



## AGENDA FOR THE PLANNING COMMITTEE

### WEDNESDAY 20TH MAY 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 **Wednesday 20<sup>th</sup> May 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 27<sup>th</sup> April 2026 and update on any matters arising. Document attached [page 3].

#### 3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 3219/25/TCA – T 1: London Plane - all around crown reduction by 2.0-2.5m. 6 The Plains, Totnes, TQ9 5DR. See <https://southhams.planning-register.co.uk/Planning/Display/3219/25/TCA>

3b. 1264/26/TPO - TPO 259: T1481 - 1 x Monterey cypress - Reduce eastern aspect of canopy to provide a minimum clearance from neighbouring property of 2.5 metres; T1484 – 1 x Monterey pine - Crown raise eastern aspect to provide a minimum clearance of 2.5 metres from the roof of the adjacent property; T1486 - 1 x Common ash - Dismantle and fell to near ground level due to ash dieback as a proportionate control measure, thereby eliminating the quantified risk of harm to parked vehicles from this tree. The Manor House, Coronation Road, Totnes, TQ9 5DF. See <https://southhams.planning-register.co.uk/Planning/Display/1264/26/TPO>

#### 4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 1050/26/FUL - Alterations to existing garage, including the enlargement of a window and internal works to create a shower-room. 31 Plymouth Road, Totnes, TQ9 5LX. See <https://southhams.planning-register.co.uk/Planning/Display/1050/26/FUL>

4b. 1119/26/HHO and 1120/26/LBC – Householder application and Listed Building Consent for new windows & steps to the rear garden. 1 Cistern Street, Totnes, TQ9 5SP. See <https://southhams.planning-register.co.uk/Planning/Display/1119/26/HHO> and <https://southhams.planning-register.co.uk/Planning/Display/1120/26/LBC>

4c. 1124/26/LBC – Listed Building Consent to replace all seven windows in the south elevation. 25 South Street, Totnes, TQ9 5DZ. See <https://southhams.planning-register.co.uk/Planning/Display/1124/26/LBC>

**5. TOTNES BRIDGE SAFETY AUDIT**

To consider the draft brief to commission a safety audit for Totnes Bridge. Document to follow.

**6. TRAFFIC AND TRANSPORT STEERING GROUP**

To consider the recommendation (item 4 – vehicle activated signs) and note the minutes from the Traffic and Transport Steering Group meeting on 22<sup>nd</sup> April 2026. Document attached [page 9].

**7. DATE OF NEXT MEETING**

To note the date of the next meeting of the Planning Committee – Monday 15<sup>th</sup> June 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)*

**8. 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  
15<sup>th</sup> May 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.**

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**DRAFT MINUTES FOR THE PLANNING COMMITTEE  
MONDAY 27<sup>TH</sup> APRIL 2026 IN THE GUILDHALL**

Present: Councillors L Auletta (Chair), T Bennett, S Collinson, T Cooper, J Cummings, J Hodgson (from 18.37) and M Trant.

Apologies: Cllr Smallridge.

In Attendance: 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. The apologies from Cllr Smallridge (holiday) were accepted.

The Committee adjourned for the following item:

**PUBLIC QUESTION TIME**

Members of the public made representations in relation to item 5b, planning application 0611/26/FUL, change of use at 4 Birdwood Court ('Centre'). As residents in neighbouring properties and in South Street, whilst they are supportive of having an arts centre as described, they raised the following concerns about the application:

- Noise insulation/sound proofing of the building – current levels are insufficient as it is on the walls only and no measures taken on the large windows or in the roof space. This afternoon an event with amplified music was audible (the bass and song) inside a neighbouring property. Windows need to be closed during performances and the air conditioning system fully utilised to provide ventilation.
- Inconsistencies in the application about the use of the roof terrace. Any use is a loss of privacy to neighbouring properties where windows and gardens can be looked into/onto.
- Waste management – the number of bins has grown from two to five and these are overflowing with the current hours of operation.
- Hours of operation – 10.30pm is too late for a music curfew based on sound levels experienced during the day. A more robust noise management plan is required.
- Windows and Doors – do not believe that what has been installed has permission.

The Committee reconvened.

It was **AGREED** to bring forward discussion of item 5b.

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.

CLlr Trant declared a personal interest.

Comment – The Planning Committee is supportive of the change of use to sui generis to reflect the arts centre space; however, this support is subject to the following points being addressed:

