



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 28TH APRIL 2025 IN THE GUILDHALL

There are stairs to the Council Chamber but if any member of the public has mobility issues the Council can relocate to the lower Guildhall.

You are hereby **SUMMONED** to attend the **Planning Committee** on **Monday 28th April 2025** at **6.30pm** for a maximum of 90 minutes in the Guildhall for the purpose of transacting the following business:

Committee Members: Councillors T Bennett (Chair), L Auletta, S Collinson, T Cooper, J Cummings, J Hodgson, L Smallridge and M Trant.

1. WELCOME AND APOLOGIES FOR ABSENCE

The Chair will read out the following statement:

Welcome to everyone attending and observing the meeting.

A reminder that open proceedings of this meeting will be video recorded. If members of the public make presentations, they will be deemed to have consented to being recorded. By entering the Council Chamber attendees are also consenting to being recorded.

This meeting is limited to 90 minutes and therefore members are asked to raise their points succinctly and not repeat the same view expressed by colleagues if it does not add to the debate.

To receive apologies and to confirm that any absence has the approval of the Council.

The Committee will adjourn for the following items:

PUBLIC QUESTION TIME

A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Committee or other items that affect Totnes.

The Committee will convene to consider the following items:

2. CONFIRMATION OF MINUTES

To approve the minutes of 17th March 2025 and update on any matters arising. Document attached.

3. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

3a. 1030/25/HHO - Householder application for two-storey extension reducing to single-storey extension to the rear of the dwelling. Attic House, Jubilee Road, Totnes, TQ9 5BW. See <https://southhams.planning-register.co.uk/Planning/Display/1030/25/HHO>

3b. 0923/25/HHO and 0924/25/LBC – Householder and Listed building consent for rear extension with associated landscaping, internal alterations, replacement rear windows & replacement garden room. 12 Plymouth Road, Totnes, TQ9 5PH. See <https://southhams.planning-register.co.uk/Planning/Display/0923/25/HHO> and <https://southhams.planning-register.co.uk/Planning/Display/0924/25/LBC>

3c. 0617/25/FUL – Demolition and rebuild of fire damaged dwelling. 19 Bridgewater Gardens, Totnes, TQ9 5RN. See <https://southhams.planning-register.co.uk/Planning/Display/0617/25/FUL>

3d. 0941/25/HHO – Householder application for single storey front extension. Steamer Quay Wharf, 5 Steamer Quay Road, Totnes, TQ9 5AL. See <https://southhams.planning-register.co.uk/Planning/Display/0941/25/HHO>

3e. 0758/25/HHO – Householder application for proposed side and rear extensions. 9 Manor Way, Totnes, TQ9 5HP. See <https://southhams.planning-register.co.uk/Planning/Display/0758/25/HHO>

3f. 0944/25/HHO – Householder application for proposed rear single-storey extension. 9 Higher Westonfields, Totnes, TQ9 5QY. See <https://southhams.planning-register.co.uk/Planning/Display/0944/25/HHO>

3g. 2967/24/VAR - Application for variation of conditions 2 (approved drawings), 4 (roof materials & fixings) 6 (details of external attachments) 7 (rooflights/patent glazing) 8 (windows & doors) & 16 (cattle grid) of planning consent 03/1200/05/F. Higher Weston Farm, Weston Lane, Berry Pomeroy, Totnes, TQ9 6LB. [Consulted as a neighbouring parish.] See <https://southhams.planning-register.co.uk/Planning/Display/2967/24/VAR>

3h. 0410/25/FUL – Creation of an Earth Lines Slurry Store. Gerston, Totnes, TQ9 7RY. See <https://southhams.planning-register.co.uk/Planning/Display/0410/25/FUL>

3i. 0193/25/FUL – Installation of PV panels on south parapet roof. St Mary's Church, High Street, Totnes. See <https://southhams.planning-register.co.uk/Planning/Display/0193/25/FUL>

3j. 0908/25/LBC - Listed building consent to remove existing roof sates, replace with new Spanish slates, repair lead flashing to chimney & replace guttering if necessary using Lindab raingear. 63 Fore Street, Totnes, TQ9 5NJ. See <https://southhams.planning-register.co.uk/Planning/Display/0908/25/LBC>

4. LICENSING APPLICATIONS

To consider the following applications for a new premises licence:

4a. Premises license: Blue Rider Group Ltd, 3-4 Birdwood Court, Totnes, TQ9 5SG. Document attached.

