



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 15TH SEPTEMBER 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 15th September 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 21st July 2025 and update on any matters arising. Document attached [page 3].

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 2600/25/TCA – T1: False Acacia – Fell. Bogan Stable, North Street, Totnes, TQ9 5NZ. See <https://southhams.planning-register.co.uk/Planning/Display/2600/25/TCA>

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 1926/25/FUL - READVERTISEMENT (Revised proposal & revised plans) Proposed extension to petrol filling station sales building, installation of jet wash facilities, retention of existing shipping container, erection of bin store & associated works. Morrisons Service Station, Station Road, Totnes, TQ9 5JR. See <https://southhams.planning-register.co.uk/Planning/Display/1926/25/FUL>

4b. 1978/25/HHO - Householder application for Site works to extend an existing Shed / Outhouse with car parking space to the roof into a 2 story Annex with pitched roof. South View, Jubilee Road, Totnes, TQ9 5BW. See <https://southhams.planning-register.co.uk/Planning/Display/1978/25/HHO>

4c. 2494/25/HHO - Householder application for proposed extensions & associated works. 31 Smithfields, Totnes, TQ9 5LR. See <https://southhams.planning-register.co.uk/Planning/Display/2494/25/HHO>

4d. 2539/25/FUL – Proposed new access and siting of storage containers. Land at Sx806 609, Wills Road, Totnes. See <https://southhams.planning-register.co.uk/Planning/Display/2539/25/FUL>

4e. 2527/25/LBC - Listed Building Consent for repair or replacement of box gutter behind parapet wall. 82A High Street, Totnes, TQ9 5SN. See <https://southhams.planning-register.co.uk/Planning/Display/2527/25/LBC>

5. TRAFFIC AND TRANSPORT FORUM AND STEERING GROUP

To:

- a. Consider the recommendation on the Local Cycling and Walking Infrastructure Plan (LCWIP) (document attached, page 7); and
- b. Note the minutes from the Traffic and Transport Steering Group and Forum held on 24th July 2025. Documents attached (page 8).

6. LICENSING APPLICATIONS

To consider the following applications (document attached, page 13):

- a. Variation application to licence (opening hours and sale of alcohol) for: Drift Records, 103 B & C High Street, Totnes, TQ9 5SN.
- b. Pavement licence: The Bull, High Street, Totnes, TQ9 5SN.
- c. Pavement licence: The Brioche Café, 49 High Street, Totnes, TQ9 5NP.

7. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 20th October 2025 at 6.30pm in the Guildhall.

S Halliday

Governance and Projects Manager

10th September 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 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 Ogdwell, 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

ITEM 5 – TRAFFIC AND TRANSPORT FORUM AND STEERING GROUP

5a – Traffic and Transport (T&T) Steering Group Recommendation in response to consultation request from South Hams District Council (SHDC) on priorities for Local Cycling and Walking Infrastructure Plan (LCWIP)

Recommendation

It is recommended that, in response to SHDC's request that TTC identifies a single priority for funding from the portfolio of LCWIP interventions, the following is put forward:

Totnes Bridge – High Street

Investigate options to improve pedestrian safety on the bridge, and support an increase in footfall, enhanced visitor experience, and ensure community safety on the High Street.

Background

SHDC consultants developed an extensive schedule of LCWIP interventions which was forwarded to TTC for consideration and views on prioritisation.

A summary of this was discussed at a meeting of the T&D T&T Steering Group on 23 July 2025 when a response was agreed for recommendation.

To ensure that the response met the needs of SHDC, a copy was shared with them for a 'sense check', when it became apparent that SHDC were asking for TTC's top priority for funding, should it become available.

As this required a change to the response agreed by the Steering Group, Steering Group members were emailed suggesting the submission of "Totnes Bridge – High Street" as above.

At the time of writing (28 August 2025) 16 of the 19 Steering Group members have emailed giving their support to the above Recommendation. We are yet to hear from 3 members.

Our expectation is that any funds in this regard would be small, however some 'support in kind' (officer time) may also be available. This could assist with ensuring that wide engagement is conducted to provide a suitable client brief for external consultants to develop solutions that satisfy all requirements.

