



MINUTES FOR THE PLANNING COMMITTEE

MONDAY 19TH JANUARY 2026 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), T Bennett, S Collinson (from 1835hrs), T Cooper, J Cummings, J Hodgson (from 1835hrs) and L Smallridge.

Apologies: None.

Not Present: Cllr 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.

There were no apologies received.

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 15th December 2025 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

3. 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).

3a. 1926/25/FUL - READVERTISEMENT (Revised proposal & revised plans) Proposed extension to petrol filling station sales building, installation of jet wash facilities & erection of bin store.

Morrisons Service Station, Station Road, Totnes, TQ9 5JR.

Comment – the latest plans submitted are contradictory preventing comment (the visibility splays plan shows customer parking in the location of the existing bin store and storage container, but the more recent drainage strategy does not show these parking spaces and has the storage area retained).

However, the Totnes Town Council Planning Committee comments made in August and September 2025 still stand. The Committee remains concerned about:

- the lack of a clearly marked safe pedestrian route through the site, and
- the ongoing problem with slate chippings near the existing bin store that frequently spilling onto the footway which creates a hazard to those with accessibility issues.

The Committee **AGREED** to send this comment to the town's District Councillors to request them to call in this application given the importance of this site in the town.

3b. 3354/25/FUL – Proposed new access and siting of storage containers for Class B8 use. Land at Sx 806 609, Totnes Industrial Estate, Wills Road, Totnes.

Support. Any lighting on the site should be in agreement with the planning officer and have no effect on the wildlife corridor.

3c. 3718/25/ADV – Advertisement consent for 5 x non-illuminated sponsorship signs: 1000mm x 550mm. Street Record (A381 Station Road/Coronation Road/Morrisons Roundabout, Babbage Road, Totnes.

Object. Objection on the grounds of safety. This is a busy and complex roundabout, and these additions will decrease visibility through the roundabout and cause a distraction. In addition, such advertising is detrimental to the public realm and is unsuitable in an historic town.

3d. 0039/26/LBC – Listed Building Consent for internal “like-for-like” repairs and general maintenance to ground floor commercial unit. New signage (part retrospective). 73 Fore Street, Totnes, TQ9 5NJ.

Object. There is insufficient information provided in the application and on the plans showing the proposed extraction system for a commercial kitchen, for example:

- no details on entry and exit points from the building,
- no details on noise attenuation measures, vibration and air pollution which is a concern given the potential impacts on neighbouring residents.

It is also unclear if the proposed bin store in the courtyard is under cover or in the open, or separated from access to neighbouring properties.

The views of Environmental Health on the waste storage and kitchen extractor would be welcome.

3e. 3767/25/FUL - Proposed replacement of existing timber framed windows and entrance doors with white UPVC. Home Meadow, Totnes, TQ9 5XY.

Object. The Committee objects to the proposed use of white frames and UPVC windows. It would request that a dark colour is used with the same sight lines as the existing windows, given that this building is visible from various footpaths.

3f. 0051/26/ARC – Application for approval of details reserved by condition 3 (Glazing Panel) of planning consent 3101/25/LBC. 31 – 33 Fore Street, Totnes, TQ9 5HH.

Support.

4. DEVON COUNTY COUNCIL COMMUNITY PROTOCOL

To consider the recently approved Devon County Council ‘Community Protocol’ and make any recommendation to Full Council to be passed to the County Councillor.

The Committee discussed the Devon County Council (DCC) Community Protocol and have concerns about one document covering two very different schemes - volunteer wardens and traffic measures. It was **AGREED** that the Officer will circulate the draft comments by email for

Committee agreement, which will then be shared with the Traffic and Transport Forum for their views. Subject to any additions by the Traffic and Transport Forum, to **RECOMMEND** to Full Council that the following points are passed to the County Councillor:

- Document content – lacking in detail, with embedded links not working or reference to documents that cannot be found on the DCC website.
- Training – inadequate training is currently offered for the voluntary warden roles.
- Insurance – concerns about the personal liability of volunteer wardens. For example, snow wardens who may spread grit - if an accident/injury occurs, are they personally liable?
- Emergency Planning – little cross-reference to the warden roles in emergency planning situations.
- No mention of vehicle activated sign installation, which would be of use to many parishes and towns.
- Concern that if a town/parish were to sign up to this document for warden scheme, does this then mean that they accept liability to self-fund road schemes and traffic calming? The introduction of a box check system to say which elements of the protocol a town/parish wishes to sign up to (rather than an assumption that it is all elements) would be beneficial and clearer.
- More support is required from Highways Neighbourhood Officers. The most reliable way for towns and parishes to undertake road safety/traffic measures would be to commission DCC on a payment basis to draw up feasible schemes and costs for programmes/proposals. Using external contractors is no guarantee that they will be acceptable to DCC Highways and this approach could help alleviate this problem.

5. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 16th February 2026 at 6.30pm in the Guildhall.

Noted.

The meeting closed at 7.53pm.

Sara Halliday
Governance and Projects Manager
January 2026