



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 27TH APRIL 2026 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 27th April 2026** 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 16th March 2026 and update on any matters arising. Document attached.

3. ELECTION OF CHAIR AND DEPUTY

To:

- a. Make a recommendation to Full Council for the Chair of Planning Committee for 2026/27 (effective May 2026); and
- b. Elect a deputy chair for the Committee (from May 2026). No document.

4. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

4a. 0963/26/TCA – T1: Magnolia - Crown height reduction by up to 3m T2: Beech - Crown height reduction by up to 3m. Glebe Coach House, Manor Way, Totnes, TQ9 5HP. See <https://southhams.planning-register.co.uk/Planning/Display/0963/26/TCA>

4b. 0913/26/TCA – T1: Yew – removal of overhanging branches, overgrown environment. Bogan Cottage, North Street, Totnes, TQ9 5NZ. See <https://southhams.planning-register.co.uk/Planning/Display/0913/26/TCA>

4c. 1021/26/TCA - T1 Maple – Crown height reduction by up to 1.5 metres in branch length vertically and approximately 0.5-1m in branch length laterally, in order to reduce the overall crown size and reshape the canopy, leaving a balanced and natural form appropriate to the species. Pruning cuts to be made to suitable growth points in accordance with BS3998:2010. Remove no more than is necessary to achieve the specified reduction, while retaining a flowing branch structure and a well-furnished canopy, 10 Warland, Totnes, TQ9 5EL. See <https://southhams.planning-register.co.uk/Planning/Display/1021/26/TCA>

4d. 1033/26/TCA – T1 Laurel – removal of hedge and replacement with either Hornbeam or Beech as a hedge or a crab apple tree to allow for continued privacy between properties to be maintained to a height of 3 - 3.5m. 49A High Street, Totnes, TQ9 5NP. See <https://southhams.planning-register.co.uk/Planning/Display/1033/26/TCA>

5. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

5a. 2051/25/OPA - Application for Outline Planning Permission with some matters reserved, access & layout, for commercial units (Use Classes E(g)(iii)). Land at Ngr Sx 797 614, Nellies Wood View, Dartington [consulted as a neighbouring parish]. See <https://southhams.planning-register.co.uk/Planning/Display/2051/25/OPA>

5b. 0611/26/FUL - Change of use of existing first floor building from cafe/restaurant (A3 now E) to a Cafe and Performing Arts Venue (Sui Generis). 4 Birdwood Court, High Street, Totnes, TQ9 5SG. See <https://southhams.planning-register.co.uk/Planning/Display/0611/26/FUL>

5c. 0136/26/HHO - Householder application for gabled extension to the north elevation and other alterations. Causen Cottage, The Grove, Totnes, TQ9 5ED. See <https://southhams.planning-register.co.uk/Planning/Display/0136/26/HHO>

5d. 0722/26/FUL - Planning application for change of use of internal and external areas to a Class E use ancillary to the existing Class B2 use. Unit 6, Burke Road, Totnes, TQ9 5XL. See <https://southhams.planning-register.co.uk/Planning/Display/0722/26/FUL>

5e. 0845/26/HHO - Householder application for conversion of garage to kitchen with single story rear extension & raised terrace & provision of additional parking space. 17 Courtfield, Totnes, TQ9 5RQ. [Consulted as a neighbouring parish]. See <https://southhams.planning-register.co.uk/Planning/Display/0845/26/HHO>

5f. 0618/26/HHO - Householder application for like for like replacement of a fire damaged roof. Heversham, Rhine Villas, Bridgetown, Totnes, TQ9 5BD. See <https://southhams.planning-register.co.uk/Planning/Display/0618/26/HHO>

5g. 0666/26/VAR - Variation of condition 4 (self-build) of planning consent 3048/24/OPA. Land at Sx 787 607, Wall Park, Totnes. See <https://southhams.planning-register.co.uk/Planning/Display/0666/26/VAR>

5h. 0867/26/ARC - Application for approval of details reserved by conditions 4 (Slates), 5 (Eaves/Verges) , 6 (Render) & 7 (Ducts/Flues/Vents) of planning consent 3356/25/LBC. Fernleigh Cottage, Pomeroy Villas, Bridgetown, Totnes, TQ9 5BE. See <https://southhams.planning-register.co.uk/Planning/Display/0867/26/ARC>

And to note:

5i. 0678/26/LBC - Listed Building Consent for rebuilding a structurally unsafe section of walling to the same width, height and style. The Guildhall Officer, 5 Ramparts Walk, Totnes, TQ9 5QH. See <https://southhams.planning-register.co.uk/Planning/Display/0678/26/LBC>

6. LICENSING APPLICATION

To consider the following application: Premises Licence (live music, late night refreshment and supply of alcohol) on 3 Fore Street, Totnes, TQ9 5DA. Document attached.

7. DISABLED PARKING AND CONTROL OF WAITING AMENDMENT ORDER

To consider a disabled parking and control of waiting amendment order proposed for Lower Collapark. Document attached.

8. DATE OF NEXT MEETING AND MAY MEETING

To note the date of the next meeting of the Planning Committee – Wednesday 20th May 2026 at 6.30pm in the Guildhall.

*The Committee will be asked to **RESOLVE** to exclude the press and public “by reason of the confidential nature of the business” to be discussed and in accordance with the Public Bodies (Admission to Meetings) Act 1960. (CONFIDENTIAL by virtue of relating to legal and/or commercial matters, staffing and/or the financial or business affairs of a person or persons other than the Council)*

9. TOTNES NEIGHBOURHOOD PLAN REVIEW

To consider the outcome of the health check meeting for the Totnes Neighbourhood Plan and the requirement for any future work (commercial). Document attached.

S Halliday

Governance and Projects Manager

22nd April 2026

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.