If the Recommendation is accepted, TTC can be in with a chance of some additional funding for this essential work, should SHDC have some to make available.

Supporting papers

- (i) Text of email to Steering Group members inviting their support for the recommended response to SHDC as above – see below.
- (ii) Meeting Notes of Steering Group meeting held 23 July 2025 – see below.
- Report and Summary of SHDC consultants LCWIP interventions as considered by Steering Group meeting held 23 July 2025 – see separate document.

(i) Dear Traffic & Transport Steering Group Member,
South Hams District Council (SHDC) Local Cycling and Walking Infrastructure Plan (LCWIP)

At our meeting on 23 July we considered a summary of interventions that could be used to reduce barriers to active travel routes, as taken from a study by SHDC's consultants.

Following our consideration it was agreed that we "would liaise with SHDC to ensure that our response gives them the level of detail they need, while conveying our concerns about the proscriptive solutions currently included. Then to take the outcome to the Planning Committee and Full Council for ratification, so they can be presented to SHDC officially."

We have since forwarded a note of the SG's conclusions to SHDC and had a discussion with the relevant Officer.

The Officer was happy to note our report and asked us to identify what our top priority would be, should any (limited) funding become available.

We have therefore reviewed the summary of interventions by identifying that which would have the greatest impact for Totnes. In doing so we have also taken account of recent energetic discussions at Forum and Steering Group meetings.

We would like to suggest that we put forward:

Totnes Bridge – High Street Investigate options to improve pedestrian safety on the bridge, and support an increase in footfall, enhanced visitor experience, and ensure community safety on the High Street.

Our intention would be to include this in our reporting to the Planning Committee and Full Council, for presentation to SHDC officially.

Importantly, we have been assured that, in so doing, we would not be downgrading other interventions; rather we would be helping to make the best use of limited resources should they become available.

It is important that we have SG backing for such a proposal, and would be very grateful for your thoughts by return. (The summary and Minutes of the key points of our discussion can be found ATTACHED.)

If there are any matters on which you would welcome a chat before responding, please do not hesitate to ring Graham on XXXXX XXX XXX.

Looking forward to hearing from you, Graham Bennett & Luisa Auletta

(ii and 5b) Wednesday 23 July 2025, Traffic and Transport Steering Group - Meeting Notes

1. Introduction

Those present: Graham Bennett (GB) (Chair), Cllr Luisa Auletta (LA), Cllr Jacqi Hodgson (JH), Cllr Anna Presswell (AP), Cllr Tim Bennett (TB), Cllr John Cummings (JC), Cllr Ashton Chadwick (AC), AF, PW, SG, HC, RM, Cllr Nick Roberts (NR)

Apologies: RG, NR, VW, GE, Cllr Sarah Collinson

Note Keeping: Lisa Baumbach

GB tabled a revised Agenda, explaining that this was to allow focus on key issues requiring decision making.

2. Meeting Notes of Previous Steering Groups

Held 30 April 2025 – Agreed, with no Matters Arising.

Meeting with MP Held 27 June 2025 – Agreed, with no Matters Arising.

3. Local Cycling and Walking Infrastructure Plan

GB and LA explained that South Hams District Council (SHDC) have issued their 500 page consultant produced study which outlines interventions that could be used to reduce barriers to active travel routes in the area. SHDC have given Totnes Town Council an opportunity to comment and the meeting has been asked to advise. As the work aligns closely with the work of the Project Teams, GB said he and LA had worked to produce a summary (ATTACHED) which had been concluded only the day before the meeting, so it had not been possible to share this until the meeting, for which he apologised.

In the tabled summary the possible interventions on the different routes have been cross referenced with the work of the Project Teams.

Some key points were:

The work around Totnes St Johns' School is a 'Quick Win' due to the ongoing project in this area, along with the Borough Park – Coronation Road area where pedestrians and cyclists are using the same space, was flagged as being dangerous. For the 'Long Term' projects, the first three are within Totnes which require much 'groundwork'. The final 5 'Long Term' projects also need much preparation and, because much is already in hand, GB and LA felt that the order in which they progress in due course should be determined by practicalities and tying in with work already in hand (rather than in a list order now).

