



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 21ST JULY 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 21st July 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 15th June 2025 and update on any matters arising. Document attached.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 1959/25/TPO – TPO ; T1: Oak - crown thin up to 20%, lateral reduction by up to 2m in all sides, crown life on W side to 3m from ground level, due to excessive shading, encroachment on neighbours and risk of failure in high winds. 14 Southcote Orchard, Totnes, TQ9 5PA. See

<https://southhams.planning-register.co.uk/Planning/Display/1959/25/TPO>

3b. 1854/25/TCA – T1: Oak - Fell due to it being situated in an inappropriate location and appears to have self-seeded & established, T2: Chestnut - Fell due to the tree's root plate affecting the wall & being located within a restricted area for future development & T3: Sycamore - Fell due to the tree impacts the BT lanes by exerting pressure on them. Moor House, Jubilee Road, Totnes, TQ9 5BP. See

<https://southhams.planning-register.co.uk/Planning/Display/1854/25/TCA>

3c. 1862/25/TCA – T1: Yew - Reduce over extended limb by 2m on East side to bring back into shape & clear building, reduce side over road & building on North Side by 1m to clear & crown raise to 5m to allow clearance. 31-33 Fore Street, Totnes, TQ9 5HH. See <https://southhams.planning-register.co.uk/Planning/Display/1862/25/TCA>

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 1836/25/HHO – Householder application for conversion of garage to habitable space. The Loft Cottage, South Street, Totnes, TQ9 5DZ. See <https://southhams.planning-register.co.uk/Planning/Display/1836/25/HHO>

4b. 1870/25/LBC - Listed Building Consent to re-render existing external walls with lime render, replace existing artificial slates with natural slate & insulate roof plus additional minor internal & external alterations. 2 Plymouth Road, Totnes, TQ9 5PH. See <https://southhams.planning-register.co.uk/Planning/Display/1870/25/LBC>

4c. 1491/25/LBC - Listed Building Consent for; East gable wall - repairs & re-render, North highway facing wall - timber repairs & re-render. 1A Plymouth Road, Totnes, TQ9 5PH. See <https://southhams.planning-register.co.uk/Planning/Display/1491/25/LBC>

4d. 1274/25/LBC - Listed Building Consent to replace existing kitchen sash window, with an accoya wood sash window, top panes will be multi paned. New window will be glazed with 14mm heritage double glazing. 8 Bridgetown, Totnes, TQ9 5AB. See <https://southhams.planning-register.co.uk/Planning/Display/1274/25/LBC>

4e. 1734/25/ARC – Application for approval of details reserved by condition 4 (Slates) of planning consent 0908/25/LBC. 63 Fore Street, Totnes, TQ9 5NJ. See <https://southhams.planning-register.co.uk/Planning/Display/1734/25/ARC>

5. PLANNING APPLICATION 2929/23/FUL

At the request of Full Council, to consider any amendment to the Planning Committee's comments previously submitted on planning application 2929/23/FUL solar array at Littlehempston Water Treatment Works, should the application go before the South Hams District Council Development Management Committee. Document attached.

6. MORRISONS GARAGE ENFORCEMENT (CASE REFERENCE 028698)

To consider the planning enforcement decision on the alleged unauthorised building at Morrisons Service Station (case reference 028698). Document attached.

7. SOUTH HAMS DISTRICT COUNCIL INFORMAL CONSULTATIONS

To note upcoming South Hams District Council's informal consultation seeking Town Council comment on: the parking permit system in Totnes; and the Local Cycling Walking Infrastructure Plan, views before the findings of the Community Economic Plan survey have been shared. Verbal update.

8. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 15th September 2025 at 6.30pm in the Guildhall.

S Halliday

Governance and Projects Manager

16th July 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.