4b. Pavement licence: The Curator Cafe, 2 The Plains, Totnes, TQ9 5DR. Document attached.

5. ENVIRONMENT AND PUBLIC REALM WORKING GROUP – PAVEMENT OUTSIDE THE ROYAL SEVEN STARS

To consider a recommendation from the Environment and Public Realm Working Group about the footway and planters outside of the Royal Seven Stars. Document attached.

6. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Wednesday 28th May 2025 at 6.30pm in the Guildhall.

S Halliday
Governance and Projects Manager
23rd April 2025

ITEM 2 – CONFIRMATION OF MINUTES



DRAFT MINUTES FOR THE PLANNING COMMITTEE

MONDAY 17TH MARCH 2025 IN THE GUILDHALL

Present: Councillors T Bennett (Chair), L Auletta, S Collinson (from 1835) T Cooper, J Cummings (from 1850), J Hodgson (from 1840), L Smallridge and M Trant.

Apologies: None.

In Attendance: Cllr Beavis and S Halliday (Governance and Projects Manager).

1. WELCOME AND APOLOGIES FOR ABSENCE

To receive apologies and to confirm that any absence has the approval of the Council.

Cllr Bennett read out a statement about how the meeting would be conducted and recorded.

The apologies were accepted.

PUBLIC QUESTION TIME

There were no members of the public present.

2. CONFIRMATION OF MINUTES

To approve the minutes of 17th February 2025 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

3. TREE WORKS APPLICATIONS

3a. 0345/25/TCA - Tree A: Hazel (*Corylus avellana*) - Fell, tree is now overgrown for its location. Smothered in Clematis & shading out a fruiting apple tree & weeping cherry. Tree B: Hazel (*Corylus avellana*) - Crown thin by 33% and Crown height reduction by 2-3m & Lateral Crown Reduction by 2-3m on all sides to reduce shading to hedge and garden general & Tree C: Silver Birch (*Betula pendula*) - Crown thin by 33% and Crown height reduction by 3-4m & Crown lift by 2m to retain shape. The tree is outgrowing its location at the front of the house, works to retain tree. The roots are damaging the garden walls with bad cracks and potentially the front wall of the house. 9 Plymouth Road, Totnes, TQ9 5PH. Overtaken by events – a decision notice was issued on the afternoon of 17th March.

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

Note: Cllr Hodgson observes and does not vote on any applications which would potentially be discussed at a Development Management Committee meeting at South Hams District Council (SHDC).

4a. 0305/25/HHO and 0306/25/LBC – Householder application and Listed Building Consent to replace conservatory glass with higher performing glass and some slate and single storey side extension to ground floor. Conservatory Cottage, Northgate, Totnes, TQ9 5NX.
Support.

4b. 0563/25/HHO – Householder application for garage conversion to dwelling. 17 Follaton Rise, Totnes, TQ9 5FX.

Support. The Committee doesn't object to the application in principle but would ask that the width of the new window aligns with the windows above to maintain the high quality design of the front of the building. The Committee is disappointed that the application does not include any provision for onsite renewables or an EV point to offset the additional occupancy created by the additional bedroom.

4c. 0431/25/LBC – Listed building consent for internal decoration works and repairs. 32 High Street, Totnes, TQ9 5RY.

Support. However, as with comments to application 3955/24/LBC the Committee wish to ensure that the Heritage Officer is content with the methodology (for example the proposal to sand the plasterwork), materials and skills required to repair the historic ceiling.

5. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 28th April 2025 at 6.30pm in the Guildhall.

Noted. Given the late date of the next meeting, and the deadline for comments on applications, to **RECOMMEND** to Full Council that delegated authority is given to the Clerk for early April to respond to planning applications based on comments from members of the Planning Committee.

It was also **AGREED** to look for an alternative meeting date for the May meeting as it currently falls on the same day as Mayor Making.

The meeting closed at 6.55pm.

Sara Halliday
Governance and Projects Manager
March 2025

ITEM 5 – LICENSING APPLICATIONS

5a. Blue Rider Group Ltd.

We [SHDC] have received an application for a new Premises Licence from the Blue Rider Group Ltd at 3-4 Birdwood Court, Totnes, TQ9 5SG.

