



MINUTES FOR THE PLANNING COMMITTEE

MONDAY 15TH SEPTEMBER 2025 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), T Bennett, S Collinson, T Cooper, J Cummings, J Hodgson (from 18.35) and M Trant.

Apologies: Cllr Smallridge.

In Attendance: 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

There were no members of the public who wished to speak.

The Committee reconvened.

2. CONFIRMATION OF MINUTES

To approve the minutes of 21st July 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. 2600/25/TCA – T1: False Acacia – Fell. Bogan Stable, North Street, Totnes, TQ9 5NZ.

Comment – the Committee defers to the views of the Tree Officer in the absence of an arboricultural report being submitted.

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. 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.

Object. The comments previously made by the Council still stand (see below). In addition, the Committee has concerns about:

- The unresolved drainage issues from the proposed jet wash areas. The Committee supports the concerns about flooding raised by the Environment Agency and internal (SHDC) drainage consultation.
- Flood lighting in the area given the proximity of the wildlife corridor at the rear of the site.
- The revised plans showing the visibility splays given its inaccuracies in measurements shown and awaits a revised version.
- The proposed changes to the site increases the level of risk to pedestrians moving around the site, particularly those with protected characteristics.

Previous comments submitted in August 2025 are as follows:

- Disabled parking space adjacent to exit is no longer visible on entry to the site. Prior to the installation of the container and fencing it was possible for disabled drivers to see whether the space was occupied or not as they pulled in, giving better equity of access.
- The pedestrian safety of the site is inadequate, particularly for children using the store to and from school.
- The cycle rack locations require cyclists to cross the vehicular entrance to the forecourt. This is unnecessarily dangerous.
- Although the visibility splay may technically comply, the context has been lost when making this assessment when considering pedestrians crossing the entrance and exit, the curve of the road and the nearby pedestrian crossing.
- The storage container should be located elsewhere on the site due to visibility and environmental/visual impact concerns.
- There is insufficient parking onsite with the proposed additional jet washes, particularly with the proposed café area. This could cause traffic queuing onto the road.
- The jet washes would block the clearly well used footpath across the green space on the corner of the site [see attached image].
- The previous objections for visual impact, including the front fence, still stand.

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.

Object. The Committee has concerns about:

- Drainage – there is no agreement from South West Water that the proposed additional facilities of a shower room and sink can be accommodated with the existing facilities. There is also no mention of how surface water runoff will be handled.
- The negative impact on the street scene. The language of the existing outbuildings along the road is the classic “gable fronted single garage” that, despite being located above and in front of the front facade of the house nevertheless remains subsidiary to the house. This proposal widens the building envelope and turns the roof form around so it presents a full width ridge to the street. This increases the apparent bulk of the annex building, and blocks the important landscape view visible between the houses. These glimpsed views enhance the character of the street scene and assist in making Jubilee Road the premier road that it is.

4c. 2494/25/HHO - Householder application for proposed extensions & associated works. 31 Smithfields, Totnes, TQ9 5LR.

The Committee declared an interest as a neighbour, as Totnes Town Council owns and manages Totnes Cemetery which is situated at the rear of the property.

Comment – whilst the Committee does not object to the proposed extension in principle it has the following concerns:

- Drainage and water management have not been addressed, with inconsistencies in the plans showing (or not) on site attenuation. There is an existing issue with surface water run off down Smithfields which could puddle outside the entrance to the property causing flooding and increase the water table in the surrounding area (and which is known to be high in the adjacent area of the cemetery). The Committee would encourage natural flood management solutions to be used in the garden area.
- Bats and the survey showing some presence in the roof space – the Committee would wish to see the recommendations in the survey adhered to.

4d. 2539/25/FUL – Proposed new access and siting of storage containers. Land at Sx806 609, Wills Road, Totnes.

Support, subject to the Environment Agency Flood Risk Assessment concerns being addressed.

4e. 2527/25/LBC - Listed Building Consent for repair or replacement of box gutter behind parapet wall. 82A High Street, Totnes, TQ9 5SN.

Support.

5. TRAFFIC AND TRANSPORT STEERING GROUP

To:

a. Consider the recommendation on the Local Cycling and Walking Infrastructure Plan (LCWIP); and

To **RECOMMEND** to Full Council that it responds to South Hams District Council with single priority of the Totnes Bridge - High Street route, and to investigate options to improve: pedestrian safety on the bridge; support an increase in footfall and enhanced visitor experience whilst supporting local businesses; and ensure community safety on the High Street.

b. Note the minutes from the Traffic and Transport Steering Group and Forum held on 24th July 2025.

Noted.

6. LICENSING APPLICATIONS

To consider the following applications:

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

Support.

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

The Committee has carefully considered the restricted pavement space but given the reduced traffic flow in this area and the alternative pedestrian access routes, in this specific context it is content to support the application.

The Committee awaits sight of a further application for the tables and chairs placed on the Rotherfold square by this business.

The Committee voted to extend the meeting by 5 minutes.

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

Support.

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.

Noted.

The meeting closed at 8.10 pm.

Sara Halliday
Governance and Projects Manager
September 2025