



MINUTES FOR THE PLANNING COMMITTEE

MONDAY 16TH FEBRUARY 2026 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), T Bennett, S Collinson (from 1840hrs), T Cooper, J Cummings (from 1840hrs), J Hodgson (from 1842hrs), L Smallridge (from 1847hrs) and M Trant.

Apologies: None.

In Attendance: Two 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.

There were apologies from Cllrs Collinson and Smallridge who were both running late.

The Committee adjourned for the following item:

PUBLIC QUESTION TIME

Cllr Beavis asked if the Town Council had received a reply to its question about traveller community provision from South Hams District Council and Devon County Council in light of the recent off-grid community eviction. The Officer offered to chase a response.

The Chair of the Traffic and Transport Forum spoke about application 3335/25/OPA and asked for the Committee to take into consideration: the application's proposal to increase pedestrian access through the site to the river and asks that S106 is requested to provide an underpass under the road alongside the railway to link to Castle Street, with associated signage improvements for river access. In a personal capacity they raised concerns about the proposal to build around the base of the chimney, which has always been freestanding, and if built as proposed it will hamper access to inspect the chimney and carry out repairs.

The agent for item 4c (application 0167/26/LBC) was present to be able to answer any questions that the Committee may have. It was **AGREED** to bring this item forward.

The Committee reconvened.

2. CONFIRMATION OF MINUTES

To approve the minutes of 19th January 2026 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

Item 4. Devon County Council Community Protocol – It was **RESOLVED** that the points as drafted are passed to the County Councillor.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 0149/26/TPO – TPO 1017; T1: Turkey Oak - crown reduction up to 1-1.5m (maximum cut diameter 50mm) to reduce overall canopy spread and wind loading, crown lift to approx. 8m clearance from ground level by selective removal of sub-lateral branches only (maximum cut diameter of 100mm), all major deadwood to be removed from within canopy as part of routine arboricultural management, works intended to improve tree safety and site usability. Follaton Lodge, Plymouth Road, Totnes, TQ9 5NA.
Support.

3b. 0242/26/TCA - T1: Beech - reduce the radial crown spread by approximately 2.5m on all sides, crown lift to 5m from ground level, crown lift to 5m from ground level, to maintain framework and natural form. Woodlands, One Pomeroy Villas, Bridgetown, Totnes, TQ9 5BE.
Support.

3c. 0282/26/TPO - TPO 385; T1: Horse Chestnut – remove, poor health, risk of falling onto property. Pomeroy Coach House Pomeroy House 19 Bridgetown Totnes TQ9 5BA.
Cllr Collinson declared a personal interest.
Support, subject to a condition that a suitable replacement tree is planted.

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).

4c. 0167/26/LBC – Listed Building Consent for internal and external works to include: natural slate roof, replace existing cement render with lime render, repair existing historic sash windows. 2 Plymouth Road, Totnes, TQ9 5PH.
With the agent for this application present this agenda item was brought forward.
Support.

4a. 3335/25/OPA - Hybrid planning application for mixed-use development site comprising: Outline Permission for mixed use redevelopment (comprising of circa 125 self-contained apartments, a 2400sqm (45 bed boutique hotel complex), circa 1310sqm commercial space, demolition of existing structures, full permission for change of use of Brunel Building & extension works to concrete structure to create gallery space. Former Dairy Crest Site, Station Road, Totnes.

Cllr Collinson declared a personal interest. It was **AGREED** that: the Committee response will be 'Comment' (rather than support or object); and that the Officer will circulate the draft comments by email for Committee comment and agreement.

Comment. The Totnes Town Council Planning Committee has the following comments to make:

- Residential Building Design – The Committee would object to the indicative plans as they stand due to design quality. The volume and massing of the three residential buildings do not respect the complex forms of buildings within the town and are not considered to be a sympathetic design for the setting, contrary to Joint Local Plan Policy (JLP) TTV22 5.b and Totnes Neighbourhood Plan Policies En1 (Sustainable Development and the Settlement

Boundary, particularly 1c, 1d and 3), En2 (Development and Design), En3 (Historic and Built Character) and En4 (Landscape Setting of Totnes).