The application is for:

- **Plays - indoors**
Monday to Sunday 11:00 - 17:00.
- **Films - indoors**
Monday to Sunday 11:00 – 17:00.
- **Live Music indoors**
Monday to Sunday 11:00 – 17:00.
- **Recorded Music indoors**
Monday to Sunday 07:00 – 17:00.
- **Performance of Dance Indoors**
Monday to Sunday 10:00 - 17:00.
- **Supply of Alcohol On premises**
Monday to Sunday 11:00 - 16:30.
- **Opening Hours**
Monday to Sunday 07:00-17:00.

If you would like to make a representation to this application, please email the Licensing Authority at South Hams District Council, at licensing@swdevon.gov.uk. Representations must be received **NO LATER than 30 April 2025**.

5b. The Curator Cafe.

We [SHDC] have received an application from **The Curator Café, 2 The Plains, Totnes, Devon, TQ9 5DR**

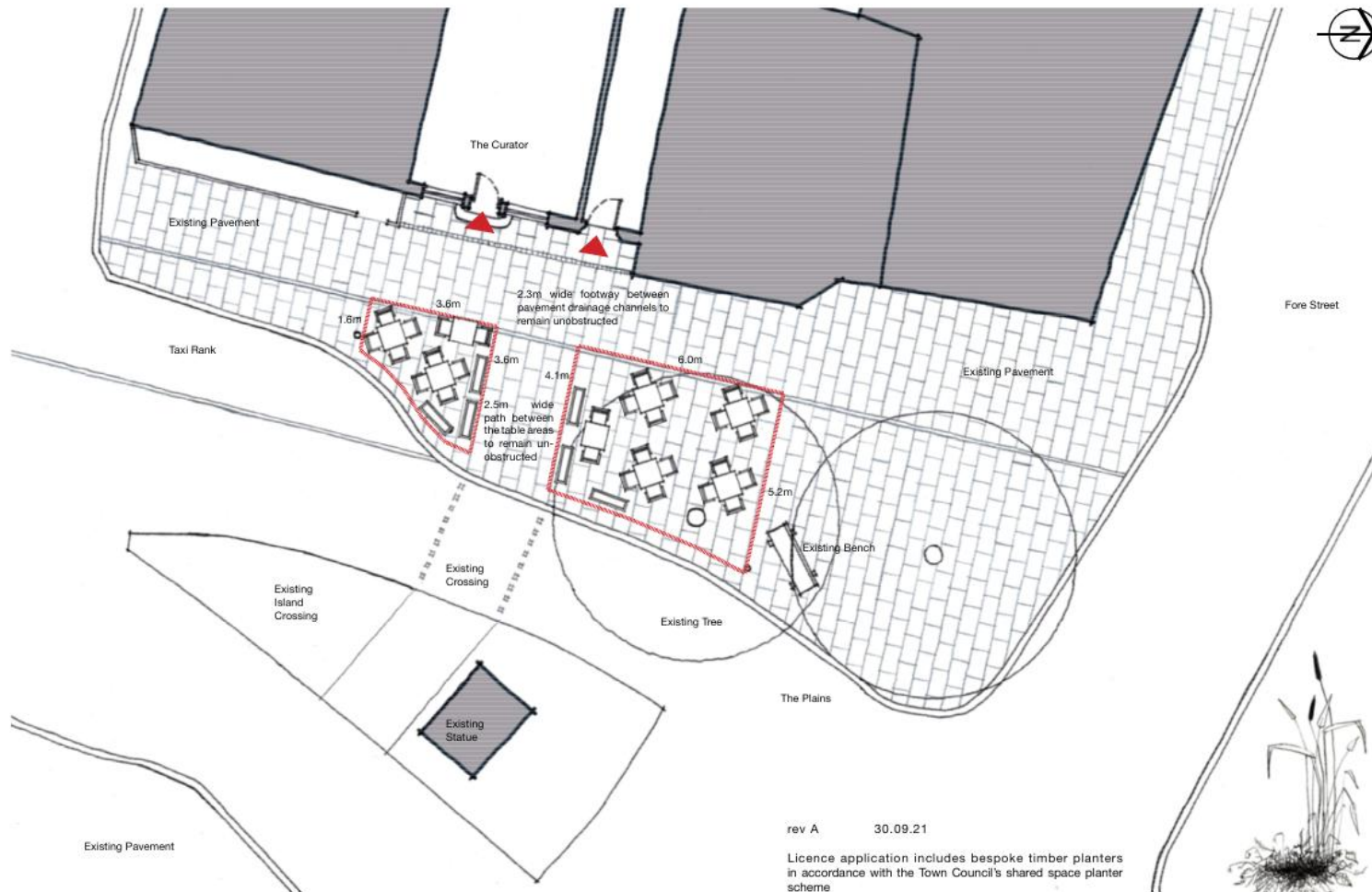
The application is for:

