



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 Council Matters 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.



**DRAFT MINUTES FOR THE PLANNING COMMITTEE
MONDAY 16TH MARCH 2026 IN THE GUILDHALL**

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

Apologies: 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. The apologies were accepted.

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

2. CONFIRMATION OF MINUTES

To approve the minutes of 16th February 2026 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. 0582/26/TPO – T1: Copper Beech - prune by up to 2m all round back to previous pruning points, maintaining smaller canopy. Half Moon House, Leechwell Street, Totnes, TQ9 5SU.

Object. The Committee cannot find sufficient justification for the requested pruning in the application and would welcome the South Hams District Council's Tree Officer's advice.

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. 3356/25/LBC - Listed Building Consent for re-roofing, re-rendering of external walls, demolition of interior dividing wall, remove and replace hanging slate on the western elevation of the property. Fernleigh Cottage, Pomeroy Villas, Bridgetown, Totnes, TQ9 5BE.

Comment – the Committee does not object in principle to the works but feels there is insufficient details of the materials to be used and in the drawings (for example the style, materials and profile of roof vents, the type of lime mortar) to be reassured that the works will be carried out correctly on a listed building. The Committee defers to the South Hams District Council Heritage Officer's views on this application.

4b. 0429/26/LBC 0 Listed Building Consent for re-slatting works to the rear turnerised roof. Bay Horse Inn, Cistern Street, Totnes, TQ9 5SP.

Committee members declared a personal interest as the applicant is known to them.

Support.

4c. 0475/26/LBC - Listed Building Consent to change a PVCu bathroom window to a cottage style timber window. Amend placement of a rooflight RL01 from the west pitch to the east pitch of the rear roof (retrospective). 64A High Street, Totnes, TQ9 5SQ.

Support, subject to the South Hams District Council Heritage Officer's approval.

4d. 0380/26/FUL - Change of use of part of building to veterinary use (Class E e)) and installation of new fire exit door. Dart Vale Vets, Station Road, Totnes, TQ9 5JR.

Support.

4e. 0332/26/LBC - Listed Building Consent for addition of two toilets & alterations to shopfront (resubmission of lapsed consent). 3 Fore Street, Totnes, TQ9 5DA.

Support. The Committee welcomes the inclusion of an accessible toilet and would encourage the applicants to consider ramp access from the footway through the doorway into the premises to provide full accessibility.

5. HARBERTON NEIGHBOURHOOD PLAN

To consider the Harberton Neighbourhood Plan Regulation 14 consultation and make any comments [deadline 23rd March 2026].

As a neighbouring parish, Totnes Town Council welcomes the opportunity to comment on the draft Harberton Neighbourhood Plan as part of the Regulation 14 consultation. The Council has the following comments to make:

Housing – The Council is pleased to see that the Winsland House Farm site is not identified by the consultants as meeting the Joint Local Plan Policy TTV25 sustainable villages. Developing these sites has the effect of increasing what appears to be Totnes town, rather than developing the heart of the village.

Transport – The Council is supportive of the focus on sustainable transport as outlined in the plan and offers the following points for consideration:

- Active Travel – more details could be provided on the active travel routes between Harbertonford, Harberton and Totnes, and the Town Council would be happy to work with the parishes on this through the Traffic and Transport Forum.
- Totnes and District Traffic and Transport Forum – representatives from Harberton Parish Council are very welcome to participate in the Traffic and Transport Forum to take forward common aims to improve transport links and safer routes between the settlements.
- Bus Stops – a safer bus stop on the A381 that serves (albeit with a walk) the residents of Harberton, which would provide more distance from the road for people to wait to be able to catch the more regular 92 Totnes-Dartmouth bus service (to become #7 service).

6. PAVEMENT LICENCE APPLICATION

To consider the following application: Pavement licence – Butterwalk, 51 High Street, Totnes, TQ9 5NP.

The Committee supports three tables and 6 benches (seating 12 people) as existing, but has concerns that 12 free-standing chairs will block pedestrian access. If chairs are to be introduced then the number requested will need to be reduced to avoid the pavement being blocked.

