



MINUTES FOR THE PLANNING COMMITTEE

MONDAY 28TH APRIL 2025 IN THE GUILDHALL

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

Apologies: Cllrs Auletta and Smallridge.

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 March 2025 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

3. 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).

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. Support. However, the Committee has concerns about the increase in the number of rooflights proposed (eight in number, previous application three) in relation to light spill and light pollution.

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.

Object. The Committee has concerns about:

- The proposed 4m length rear utility extension includes the need for substantial ground excavation which could be detrimental to impacts on historic stone walls and potential disruption of natural ground water flows.
- The proposed Drainage Validation Survey figures appear to be incorrect as they state 10sq. m impermeable increase which accounts only for the new extension roof and doesn't

include the proposed additional excavated paved patio area (which would total approximately 27sq. m).

- Rear Windows – existing windows could be repaired and use secondary glazing to minimise carbon use, noting that proposed slimline double glazing in softwood frames have a short lifespan.
- Construction traffic and blocking of the public highway and footways on a busy pedestrian route on this narrow road for extensive ground works, particularly if large quantities of earth is to be excavated and removed off site – the Construction Management Plan states that the road will only be blocked for 5-10 mins at a time seems unrealistic for the loading of the quantity of earth that will be generated.

3c. 0617/25/FUL – Demolition and rebuild of fire damaged dwelling. 19 Bridgewater Gardens, Totnes, TQ9 5RN.

Support.

3d. 0941/25/HHO – Householder application for single storey front extension. Steamer Quay Wharf, 5 Steamer Quay Road, Totnes, TQ9 5AL.

Support in principle. However, the Committee would encourage the use of timber cladding rather than painted render to retain the street scape.

3e. 0758/25/HHO – Householder application for proposed side and rear extensions. 9 Manor Way, Totnes, TQ9 5HP.

Support.

3f. 0944/25/HHO – Householder application for proposed rear single-storey extension. 9 Higher Westonfields, Totnes, TQ9 5QY.

Support.

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.]

Comment – as the application states, some of the regulations have changed over the past 20 years. The Committee makes the following comments:

- The benefits of the installation of Air Source Heat Pumps is welcome and would be greater without the inclusion of wood burning stoves.
- There are a lack of ecological mitigations and insufficient details of landscaping measures to be implemented. For example the early installation of swallow nesting boxes would be welcomed.

3h. 0410/25/FUL – Creation of an Earth Lines Slurry Store. Gerston, Totnes, TQ9 7RY.

Cllr Hodgson declared a personal interest.

Comment – the Committee would:

- Prefer to see a contained/covered tank/store or a higher fence (2m) to improve safety.
- Request that additional scrub and woodland is included on the banks of the store to ensure that there is habitat betterment (as suggested by the Ecological Consultant).

3i. 0193/25/FUL – Installation of PV panels on south parapet roof. St Mary's Church, High Street, Totnes.

All Committee members declared a personal interest.

Support. The Committee welcomes the use of PVs on a listed building as it provides a positive example of the sensitive use of renewable energy technology.

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.

Support, subject to the Heritage Officer's views.

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.

Cllr Trant declared a personal interest.

Object as the proposed application to permit plays, films, live music and performance of dance is not in accordance with the Class E café/restaurant classification of this premises. These activities are more in keeping with a Sui Generis classification.

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

Support for 8 x tables and 28 x chairs.

Additional: Pavement licence: Food For Thought, 10 The Plains, Totnes, TQ9 5DW.

Support for 4 x tables and 16 x chairs.

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.

Cllr Hodgson explained the background to the complaint received and discussions with Devon Highways.

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 requests that they consider moving the planters back towards the building to provide 1m clearance from the planters to the road as originally agreed with Devon Highways. This 1m footway over the cobbled area will enable a pushchair/ wheelchair and pedestrians to be able to pass safely alongside the road.

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.

Noted.

The meeting closed at 7.55pm.

Sara Halliday
Governance and Projects Manager
April 2025