



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.



DRAFT MINUTES FOR THE PLANNING COMMITTEE

MONDAY 16TH JUNE 2025 IN THE GUILDHALL

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

Apologies: Cllrs Bennett and Trant.

Not Present: Cllr Smallridge.

In Attendance: Members of the public, 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.

The Committee adjourned for the following item:

PUBLIC QUESTION TIME

Two members of the public explained that South Hams District Council has asked them to engage with the Town Council as part of the pre-application process about the proposed shop and frontage changes to Lawsons in the High Street. Plans and images of the proposals were shared which have to accommodate the historic features of the building, including: an additional door to access the first floor (proposed change of use to residential); a spiral staircase to a rear garden; improvements to the ground floor shop layout and staff facilities; and the introduction of fire protection between the ground and first floor. The Committee suggested that they refer to the Joint Local Plan Appendix 3 guidance on shop fronts which could provide a more sympathetic appearance on the High Street, and commented on signage, bin storage and accessibility. It was **AGREED** that the architect will liaise with the officer to provide revisions based on the comments made that will be circulated to the Committee for informal comment as part of a continuing pre-application dialogue.

The Committee reconvened.

2. CONFIRMATION OF MINUTES

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

The minutes were approved as an accurate record of proceedings.

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.

Support.

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

Support. The Committee would request that a suitable replacement tree is considered on the wider site, subject to the Tree Officer's advice given the honey fungus problem.

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.

The Council declared an interest as the applicant for the tree works application.

Support.

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. 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.

Support.

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.

Object. The Committee does not feel that this application is in the spirit of Class Q, and that planning permission is required given that:

- The existing building abuts the listed gardens at Sharpham.
- There is no direct access to the public highway – access is via a private drive.

The Committee is also concerned about: the number of vehicle movements on the private drive in the build phase and once in residential use; and the robustness of the existing structure to be suitable for conversion to residential use, specifically whether the height of the existing roof line is sufficient to provide space for head room alongside insulation and fire protection measures to meet building regulations.

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

Support in principle subject to appropriate tiles being used (for example reclaimed clay or concrete tiles) as the Committee does not support the use of zinc in this location due to the adverse impact on the street scene.

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.]
Support.

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

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.
Support. The Committee suggests that this is also an opportunity (whilst scaffolding is in place) to install anti-seagull protection/netting to keep the panels clean and functioning whilst mitigating an ongoing problem with nesting birds in the area.

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.
Support.

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

To **RECOMMEND** to Full Council that delegated authority is given to the Clerk in August to respond to planning applications based on comments from members of the Planning Committee.

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

Noted. Cllrs Collinson and Cooper gave their apologies as they will be away on this date.

The meeting closed at 7.55pm.

Sara Halliday
Governance and Projects Manager
June 2025

ITEM 5 - PLANNING APPLICATION 2929/23/FUL

At Full Council on 7th July 2025 planning application 2929/23/FUL solar array at Littlehempston Water Treatment Works was discussed with the minutes recording:

It was **RESOLVED** to defer the exact wording for submission to South Hams District Council to the Planning Committee. However, Full Council **AGREED** the need for the Totnes to Littlehempston cycle path, and any decision by the planning authority to grant permission for the solar development should be on the condition that adequate funding and delivery of this element is secured. It should be noted that Cllr Hodgson abstained from the vote. It was reiterated by members that Full Council support for the cycle path does not undermine the already submitted concerns about the solar proposal.

[Note: Where the Council has provided comments in support for or in objection to an application, they are usually invited to send a Councillor to speak at the SHDC Development Management Committee. It was with SHDC that this application was NOT on the 10th July agenda.]

The Planning Committee comments that have been submitted when the application has previously been considered are below, and these remain extant.

Planning Committee – Dec 2023.

4a. 2929/23/FUL - Installation of photovoltaic solar arrays together with transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements. Land at Littlehempston Water Treatment Works, Hampstead Farm Lane, Littlehempston, TQ9 6LZ.

