



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 20TH OCTOBER 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 20th October 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 September 2025 and update on any matters arising. Document attached.

3. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

3a. 2888/25/LBC - Listed Building Consent for alterations to shopfront to allow new access to proposed first floor maisonette, with internal refurbishment & rear access stair & garden space externally. 12 High Street, Totnes, TQ9 5SB. See <https://southhams.planning-register.co.uk/Planning/Display/2888/25/LBC>

3b. 2771/25/LBC - Listed Building Consent for internal alterations to amend layout of kitchen & reinstate internal ceilings & walls. 8 Castle Street, Totnes, TQ9 5NU. See <https://southhams.planning-register.co.uk/Planning/Display/2771/25/LBC>

3c. 2653/25/HHO - Householder application for extension to existing decking & fenestration alteration. 11 Priory Avenue, Totnes, TQ9 5HR. See

<https://southhams.planning-register.co.uk/Planning/Display/2653/25/HHO>

3d. 2730/25/VAR - Application for variation of conditions 2 (approved plans), 5 (privacy screen), 6 (flat roof area) & 7 (climate emergency compliance) of planning consent 2253/24/HHO. 6 Dartside, Totnes, TQ9 5HL. See <https://southhams.planning-register.co.uk/Planning/Display/2730/25/VAR>

3e. 1911/25/FUL - Change of use of from Class F1 & C3 to mixed use: Class E(shop) & C3 (dwelling). The Parlour, 43 45 High Street, Totnes, TQ9 5NP. See

<https://southhams.planning-register.co.uk/Planning/Display/1911/25/FUL>

3f. 2937/25/VPO - Application for modification of Section 106 Agreement on 3203/23/FUL. Land at SX 808 599, Parkers Way, Totnes. See

<https://southhams.planning-register.co.uk/Planning/Display/2937/25/VPO>

3g. 2625/25/VAR - Application for variation of condition 2 (approved plans) of planning consent 4342/22/FUL; and 2619/25/VAR - Application for variation of condition 2 (approved plans) of planning consent 4374/22/LBC. 90 High Street, Totnes, TQ9 5SN. See

<https://southhams.planning-register.co.uk/Planning/Display/2625/25/VAR> and

<https://southhams.planning-register.co.uk/Planning/Display/2619/25/VAR>

3h. 2857/25/ARC - Application for approval of details reserved by condition 3 (windows, doors & sills) to planning consent 4374/22/LBC. 90 High Street, Totnes, TQ9 5SN. See

<https://southhams.planning-register.co.uk/Planning/Display/2857/25/ARC>

4. TOTNES NEIGHBOURHOOD PLAN

To consider a review of the Totnes Neighbourhood Plan and the employment of an external consultant to undertake the work. Document attached and verbal update.

5. BICYCLE RACKS

To consider a recommendation from the Economy Working Group for the location of a bicycle rack in Totnes. Document attached.

6. LICENSING ISSUE

To consider writing to South Hams District Council about the anti-social behaviour problems in Borough Park and the proximity of the 24-hour alcohol licence granted to Morrisons Garage. Verbal update.

7. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 17th November 2025 at 6.30pm in the Guildhall.

S Halliday

Governance and Projects Manager

15th October 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.