JH asked if these details could be indicated on a map, and reference was made to the maps from the report – page 427 (routes within Totnes) and page 431 (routes beyond Totnes). More detailed mapping would happen at the next stage of the process.

The Steering Group noted the project summaries and the wish not to pre-empt solutions that might come out of full technical assessments to be commissioned at a later date.

The Steering Group **AGREED** that GB and LA to liaise with SHDC to ensure that our response gives them the level of detail they need, while conveying our concerns about the proscriptive solutions currently included. Then to take the outcome to the Planning Committee and Full Council for ratification, so they can be presented to SHDC officially.

4. Projects

- Project Terms of Reference – to be carried forward due to lack of time.
- 20's Plenty - The map of proposed 20mph areas in Totnes was brought forward from the Forum meeting. Some gaps were identified and LA suggested that some of the gateways could be moved further away from settlements to reduce speed on the approach, which she had highlighted on the map for ease of reference. Changes identified to gateway locations should be predominantly cost neutral. LA noted that including the roads to the north of Bridgetown Hill would require a large number of additional signs, however, and that any proposed extension of the zone would require additional funding.

Action: The Steering Group **AGREED** that JH – on behalf of the Traffic and Transport Steering Group – should ask DCC to make these revisions before presenting the map for public consultation.

- School Green Travel Plans - AP has now received the School Green Travel Plan from Totnes St John's Primary School and LA is receiving some data from KEVICC.

Action: AP and LA to contact the Grove for their School Green Travel Plan.

- Vehicle Activated Signs - TB advised that some issues need to be resolved such as providing additional information to DCC and making a final decision on whether the VAS will be solar or battery powered. He said that work will continue on this later in August, with a report for the October Steering Group meeting.

- Bridge Feasibility Study - JH spoke with DCC officers about the bridge in response to which they outlined some specific options with their pro's and con's. However, the meeting were keen for DCC officers not to present solutions, but instead, for an independent feasibility study to be carried out by active travel consultants to explore a whole range of possibilities as has been agreed at Full Council previously. The client function for the independent consultants would include engaging with groups within the community to develop the project brief, its objectives, and assessment criteria for judging options.

Action: JH, GB and LA to discuss how to go back to DCC officers with the request for WSP to carry out the feasibility study.

- Strategic Road Network Investment – Note MP meeting Update
- Active Travel Routes - GB reported that NR had recently met with South Devon Railway representatives, a number of local Councillors, and our MP, regarding the Littlehempston footpath, and established a positive conclusion. The footpath is now shown in the SWW planning application.

5. **Community Matters**

GB had received an SHDC report on their e-bike initiative – Catbikes - on which they would welcome feedback. A copy is to be provided with Meeting Notes:

E-bikes in Totnes; Catbikes: The project has delivered the first Council run on street electric bike hire scheme in England (only the second in the UK, with the first being a scheme in Scotland). The scheme includes 24 x electric bikes that are being managed and maintained by a local bicycle Community Interest Company. At launch, 21 of the bikes were deployed across six Council owned locations from which the bikes can be hired and returned. The railway station location is expected to open in July/Aug once the licence is resolved with GWR, and further locations will be identified in response to demand identified in a town wide postal survey planned for October. We welcome all feedback the scheme which can be emailed to catbikes@swdevon.gov.uk

6. **Cross Cutting Issues**

- Partnerships

GB reported on recent communication with DCC Councillors regarding their new collaborative working on Highways matters, as reported in an Opinion piece in the Totnes Times of 10 July. He had followed this up by email to the Council Leader and had received a response which indicates the intention to achieve a positive culture shift in this area.

7. **Next Meeting** – Steering Group Wednesday 22 October 2025

5b. 23 July 2025, Traffic and Transport Forum, Meeting Notes

1. **Introductions:**

Those present: Graham Bennett (GB) (Chair), Cllr Luisa Auletta (LA), Cllr Jacqi Hodgson (JH), Cllr Anna Presswell (AP), Cllr Tim Bennett (TB), Cllr John Cummings (JC), Cllr Chris Beavis (CB), Cllr Ashton Chadwick (AC), AF, WR, JB, PW, VC, SG, HC, BC, RM, RH, HH, CH

Apologies: RG, NR, VW, GE, Cllr Sarah Collinson

Note keeping: Lisa Baumbach

GB welcomed all and explained the roles of the Forum and Steering Group.