8. DATE OF NEXT MEETING AND MAY MEETING

To note the date of the next meeting of the Planning Committee – Monday 27th April 2026 at 6.30pm in the Guildhall, and a proposed date of Wednesday 20th May 2026 at 6.30pm.

Noted and the May date agreed (apologies from Cllr Smallridge in April and Cllrs Cooper and Collinson in May).

The meeting closed at 7.30pm.

Sara Halliday
Governance and Projects Manager
March 2026

ITEM 6 – LICENSING APPLICATION

The following email has been received from South Hams District Council Licensing:

“We have received a new application for a premises licence on 3 Fore Street, Totnes, TQ9 5DA.

The application is for :

- Live Music Indoors Monday to Sunday 10:00-00:00.
New Years Eve until 01:00.
- Recorded Music Indoors Monday to Sunday
09:00-00:00 & on New Years Eve until 01:00.
- Late Night Refreshment Indoors Monday to Sunday
23:00-00:00 & on New Years Eve until 01:00.
- Supply of Alcohol On & Off Monday to Sunday
09:00-23:30 & on New Years Eve until 01:00.
- Opening Hours Monday to Sunday 09:00-00:00 and New Years Eve until 01:30.“

ITEM 7 – DISABLED PARKING AND CONTROL OF WAITING ORDER

An email has been received from Devon County Council about proposed amendments to Disabled Parking and Control of Waiting Orders which affect Lower Collapark. Comments or objections to the proposals are requested by 11th May. See relevant extracts below:

“Devon County Council (Various Streets, Devon) (Disabled Parking & Control of Waiting) (No.43) Amendment Order Devon County Council make the following order under sections 1, 2, 4, 32, 35, 45, 46, 49, 53, part IV of schedule 9 of the Road Traffic Regulation Act 1984 and of all other enabling powers

1. This order comes into force and may be cited as “Devon County Council (Various Streets, Devon) (Disabled Parking & Control of Waiting) (No.43) Amendment Order ”
2. The schedules in part 1 are added to Devon County Council (Traffic Regulation & On-Street Parking Places) Consolidation Order 2024 as amended and the lengths of road in part 2 are revoked from the corresponding schedules of the specified orders

TOWNS INCLUDED 1. Appledore 2. Barnstaple 3. Bideford 4. Exeter 5. Exmouth 6. Ivybridge 7. Kingswear 8. Lynmouth 9. Newton Abbot **10. Totnes**

PART 1 – RESTRICTIONS

Schedule 4.178 - Limited Waiting Mon-Sat 9am-6pm 3 Hours No Return Within 3 Hours (Exemption for Residents Zone A Permit Holders)

Lower Collapark, Totnes

(i) the south side from a point 20.6 metres north-east of its junction with Paige Adams Road for a distance of 43.4 metres in a north-easterly direction

Schedule 7.001 - Disabled Badge Holders Only At Any Time

Lower Collapark, Totnes

(i) the south side from a point 14 metres north-east of its junction with Paige Adams Road for a distance of 6.6 metres in a north-easterly direction

