes to the National Planning Policy Framework, and if the emerging Neighbourhood Development Plan should contain an addendum to reflect these changes.

The response, which was that no such addendum was required, was 'noted'.

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

No items brought forward.

**346. PLANNING APPLICATIONS**

a) **Planning Decisions**

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 5).

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 6).

**347. NEXT MEETING**

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 1<sup>st</sup> April, 2025 at 6.30pm in the Council Chamber, Drake Road, Tavistock.

The Meeting closed at 7.35pm.

Signed:

Dated:  
CHAIRMAN

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 10.03.2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
<p>Mrs M Collins The Haven Old Launceston Road Tavistock PL19 8NA</p> <p>P/A No. 0015/25/TPO</p>	<p>T1: Holly – Crown Height Reduction to 2.1m from the bank on all sides to allow light into the garden &amp; create a dense hedgerow for easier maintenance and wildlife</p>	<p><b>Neutral View - Refer to Tree Specialist</b></p>	<p>Grant of Conditional Consent</p>	<p>19<sup>th</sup> February 2025</p>
<p>Greenbelt Group Ltd Woodland North of Saxon Road Tavistock PL19 8JS</p> <p>P/A No. 0005/25/TPO</p>	<p>T001: Beech - Fell - see Tree Report for Resistograph results and reasons. Replace with 1 x 10-12cm Beech T004: Ash - Fell - ash die back at 50%+ defoliation – Residential Garden is primary target to the South. R001: Beech - Removal of leaning limb on East of tree, resting on fence - resident request. R002: Sycamore - Removal of 2 limbs to the South affecting garden wall, and remove lateral branches to the south to reduce garden overhang and to prevent weighting down of remaining limbs R003: Holly - Removal of 1 limb to the south, with significant garden overhang, and</p>	<p><b>Neutral View - Refer to Tree Specialist</b></p>	<p>Split Decision</p> <p>Works to T001, R002 (removal of 2 limbs to the south affecting garden wall) and R003 - Granted</p> <p>Works to R002 (further pruning to limbs overhanging garden - Refused</p>	<p>19<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
	affecting street lamp illumination			
Mr N Roberts 108 Deacons Green Tavistock PL19 8BN  P/A No. 3987/24/TPO	TPO S104. T1: Ash, T2: Hazel, B1: Holly bush - height reduction by 1.5-2m. To match height of other side, and enable more sunlight into garden	<b>Neutral View - Refer to Tree Specialist</b>	Grant of Conditional Consent	19 <sup>th</sup> February 2025
Dr D Sheridan Highfield Crease Lane Tavistock PL19 8EW  P/A No. 3830/24/HHO	Householder application for 14 black solar panels to the south facing roof	<b>Support</b>	Conditional Approval	11 <sup>th</sup> February 2025
Mr A Cackett 30 Whitchurch Road Tavistock PL19 9BB  P/A No. 4094/24/VAR	Application for Variation of Condition 2 (approved plans) of planning consent 1096/24/HHO	<b>Support</b>	Conditional Approval	11 <sup>th</sup> February 2025
Mr T Payne 2 Glanville Road Tavistock PL19 0EA  P/A No. 3871/24/HHO	Householder application for reconstruction of collapsed boundary wall	<b>Support</b>	Conditional Approval	10 <sup>th</sup> February 2025
Mr M Ricketts 61 Old Exeter Road Tavistock PL19 0JE  P/A No. 2511/23/HHO	READVERTISEMENT (Plans & Ecology report received) Householder application to restore chimney stack on front elevation (part retrospective)	<b>Support –</b> • <b>subject to the materials and construction meeting with the approval of the Heritage Officer</b>	Conditional Approval	17 <sup>th</sup> February 2025

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Keway Ltd 2 Kilworthy Hill Tavistock PL19 0AS  P/A No. 3360/24/VAR	Application for variation of Condition 2 (approved plans) of planning consent 3432/21/FUL	<b>Support</b>	Conditional Approval	21 <sup>st</sup> February 2025
Mr B Kehoe 45 Glanville Road Tavistock PL19 0ED  P/A No. 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 overall visuals and stability	<b>Neutral View refer to Tree Specialist</b>	Refused	28 <sup>th</sup> February 2025

TAVISTOCK TOWN COUNCIL  
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING  
APPLICATIONS (Appendix B) FOR MEETING 10.03.2025