Object. The Committee has the following comments:

- Concerns on lack of flood assessment data.
- Concur with the heritage concerns raised by Heritage England.
- Visual impact from miles around.
- Loss of Grade 3A Farmland.
- Residents concerns.
- The size of the proposal (particularly when existing buildings do not have panels).
- The ecological impact (particularly on sites 5 and 6 which are floodplain grazing marshland as identified by DCC).
- Impact on and lack of consultation with the Heritage Railway.

Planning Committee - August 2024 (when revised plans had been submitted):

3a. 2929/23/FUL - READVERTISEMENT (revised plans and documents) Installation of photovoltaic solar arrays together with transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements. Land at Littlehempston Water Treatment Works, Hampstead Farm Lane, Littlehempston.

The Committee voted to suspend Standing Orders to allow District Cllr Allen to speak about bat numbers in Buckfastleigh which have significantly decreased this year. The Committee voted to return to Standing Orders.

Object. The Committee supports the concerns raised by Staverton Parish Council about transport routes to the site and has the following additional concerns:

- Temporary compound for works buildings and tarmacked area is shown on the plans - concerns that this could lead to longer-term, permanent retention of these buildings and the tarmacked surface if the plans for the wider scheme are approved. It is noted that some of these buildings already appear to be in place.
- Impact on biodiversity - the flood plain and grazing marsh habitat would be lost and it is the only example on the River Dart. This point hasn't been identified in officer comments from the South Hams District Council or Devon County Council.
- Footpath/cycle path – the plans do not show the proposed footpath and cycle path link from Littlehempston to Totnes. South West Water has a statutory commitment to increase access across its land.
- Impact on Bats - effect of the solar array on the behaviour of greater horseshoe bats which use the river corridor from Brixham to feed and reach the roost in Buckfastleigh; and the loss of animal grazing on the grazing marsh will be detrimental to dung beetle numbers which the greater horseshoe bats feed on.
- The Historic England comment is useful. However, it hasn't assessed the impact of the solar farm on views from the riverside path.

If the District Council is minded to support this application, the Planning Committee of the Town Council would want it conditioned that:

- a. The works compound area of buildings and tarmac area are returned to grass/farmland once construction is complete; and
- b. Cycle and footpath is shown/included in the planned development area drawings as part of South West Water's statutory commitment to increase access to its land and prove a much needed off-road route between Littlehempston and Totnes.

ITEM 6 – MORRISONS SERVICE STATION ENFORCEMENT (CASE REFERENCE 028698)

The following email has been received from Planning Enforcement at South Hams District Council in relation to the alleged unauthorised building at Morrisons Service Station:

Our ref: 028698
Re: Alleged unauthorised building
At: Morrisons Service Station Road Totnes TQ9 5JR

Further to our investigations, the Council hereby advise you that the following decision regarding the alleged Breach of Planning has been made.

The owners of the above site have been advised that the alleged unauthorised building constitutes a breach of planning regulations. Local Planning Authorities have a discretion whether or not to pursue a breach of planning regulations when it is expedient to do so. Additional guidance to Local Planning Authorities is contained within para 59 of the NPPF. (National Planning Policy Framework) However, formal enforcement action is a discretionary power which is only to be used where expedient to do so – i.e. where the breach in question causes material harm to planning interests.

Shipping container and fencing

As previously discussed, these are a technical breach however, it is felt that should a planning application be submitted, it would be supported and therefore not expedient to pursue.

Advertising banners

The banners have now been removed.

Dilapidated wooden boarding

Although this is not an enforcement issue, I spoke to the area manager when I was on site, she has been going out for quotes, and I can confirm that the dangerous boarding has been removed, and they are looking into ways to ensure the slate/stones do not spill over the pavement. The neighbourhood highways officer has been advised, and he is keeping an eye on it.

For this reason, the local planning authority is unable to pursue the matter at this time and the case will now be closed.