



MINUTES FOR THE PLANNING COMMITTEE

MONDAY 21ST JULY 2025 IN THE GUILDHALL

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

Apologies: Cllrs Collinson and Cooper.

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

A member of the public spoke about the Morrisons Service Station and the impact of the shipping container and fencing on visibility for pedestrians and vehicles exiting the facility (as well as being unsightly), and the slate chippings alongside the footway that are hazardous as the wooden edging is in poor repair and doesn't retain them.

As the applicant for item 4a, a member of the public explained the impracticalities of the garage which is too small for modern vehicle use and that the road provides insufficient space for a turning circle of a small car to go into the garage. They also set out that the current habitable space and garage space are below Government requirements.

The Committee reconvened.

2. CONFIRMATION OF MINUTES

To approve the minutes of 15th June 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. 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.

Comment – the Committee is concerned about a lack of detail to support this application as no arboricultural report has been submitted, and the proposed work will have an adverse impact on

biodiversity, water uptake and visual amenity in the area. The Committee would request that the South Hams District Council (SHDC) Tree Officer inspects the tree and advises on any or appropriate works.

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.

Comment – the Committee supports the proposed works to T1 (Oak) and T2 (Chestnut). However, for T3 (Sycamore) they question the need to fell the tree rather than reduction. The Committee would request that the SHDC Tree Officer inspects T3 and advises on any or appropriate works.

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.
Support for the works to T1 (Yew).

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. 1836/25/HHO – Householder application for conversion of garage to habitable space. The Loft Cottage, South Street, Totnes, TQ9 5DZ.

Support. However, the Committee would wish to see timber rather than render used on the exterior wall which it believes is more in keeping with neighbouring properties, and that consideration is given to placing a condition for the dwelling to be 'car-free housing'.

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.

Object. The Committee objects to:

- The retention of a single panel glass door as shown at figure 11 on south elevation.
- The changes of materiality for the privacy screening from timber to metal as previously approved.

The Committee would also comment once again on the impact of continuing works on this section of Plymouth Road, particularly the blocking of the footway by construction vehicles and asks that construction management plans are conditioned to include keeping the footway clear at the start and end of the school day to ensure the safety of children and parents.

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.

Support, subject to the Heritage Officer being content with the works proposed.

The Committee would also comment once again on the impact of continuing works on this section of Plymouth Road, particularly the blocking of the footway by construction vehicles and asks that construction management plans are conditioned to include keeping the footway clear at the start and end of the school day to ensure the safety of children and parents.

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.
Support, subject to the top sash windows not having horns.

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.
Overtaken by events – a decision has been made on this application.

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.

It was **AGREED** to submit the following comments:

Since Totnes Town Council previously commented on this application in August 2024, the route for a cycle path has been identified in both Devon County Council's (DCC) and South Hams District Council's (SHDC) Local Cycling and Walking Infrastructure Plans (LCWIP) as of importance to connectivity for walking and wheeling. LCWIPs are evidence-based and have been produced by external consultants. In addition, SHDC Full Council and DCC Cabinets have voted unanimously for the route to be prioritised.

The Littlehempston connection is the missing link in the route between Totnes and Newton Abbot connecting 10 villages together to two rural towns along quiet lanes. It will also enable National Cycle Network Route 2, which currently stops south of Ogwell, to be routed through Totnes safely.

From the Sustrans website "Route 2 is a long-distance cycle route which, when complete, will link Dover in Kent with St. Austell in Cornwall via the south coast of England. The route is currently 361 miles long. The only major gaps in this route are between Dawlish and Totnes, and Plymouth to St Austell."

This is a unique opportunity for this cycle path to be delivered after the community has looked for a potential route for 20 years. Given the public concerns raised about the South West Water's proposed solar array, the cycle path would give something back to the community by way of compensation.

Totnes Town Council's previous comments on application 2929/23/FUL made in December 2023 and August 2024 still stand.

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).

It was **AGREED** to ask for the Enforcement case to be reopened to address the following concerns:

- The introduction of the shipping container introduces utilitarian structures in a very visible part in the centre of the town, which goes against Totnes Neighbourhood Plan policies En1.1 & En1.3 (Sustainable development and the settlement boundary) and En2 (development and Design).

- Visibility for vehicles exiting the garage is compromised due to the wooden fencing erected around the shipping container and bin store, which is a risk to pedestrians on the pavement – particularly school children using this path.
- Slate chippings are not contained by an appropriate/sufficient kerb and these present a hazard on the footway, particularly to those with a sight impairment.

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.

Noted. These items will be brought to future meetings of the Council for comment once results of the Community Economic Plan survey are received.

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.

Noted.

The meeting closed at 8.00 pm.

Sara Halliday
Governance and Projects Manager
July 2025