



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 16TH JUNE 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 16th June 2025** at **6.30pm** for a maximum of 90 minutes in the Guildhall for the purpose of transacting the following business:

Committee Members: Councillors L Auletta (Chair), T Bennett, 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 28th May 2025 and update on any matters arising. Document attached.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 1500/25/TPO – G1: Hazel - coppicing of stems larger than 100mm diameter to 0.5m above ground level, for hedge laying of smaller/younger stems. T2: Leyland Cypress – height reduction of approx. 2m, storm damage removal within canopy, to control canopy size. 9 Westward Close, Totnes, TQ9 5HB. See

<https://southhams.planning-register.co.uk/Planning/Display/1500/25/TPO>

3b. 1550/25/TPO – T2: Birch - Remove due to being affected by honey fungus. 1 Victoria Cottages, St Katherine's Way, Totnes, TQ9 5DY. See

<https://southhams.planning-register.co.uk/Planning/Display/1550/25/TPO>

3c. 1710/25/TCA - T12: Cherry Tree - has a vertical central limb that has no leaf growth and is dead, the limb is approximately 350mm in diameter & stands approximately 9m meters high. The limb needs to be cut at the point of connection to the main trunk, there are signs of fungal growth on the effected limb & other parts of the tree (Site Photo 1). St Mary's Church, High Street, Totnes, TQ9 5QH. See

<https://southhams.planning-register.co.uk/Planning/Display/1710/25/TCA>

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 1659/25/FUL - Conversion of brownfield site on existing residential street in town centre into a 1-bed first floor dwelling with secure garage underneath. Land to Rear 9 Fore Street, Totnes. See

<https://southhams.planning-register.co.uk/Planning/Display/1659/25/FUL>

4b. For Information 1445/25/PDM - Proposed conversion of an existing agricultural barn into a single dwelling house (Class Q). Land At Sx 808 593 Sharpham Drive Totnes. See

<https://southhams.planning-register.co.uk/Planning/Display/1445/25/PDM>

4c. 1060/25/HHO - Householder application for rear extension & loft conversion. Eveleigh, Higher Westonfields, Totnes, TQ9 5RB. See

<https://southhams.planning-register.co.uk/Planning/Display/1060/25/HHO>

4d. 1231/25/HHO - Householder application for erection of single-storey side extension & glazed link, single-storey front extension adjoining two-storey side extension, associated landscaping works & replacement of existing roof covering, windows & doors. Longways, Barracks Hill, Totnes, TQ9 6DG. [Consulted as a neighbouring parish.] See

<https://southhams.planning-register.co.uk/Planning/Display/1231/25/HHO>

4e. 1601/25/LBC - Listed building consent for internal alterations & replacement rear windows. 12 Plymouth Road, Totnes, TQ9 5PH. See

<https://southhams.planning-register.co.uk/Planning/Display/1601/25/LBC>

4f. 1524/25/FUL - Installation of solar photovoltaic panels on the Totnes Library roof, for the renewable energy provision to the Mansion House. The Mansion, 36 Fore Street, Totnes, TQ9 5RP. See

<https://southhams.planning-register.co.uk/Planning/Display/1524/25/FUL>

4g. 1687/25/ARC - Application for approval of details reserved by condition 3 (Schedule of Materials & Finishes) of planning consent 3148/24/LBC. Bogan Stable, North Street, Totnes, TQ9 5NZ. See

<https://southhams.planning-register.co.uk/Planning/Display/1687/25/ARC>

5. DATE OF NEXT MEETING

To:

a. confirm either the date of the August Committee on Monday 18th, or alternatively seek Full Council consent for the Clerk to be given delegated authority to respond to planning applications (informed by Councillor comment) in August; and

b. note the date of the next meeting of the Planning Committee – Monday 21st July 2025 at 6.30pm in the Guildhall.

S Halliday

Governance and Projects Manager

11th June 2025

USE OF SOUND RECORDINGS AT COUNCIL & COMMITTEE MEETINGS

The open proceedings of this Meeting will be video recorded. If members of the public make a presentation, they will be deemed to have consented to being recorded. By entering the Council Chamber or Zoom meeting, attendees are also consenting to being recorded.

Televised, vision and sound recordings or live broadcastings by members of the press or public at Councillor Committee debates are permitted and anyone wishing to do so is asked to inform the Chair of the respective Committee of their intention to record proceedings.



DRAFT MINUTES FOR THE PLANNING COMMITTEE

MONDAY 28TH MAY 2025 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), T Cooper, J Cummings, J Hodgson and M Trant.

Apologies: Cllr Bennett.