10 x Tables
30 x Chairs

On the pavement at the front of the premises
Monday – Sunday 07:30 – 18:00

If you would like to make a representation, please email licensing@swdevon.gov.uk no later than 29 April 2025.

[Officer Note: on asking clarification from SHDC on the number of tables – the map shows 8 tables and 28 chairs, not the 10 tables and 30 chairs requested – SHDC Licensing have confirmed that they ‘have approached the premises, and they are happy to have a licence for 8 tables and 28 chairs.’.]



rev A 30.09.21

Licence application includes bespoke timber planters in accordance with the Town Council's shared space planter scheme

PA02

PROPOSED SITE PLAN SCALE: 1:100 @ A3

THE CURATOR, 2 THE PLAINS, TOTNES, DEVON, TQ9 5DR 297/CUT/PA02 rev A DATE: 12/10/20

NEST DESIGN

25 Galpin Street, Modbury, Devon, PL21 0QA
www.nestdesignstudio.co.uk 01548 830409

This booklet has been prepared to accompany a Planning Application only and is not to be used for any other purpose whatsoever. All Dimensions should be checked on site. Any structural work is to be confirmed with a structural engineer prior to the work being carried out.

ITEM 5 - ENVIRONMENT AND PUBLIC REALM WORKING GROUP – PAVEMENT OUTSIDE THE ROYAL SEVEN STARS

In response to a complaint to Cllr Hodgson (details below) about the footway and planters outside the Royal Seven Stars, the Environment and Public Realm Working Group held on 28th March has made the following recommendation to Full Council which the Planning Committee is asked to consider:

To RECOMMEND to Full Council that it informally writes to the Royal Seven Stars saying that it has received a complaint about the planters and useable amount of footway remaining and request that they consider moving the planters back towards the building to enable a pushchair/ wheelchair to be able to walk alongside the cobbles.

It was asked that the Economy Working Group is made aware of this complaint and recommended action.

Cllr Hodgson has received the complaint below and the emails exchanged with Devon Highways.

Original email from a resident: As I understand it DCC have overall responsibility for local highway issues. So with this in mind I would be most grateful if you could ask the Highways Department to look into the issue highlighted by the attached photograph.

As you will see the location of the rather poor condition planters outside the Seven Stars Hotel in the center of Totnes have made safe pedestrian passage past the hotel an impossibility especially for mothers with buggies or people with infirmity . Anyone walking past the hotel has effectively to walk into a very busy road. This means risk for both drivers and pedestrians .

I think that the outside seating space should be contracted to a size which allows at least a normal pavements width of area for pedestrian passage.

Cllr Hodgson email to Devon Highways: A query has been raised regarding the safety of the pedestrian footway that passes in front of the Seven Stars hotel at the bottom of Fore St., Totnes. This is not the first time this matter has been raised, previously a member of the public attended a Totnes Town Council meeting to raise similar concerns.

Highways (DCC) reply to Cllr Hodgson: There is a long history on this, I believe my predecessor worked on it, D has obviously had an involvement and I have also been in and spoken to the hotel. I have attached an email from D from 2021 in relation to the design work DCC did on the entrance to Fore Street.

In short, our records show the entire area as adopted highway but the hotel refute this and claim it is private (they do own the area but ownership and adopted status are different). An agreement was made that they would retain a 1m strip along the outside as access. Looking at the Google Streetview timeline it appears the hotel may have changed the planters for larger items between 2018 and 2022:



I cannot imagine these planters are easy to move so the likelihood is that the access has not altered since 2022 and this is first complaint I have been made aware of. There is so much of Totnes town centre where pedestrians walk in the highway and there is always the option to cross and use the footway on the southern side of the road. I have cc'd Catherine to get TTC's opinion and see if they have received complaints. DCC could ask for the planters to be pushed back but the hotel won't like it as it will mean greatly reducing their seating. Let me know if you if you feel this needs progressing and the planters moved.