2. Meeting Notes of Previous Forum (held 29 January 2025)

Agreed.

Action from Matters Arising - RG's notes on 5 ways to implement something that will work to slow traffic for those communities that don't have 20mph speed limits - to be circulated with the Meeting Notes.

3. County Councillor on Highways Matters

• Totnes' Bid to Devon County Council (DCC) for 20's Plenty for 2025

The bid for 20's plenty in Totnes was approved by DCC earlier this year. It was approved because under the previous system, Totnes scored highly due to meeting certain safety criteria. A map is being drawn up ready for public consultation to indicate all the proposed areas that could have the new speed limit applied, a draft of which had been received by JH that morning.

Under a new system, which has just been approved by DCC, Town and Parish Councils are permitted to submit proposals for 20mph zone in any area where people work, live, play or go to school without having to score highly on safety grounds. However, Town and Parish Councils or communities will need to fund this, which could cost £15,000 to £40,000 depending on the size of the area. It is recommended that these communities do a public survey before committing to costly design work, to maximise the chance of a detailed proposal gaining approval when going to public consultation later in the process.

• The Bourtons Speed Limit on A381

A previous request for the speed limit gateway on the A381 to be extended to just beyond the Bourtons was discussed with officers at DCC earlier this week. There will now be two bus stops placed in this area so it is more likely that a reduction in the speed limit will be applied. The limit is likely to be 40mph. Devon County Council Officers have to refer to a nation-wide traffic manual when making their assessments.

4. Community Matters for Highways

• Fishchowters Lane Extension

JB requested support from the Traffic and Transport Forum with regards to an extension of 250m to Fishchowters Lane near the top on Bowden Pillars Land over land which is now leased by the Devon Wildlife Trust, and tabled some illustrations of his proposals.

Cllr Auletta pointed out that this extension would encourage both cyclists and walkers to use the same route which would be unsafe on such a steep gradient, and contrary to current policy on shared use. It was noted that DWT are looking to provide a cycle path around the edge of their top field to provide an alternative cycle route into town from Bowden Pillars via Kingsbridge Hill and this is supported.

Fishchowters Lane is maintained by DCC so they could be asked to consider that link but finding funding for such a project may be challenging.

Action: Cllr Hodgson will enquire about this.

• Safety on Kingsbridge Hill

VC asked if the change of management at DCC would give Kingsbridge Hill Residents Association an opportunity to revisit the Kingsbridge Hill proposal which is low cost. She was concerned that a 20mph zone still won't be enough to make it safe for pedestrians. Cllr Hodgson pointed out that submitting a proposal will be possible but there should be a survey first of all the residents and it would need to be self-funded. A consultant would need to be employed by the community and DCC have a list to choose from. It would be for the community to brief the consultants so they can then go on to make their recommendations.

Action: JH will share the link for making the proposals with VC.

- **Overgrown vegetation**

CB raised the issue of overgrown vegetation near the traffic lights between Totnes and Dartington which obscures the view of the traffic lights. JH advised that this should be reported on the DCC Highways website's "report a problem" page. CB also noted that white lines on the Newton Abbot road have now become overgrown with grass. If this was cut back it would make the road wider and safer. JH advised about the cyclical maintenance programme at DCC and encouraged CB to use the online "report a problem" page for this as well.

- **Traffic on Totnes High Street.**

RH advised that Totnes and District Society (TotSoc) have recently carried out a survey among its members who have all identified the number of cars using and passing through the High Street as a concern. TotSoc are requesting that this issue is revisited. They understand that some access is required for deliveries etc but issues of safety and air quality remain a problem. Ideas for specific changes were voiced, and PW suggested a working group to look at this issue again.