- The Committee would welcome: more consideration of sustainable energy sources for the residential accommodation when detailed plans are submitted, e.g. PV panels (which would accord with Totnes Neighbourhood Plan Policy En7 (Renewable Energy Generation); consideration of more appropriate materials to be used (the appearance of painted render soon deteriorates as shown in other new build locations around the town); and details of the number of accessible units that would be included in the housing numbers.
- Hotel Building Design – The Committee would object to the indicative plans as they stand due to design quality. The design of the hotel building does not enhance the character of the town and is not a sensitive design for the setting given its close proximity to the historic Brunel Pumping House. This is contrary to JLP Policy TTV22 5.b and Totnes Neighbourhood Plan Policies En1 (Sustainable Development and the Settlement Boundary, particularly 1c, 1d and 3), En2 (Development and Design), En3 (Historic and Built Character) and En4 (Landscape Setting of Totnes). The Committee would welcome further consideration of sustainable energy generation for the hotel building when more detailed plans are submitted, e.g. PV panels (which would accord with Totnes Neighbourhood Plan Policy En7 (Renewable Energy Generation)).
- Brunel Building – The Committee would object to the indicative plans as they stand due to design quality. The proposed retention of the concrete building alongside the Brunel Pumping House is insensitive to the setting of the historic listed building. The proposed drawings which show the buildings linking to and surrounding the chimney are too tall, thereby dominating the listed building. This does not accord with Joint Local Plan Policy TTV22 5.b and Totnes Neighbourhood Plan Policy En3 (Historic and Built Character) and En4 (Landscape Setting of Totnes).
- Parking – concern about the proposed level of parking spaces to be created which is inadequate for the number of hotel rooms, residential apartments, the commercial units and a community space. Consideration could be given to designating some dwellings as car-free housing and making e-bike provisions. Without natural screening, there is a concern that the pedestrian route through to the river risks appearing to be through an underground/covered car park which spoils the aesthetics of the site.
- Highways Access – the increased number of vehicle movements from the development from the junction onto Station Road/A385 is a concern. This is already a busy road which suffers from tailbacks and the increased number of dwellings and a hotel will increase vehicle movements and this will have a wider impact on the town. Reference: Totnes Traffic, Transport & Pedestrian Policy - Appendix B, 4.f Redworth Junction improvements (see <https://www.totnestowncouncil.gov.uk/wp-content/uploads/2026/01/App-B-to-Traffic-Transport-and-Pedestrian-Policy.pdf>).
- Pedestrian Access – there is a lack of information on the plans showing the pedestrian routes (which should meet accessibility standards) and cycle routes through the site and to the river, despite the planning statement making reference to improved river access for pedestrians (which is welcome and accords with Totnes Neighbourhood Plan Policy En5 (the River Dart) and E8 (Walking and Cycling). Pedestrian routes through the development should be visually appealing, and create the sense that pedestrians have been prioritised (see point above about car parking underneath the residential blocks).
- S106 contributions for highways should consider funding an underpass alongside the railway to Castle Street which has been previously identified as helping to improve pedestrian access to the town under Station Road. Reference: Totnes Traffic, Transport & Pedestrian Policy - Appendix B, 4.g: Train Station - Under Station Road bridge to Castle Street.

- Landscaping and Biodiversity – no details have been provided and the Committee would welcome detailed landscape plans that show how the development will increase biodiversity on site, including the use of native hedgerow planting to screen the residential parking areas.
- Waste Water – Concern about the additional number of dwellings and hotel accommodation and the ability of the local treatment works to be able to handle the increased waste water.
- Flooding – as the proposed residential car parks are located underneath the residential blocks, there is concern that should this area flood, there will be contamination from vehicles into nearby water courses (the river and leat) and the potential impact on the sewers during high rainfall. Consideration should also be given for permeable hard surfaces to be installed to help disperse surface water run-off.
- Site Contamination – no details have been provided at this stage for the brownfield site.

The Committee voted to extend the meeting by 45 minutes at 7.55pm

4b. 0083/26/HHO and 0084/26/LBC – Householder and Listed Building Consent application for demolition of modern extension, construction of a garage and greenhouse and landscaping. Totnes House, Station Road, Totnes, TQ9 5HW.
Support.

4d. 0053/26/FUL – Proposed roof over existing agricultural yard. Gerston, Totnes, TQ9 7RY.
Support.

4e. 3501/25/LBC - Listed Building Consent for re-instatement of a bathroom to first & second floor flat, upgrade of electric heating & fire-proof upgrade to ground floor retail space. 4 Castle Street, Totnes, TQ9 5NU.
Support.

4f. 3288/25/HHO – Householder application for carport (retrospective). 81 Punchards Down, Totnes, TQ9 5FD.
Support.

4g. 0138/26/VAR – Application for variation of conditions 2 (approved plans) and 5 (privacy screen) of planning consent 2730/25/VAR. 6 Dartside, Totnes, TQ9 5HL.
The Committee considered this application and has no comment to make.

4h. 0132/26/LBC and 0139/26/HHO – Listed Building Consent for replacement sashes to all modern windows of SW elevation and single window on NE elevation to incorporate vacuum double glazing; Installation of air-source heat pump; Installation of battery; Installation of electric vehicle charging point; and householder application for installation of Air-source Heat Pump, battery and EV charging point. Fernleigh, Pomeroy Villas, Bridgetown, Totnes, TQ9 5BE.
Support.

4i. 0286/26/ARC - Application for approval of details reserved by condition 3 (Windows/Doors) of planning consent 4374/22/LBC. 90 High Street, Totnes, TQ9 5SN.
Support.

4j. 0289/26/ARC - Application for approval of details reserved by conditions 4 (Side Passage) & 5 (Flooring) of planning consent 4374/22/LBC. 90 High Street, Totnes, TQ9 5SN.

Support, subject to the views of the Heritage Officer.

5. TRAFFIC AND TRANSPORT FORUM

To note the minutes from the Traffic and Transport meetings on 28th January 2026:

a. AGM

Noted.

b. Forum

Noted.

c. Steering Group

Noted.

6. PARISH PATHS PARTNERSHIP

To note the annual Parish Paths Partnership return for footpaths and bridleways in Totnes.

Noted. The Committee wish to formally thank Totnes Ramblers for undertaking the review of the footpaths and bridleways and for their report.

7. TOTNES NEIGHBOURHOOD PLAN HEALTH CHECK

To note an update on the Totnes Neighbourhood Plan health check.

Noted. It was **AGREED** to for a Totnes Neighbourhood Plan Task and Finish Group open to all members to:

- Discuss the health check report produced by Intelligent Plans and Examinations (IPE);
- Identify and questions on the report and its recommendations prior to a meeting with IPE;
- Following the meeting with IPE, discuss the next steps and make any recommendation to the Planning Committee for consideration (which will then go to Full Council).

8. DATE OF NEXT MEETING

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

Noted.

The meeting closed at 8.17pm.

Sara Halliday
Governance and Projects Manager
February 2026