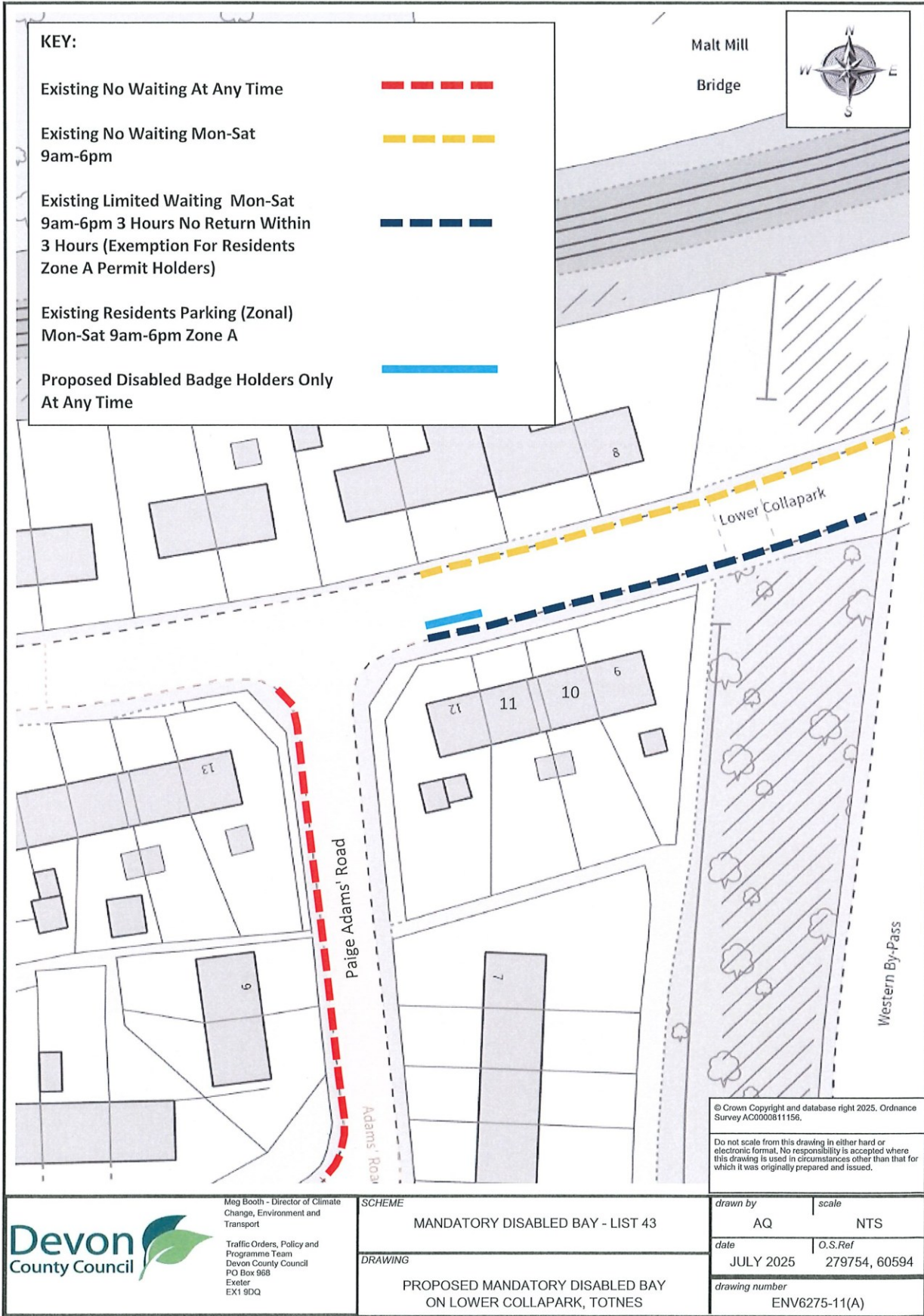
PART 2 – REVOKED RESTRICTIONS

Items to be revoked from DEVON COUNTY COUNCIL (LYNMOUTH, TORS ROAD) (RESIDENTS PARKING ZONE A) AMENDMENT ORDER 2025

Schedule 4.178 - Limited Waiting Mon-Sat 9am-6pm 3 Hours No Return Within 3 Hours (Exemption for Residents Zone A Permit Holders)

Lower Collapark, Totnes

(i) the south side from a point 10 metres east of its junction with Paige Adam's Road for a distance of 51 metres in an easterly direction.”



Devon County Council

Meg Booth - Director of Climate Change, Environment and Transport

Traffic Orders, Policy and Programme Team
 Devon County Council
 PO Box 988
 Exeter
 EX1 9DQ

SCHEME
 MANDATORY DISABLED BAY - LIST 43

DRAWING
 PROPOSED MANDATORY DISABLED BAY ON LOWER COLLAPARK, TOTNES

drawn by	scale
AQ	NTS
date	O.S.Ref
JULY 2025	279754, 60594
drawing number	
ENV6275-11(A)	