GB said it was important that any changes should support the business community and its need to grow footfall, enhance the visitor experience, and ensure community safety, and suggested this issue is taken into the Steering Group for further consideration.

5. Next Meeting, assumed 28 January 2026 with the AGM – to be confirmed

ITEM 6 – LICENSING APPLICATIONS

The following emails about licensing applications have been received from South Hams District Council:

6a. Variation application to licence (opening hours and sale of alcohol) for: Drift Records, 103 B & C High Street, Totnes, TQ9 5SN.

We have received a variation application from Drift Records, 103 B & C High Street, Totnes, TQ9 5SN. The variation application is:

- Increase the hours of the Supply of Alcohol On & Off the premises Monday to Sunday 10:00 – 22:00 previously was Monday to Friday 15:00-22:00 & Saturday & Sunday 13:00 – 22:00.
- Opening Hours Monday to Sunday 09:30 – 22:30.

6b. Pavement licence: The Bull, High Street, Totnes, TQ9 5SN.

We have received an application from The Bull Inn, High Street, Totnes, TQ9 5SN. The application is for:

5 tables

10 chairs

08:00-22:00 Monday to Sunday.

On the pavement at the front of the premises.

The width of available space from the furniture to the edge of the pavement is 790 mm.

This is 710mm short of the minimum requirements.

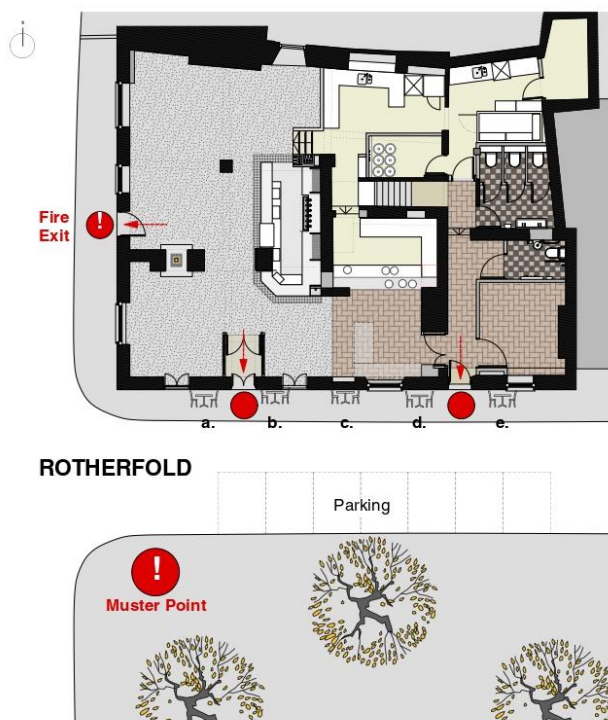


Table Positioning & Dimensions

Tables a, b, c, & d are 80cm wide and 40cm deep. They are a demi-lune shape. Table e, is 120cm wide by 40cm deep and is rectangular.

The centre of table a, is 90cm from the left hand side of the main entrance doorframe. The width of the entire pavement is 1180mm. The space between table & kerb is 79cm.

The centre of table b, is 40cm from the right hand side of the door frame. The width of the entire pavement is 1180mm. The space between table & kerb is 79cm.

The edge of table c, is 30cm from the window frame to the right of the table. The width of the entire pavement is 1180mm. The space between table & kerb is 79cm.

The edge of table d, is 50cm from the door frame to the right of the table. The width of the entire pavement is 1180mm. The space between table & kerb is 79cm.

The edge of table e, is 90cm to the left of the door frame to the left of the table. The width of the entire pavement is 1180mm. The space between table & kerb is 81cm.

**The Bull Inn
Ground Floor Plan**

6c. Pavement licence: The Brioche Cafe, 49 High Street, Totnes, TQ9 5NP.

We have received an application for The Brioche Cafe, 49 High Street, Totnes, TQ9 5NP. The application is for:

4 tables

8 chairs

08:00-18:00 Wednesday to Monday

08:00 – 21:00 Tuesdays

On the pavement at the front of the premises.

The width of available space from the furniture to the edge of the pavement is 2000 mm (This meets the minimum measurements).