Not Present: Cllrs Collinson 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 Auletta 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. ELECTION OF DEPUTY CHAIR

To elect a deputy chair for the Committee.

It was **AGREED** to appoint Cllr Trant as Deputy Chair.

3. CONFIRMATION OF MINUTES

To approve the minutes of 28th April 2025 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

Item 5 – Resolved by Full Council. The Royal Seven Stars have been written to request the moving of the planters nearer to the building to increase the footway space, which has been done to some extent. Cllr Hodgson will follow up on this.

4. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

4a. 1301/25/TCA – T1: Eucalyptus – fell. Castle House, Plymouth Road, Totnes, TQ9 5PQ.

Overtaken by events - decision notice issued 23rd May 2025.

5. 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).

5a. 0865/25/HHO - Householder application for side extension with loft conversion, new front porch & insulation, rear garden terrace & front level parking. 6 Priory Drive, Totnes, TQ9 5HU.
Comment – the Committee is concerned about the acute angle at the end of the side extension roof and its effect on the symmetry of the semi-detached bungalows and on the streetscape.

5b. 1705/24/FUL - Replacement of existing artists studio. Cornerstones, Victoria Street, Totnes.
Cllr Trant declared a personal interest.

Support. The Committee would request that a condition of any approval is that the studio is ancillary to the main dwelling.

5c. 1348/25/HHO - Householder application for side extension with terrace & retrofit works to existing house. New parking spaces to rear of garden. Bellever, Jubilee Road, Totnes, TQ9 5BQ.
Support.

5d. 1152/25/HHO - Householder application for proposed side extension. 58 Smithfields, Totnes, TQ9 5LR.

Object. The proposed flat roof design is overmassing on the end house of the row of pairs of semi-detached properties. The main bulk of this the two-storey flat roof extension to the side and rear of the property is set back behind the build line and it will impact on the streetscape for: the adjacent listed building at the Sexton's Lodge; from Plymouth Road; and from the Totnes Cemetery public space.

5e. 1084/25/HHO - Householder application for demolition of single storey garage / storage structure, & replacement storage unit, with garden / office studio. Priory Orchard, Priory Avenue, Totnes, TQ9 5HR.

The Committee declared a personal interest as this property neighbours the Guildhall.

Support. The Committee would request that a condition of any approval is that the garden office/ studio is ancillary to the main dwelling.

5f. 1486/25/HHO - Householder application for proposed installation of air source heat pump to rear of property. 4 Hawthorn Row, Lansdowne Park, Totnes, TQ9 5UW.

Cllr Hodgson declared a personal interest.

Support in principle but would welcome the view of SHDC Environmental Health regarding the potential noise pollution. The Committee suggests that the front garden could be an alternative location for the air source heat pump, as it would have less potential noise impact on neighbouring properties.

5g. 0545/25/LBC - Listed building consent to repair historic windows, replace non original windows with new timber casement windows, repair of timber box gutter & additional essential repairs. 2 & 3 North Street, Totnes, TQ9 5NZ.

Support.

5h. 1279/25 - Listed Building Consent to repair & reinstate lime render on rear facade & associated works. 8 Plymouth Road, Totnes, TQ9 5PH.

Support.

6. KINGSBRIDGE INN

To consider a request for a letter for support for the Kingsbridge Inn being retained as a community hub/pub.

It was **AGREED** that it is important for the Council to support community initiatives such as this.

To **RECOMMEND** to Full Council that it writes a letter of support for this community initiative to secure the Kingsbridge Inn for future generations of residents of Totnes as a community hub/pub.

7. PAVEMENT LICENCE

To consider the following applications for a pavement licence renewal: Stacked, 30 Fore Street, Totnes, TQ9 5DR.

The Council supports the request for 3 x tables and 4 x chairs as shown in the submitted map.

8. TRAFFIC AND TRANSPORT FORUM

To consider any recommendations and note the minutes from the Traffic and Transport Steering Group held on 30th April 2025, including the revised Terms of Reference.

The minutes and Terms of Reference were noted.

To **RECOMMEND** to Full Council that it responds to South Hams District Council's request for input on bicycle storage locations in the town with the following:

- That any bicycle hoops/racks are in keeping with the historic environment of the town and the conservation areas, and that the Town Council is consulted on designs and precise locations.
- That Sheffield Hoops be considered for installation at Market Square (ensuring sufficient space remains for market traders), The Plains, and/or Fore Street.
- The provision of lockable storage in Heath's Nursery Car Park (near the recycling area).

9. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 16th June 2025 at 6.30pm in the Guildhall.

Noted.

The meeting closed at 7.50pm.

Sara Halliday
Governance and Projects Manager
May 2025