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr & Mrs K Shield 2 Parkwood Road Tavistock PL19 0HQ	<a href="https://westdevon.planning-register.co.uk/Planning/Display/0301/25/HHO">https://westdevon.planning-register.co.uk/Planning/Display/0301/25/HHO</a>	Householder application for rear external glazed canopy	<b>Support</b>
Mr D Walder Land behind 14 Yellowmead Tor Close Tavistock PL19 8GB	<a href="https://westdevon.planning-register.co.uk/Planning/Display/0405/25/TPO">https://westdevon.planning-register.co.uk/Planning/Display/0405/25/TPO</a>	T1: Large Beech tree - Lateral reduction by 2 metres on south side to stop branches falling into the Garden	<b>Neutral View refer to Tree Specialist</b>
Mr P Archer 31 Mohuns Park Tavistock PL19 9BL	<a href="https://westdevon.planning-register.co.uk/Planning/Display/0313/25/HHO">https://westdevon.planning-register.co.uk/Planning/Display/0313/25/HHO</a>	Householder application for erection of a rear dormer	<b>Support</b>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
<p>GB Property Management and Lettings 7 West Street Tavistock PL19 8AD</p>	<p><a href="https://westdevon.planning-register.co.uk/Planning/Display/0538/25/LBC">https://westdevon.planning-register.co.uk/Planning/Display/0538/25/LBC</a></p>	<p>Listed Building Consent for demolition &amp; re-building of external boundary wall</p>	<p><b>Support</b></p>
<p>Miss G Davies-Gilbert 6 Bedford Square Tavistock PL19 0BU</p>	<p><a href="https://westdevon.planning-register.co.uk/Planning/Display/0352/25/FUL">https://westdevon.planning-register.co.uk/Planning/Display/0352/25/FUL</a></p>	<p>Change of use from E(c)(i) Financial Services building to mixed use building consisting of three ground floor E(a) Commercial units and three first and second floor C3(a) apartments</p>	<p><b>Support</b></p>
<p>Dr A Hibbert Penticton Chollacott Lane Tavistock PL19 9DD</p>	<p><a href="https://westdevon.planning-register.co.uk/Planning/Display/0612/25/TPO">https://westdevon.planning-register.co.uk/Planning/Display/0612/25/TPO</a></p>	<p>T1: Blue Cedar – Remove Tree due to succumbed to the disease and will die within the next few years, T2: Turkey - Reduce the tree by up to 4 metres to below the previous cut point as evidence of slight decay, to ensure that the tree re grows in a safe stable manner on sound wood, T3: Common Oak – Reduce the tree by up to 4 metres to below the previous cut points as there are signs of rot at the previous cut point to ensure the tree regrows on sound wood &amp; T4: Common Oak – Crown height reduction to 6 foot</p>	<p><b>Neutral View refer to Tree Specialist</b></p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
		stump above hedge & allow to regrow, the break out wound means that the structural integrity of the stem is considerably reduced & reducing the tree will prevent failure	
Ms E Spettigue 31 Fitzford Cottages Tavistock PL19 8DB	<a href="https://westdevon.planning-register.co.uk/Planning/Display/2785/24/LBC">https://westdevon.planning-register.co.uk/Planning/Display/2785/24/LBC</a>	READVERTISEMENT (revised plans) Listed Building Consent for single storey link extension & conversion of former piggery to en-suite bedroom	<b>Support</b>
Ms E Spettigue 31 Fitzford Cottages Tavistock PL19 8DB	<a href="https://westdevon.planning-register.co.uk/Planning/Display/2784/24/HHO">https://westdevon.planning-register.co.uk/Planning/Display/2784/24/HHO</a>	READVERTISEMENT (revised plans) Householder application for single storey link extension & conversion of former piggery to en-suite bedroom	<b>Support</b>
Tavistock Parish Church Centre 5 Plymouth Road Tavistock PL19 8AU	<a href="https://westdevon.planning-register.co.uk/Planning/Display/4042/24/TCA">https://westdevon.planning-register.co.uk/Planning/Display/4042/24/TCA</a>	T23: Tree of Heaven (Ailanthus Altissima) - undertake a 2m canopy reduction whilst removing present deadwood	<b>Neutral View refer to Tree Specialist</b>
Mr J Taylor 58A Whitchurch Road Tavistock PL19 9BD	<a href="https://westdevon.planning-register.co.uk/Planning/Display/2973/24/VAR">https://westdevon.planning-register.co.uk/Planning/Display/2973/24/VAR</a>	Application for variation of conditions 5 (1,2,3,4,5,6,7) (most sustainable drainage option) of planning consent 4490/22/HHO	<b>Neutral View</b>



