



## MINUTES FOR THE PLANNING COMMITTEE

### MONDAY 17<sup>TH</sup> NOVEMBER 2025 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), S Collinson (from 1905), T Cooper and J Cummings (from 1845).

Apologies: Cllrs Bennett, Collinson (running late due to work) and Hodgson.

Not Present: Cllrs Smallridge and Trant.

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

Cllr Beavis asked for an update on the Rotherfold surface. The Officer explained that this had been reported to South Hams District Council (SHDC) through the official 'report it' tool as well as directly to maintenance and locality officers, and that the square had been pressured washed a couple of days after the issue was reported.

The Committee reconvened.

#### 2. CONFIRMATION OF MINUTES

**To approve the minutes of 20<sup>th</sup> October 2025 and update on any matters arising.**

Subject to amendment (there were no apologies for the October meeting) the minutes were approved as an accurate record of proceedings.

#### 3. TREE WORKS APPLICATIONS

**To make recommendations on the following tree works applications:**

3a. 3267/25/TCA - T1: Plane - crown lift to give 3m clearance by tip-pruning trailing branches only. T2: Beech - crown lift to give 2m ground clearance, to reduce shading of Motte bank and reduce erosion, by tip pruning only. T3: Thuja - crown lift to give 3m clearance. T4: Thuja - crown lift to give 2-3m clearance. T5: Laurel - coppice heavy subsiding limb to north, as shown on photo, and pollard remaining stems at approximately 2-3m. to reduce shading and risk of breaking out. T6: Ash - fell due to Ash dieback. G1: x5 Sycamore and x3 Cypress - growing at bottom of motte, fell to prevent further damage to motte retaining walls. Totnes Castle, Castle Street, Totnes, TQ9 5NU.

Support, subject to: T6 (Ash) – SHDC Tree Officer advice on the condition of the tree as some ash are recovering from die back; if felling is supported then the Committee requests a replacement tree is planted;

and G1 (Sycamore and Cypress) – request that suitable replacement trees that will withstand climate challenges are planted at more appropriate locations on the site.

#### **4. PLANNING APPLICATIONS**

**To make recommendations on the following planning applications:**

4a. 3238/25/LBC – Listed Building Consent for repairs to veranda trellis and roof canopy. Northgate Lodge, Castle Street, Totnes, TQ9 5NX.

Support, subject to the view of the Heritage Officer that the proposed lead mopstick details comply with the Lead Sheet Association guidelines.

4b. 3145/25/LBC - Listed Building Consent for change of use to mixed use and alterations to shopfront to allow new access to proposed first floor maisonette, internal refurbishment & rear access stair & garden space. 12 High Street, Totnes, TQ9 5SB.

Support. The Committee expressed its thanks to the applicant and architect for their engagement with the Committee on this application.

4c. 3101/25/LBC - Listed Building Consent for proposed ATM & signage removal for bank closure. 31-33 Fore Street, Totnes. TQ9 5HH.

Comment – whilst the Committee hugely regrets that Lloyds Bank is closing its branch which will also see the removal of an ATM in the town, it doesn't object to the application from the perspective that it will be an improvement to the façade of a listed building.

#### **5. REFORM OF THE LICENSING SYSTEM**

**To consider the Government's recent consultation on 'Reforming the Licensing System' including the NALC response to the consultation (closed 6th November 2025).**

The Committee discussed the consultation and NALC's response, with particular concern expressed about the accessibility of information to the community with the proposed withdrawal of the requirement of licensing applications to be published in local newspapers. It was **AGREED** to monitor outcomes of the consultation.

To **RECOMMEND** to Full Council that it displays details of licensing applications on its notice boards and website to ensure ongoing notification and accessibility for the community.

#### **6. TRAFFIC AND TRANSPORT STEERING GROUP**

**To note the minutes from the Traffic and Transport Steering Group held on 22nd October 2025 and consider any recommendations.**

Noted.

#### **7. DATE OF NEXT MEETING**

**To note the date of the next meeting of the Planning Committee – Monday 15<sup>th</sup> December 2025 at 6.30pm in the Guildhall.**

Noted.

The meeting closed at 7.15pm.

Sara Halliday  
Governance and Projects Manager  
November 2025