- Change of Use - that the change of use solely as an arts centre, noting that a drinking venue would not be supported in this location.
- Noise (ref. "Acoustic Visit" Report and Birdwood Management Plan) – the Committee has concerns that the mitigation measures described do not sufficiently address impacts on residential amenity. It is noted that the nearest affected dwelling has been incorrectly identified in the Acoustic Visit report and there is a closer and less well screened property. Details should be provided of: mitigation employed to prevent transmission of low frequency vibration through the concrete framed building; confirmation of the glazing specification (air gap and whether acoustic glass has been used) and sealing of the windows and entrance doors to prevent noise leakage; sound insulation under the roof (as solid walls constitute minimal surface area within the interior). It has been noted that background noise levels in the interior are high and a recent concert has caused further concern in this regard.
- Ventilation System – confirmation that the extract/intake fresh air ventilation system is operational, appropriate for the venue capacity and properly baffled for external sound. The system that was described on a previous site visit is not visible.
- Air Conditioning - confirmation that the existing internally fitted units are sufficient to keep the interior environment acceptably cool for the venue's capacity with the windows completely closed (we note the likelihood of considerable solar gain causing excessive internal temperature during the day also).
- Accessibility – no accessibility report has been provided to accompany the proposed change of use. The Committee would expect to see proposals to achieve compliance with Building Regulations Part M and the Equality Act 2010.
- Use of Roof Terrace – there are inconsistencies in the application stating that it isn't being pursued as a viable option, but also mentioning that it will only be accessed until 5pm. For clarity the use of the terrace beyond 5pm is not supported as it would cause significant detriment to residential amenity and the Committee would ask that any approval should include this as a Condition.
- Waste Management – the Committee requests that a comprehensive waste management plan is produced for the proposed extended operating hours and the type and volume of waste stored. Despite additional bins being added to the bin location these are often overflowing, exacerbating the existing seagull problem around Civic Square car park. The Committee also requests some form of visual screening as the bins are seen from a busy public footway and negatively impacts on visual amenity within the Conservation Area.
- SHDC Environmental Health – the Committee welcomes and supports the Environmental Health Officer's comments and proposed Conditions, and requests that a site visit is made by an Environmental Health Officer to ensure that the sound proofing and noise mitigation measures mentioned in the application are in situ and operating effectively; and to confirm waste management arrangements are sufficient for the proposed extension in operating hours.

## **2. CONFIRMATION OF MINUTES**

**To approve the minutes of 16<sup>th</sup> March 2026 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings.

### **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

To **RECOMMEND** to Full Council that Cllr Auletta is the Chair of the Planning Committee for 2026/27.

b. Elect a deputy chair for the Committee (from May 2026).

Cllr Trant was elected as Deputy Chair of the Planning Committee for 2026/27.

### **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.

Object. Without the inclusion of an arboricultural report, there is insufficient information about the requirement for the works or the most appropriate pruning method for tree health. If the Tree Officer is content with the works once a report is submitted, the Committee would not wish to see the application again.

4b. 0913/26/TCA – T1: Yew – removal of overhanging branches, overgrown environment. Bogan Cottage, North Street, Totnes, TQ9 5NZ.

Object. Without the inclusion of an arboricultural report, there is insufficient information about the requirement for the works or the most appropriate pruning method for tree health. If the Tree Officer is content with the works once a report is submitted, the Committee would not wish to see the application again.

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.

Support.

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.

Support.

### **5. 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).*

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].

CLlr Bennett updated that there had been a number of representations by the public at the Dartington Parish Council meeting and that the Council had objected to the plans.

Comment – The Committee is supportive of the employment space designation in principle, however, there should be strict controls on the types of business and hours of operation at this site. The Committee has the following concerns about the application:

- Footprint - The height of the building is acceptable. However, the footprint is too large and the Committee is concerned about its encroachment into a wildlife corridor at the rear of the site and associated removal of trees and vegetation. The Committee welcomes the landscaping at the front of the site to screen from the residential area and road and would not wish to see this reduced should the footprint be moved/amended.
- Material Palette/Design – a more sympathetic palette, for example timber cladding, would be welcomed to improve the visual amenity from the residential area and from the A385, the main road into Totnes. Designs that come forward under a detailed application must be of high quality with a considered roofscape and should avoid dark grey/black which results in an over-dominant appearance.
- Flooding – the Committee would wish to see the Devon County Council Flood and Coastal Risk objections addressed in relation to providing additional evidence of mitigation measures for the site to be policy compliant.
- Biodiversity Net Gain – the Committee does not support Biodiversity Net Gain off site and wish to see this addressed through the reduced footprint of the buildings.

5c. 0136/26/HHO - Householder application for gabled extension to the north elevation and other alterations. Causen Cottage, The Grove, Totnes, TQ9 5ED.

Comment – the Committee supports the volume and scale of the extension in principle. However, the Committee has concerns about:

- Inconsistencies in materials to be used – the application form states standing seam metal, the plans show natural timber and slate.
- Windows – no details have been provided about the sight lines/pattern of the windows on the front elevation, and no south elevation plan has been provided. It is unclear if the windows will be installed in the extension, or if all windows in the dwelling will be replaced.

The Committee objects to the installation of an illuminated EV charger set into the front elevation stone wall which emits a blue light/glow 24hrs a day, making it highly visible at night. NB this is not included in the Climate Emergency Form despite already being fitted.

The Committee voted to extend the meeting by 30 minutes.

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.

CLlr Trant declared a personal interest.

Support, subject to the change of use to Class E being linked to the current occupier of the building.

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].

Comment – the Committee is concerned about the loss of vegetation in the front garden; and would request that the proposed large flat roof of the extension is a green roof.

5f. 0618/26/HHO - Householder application for like for like replacement of a fire damaged roof. Heversham, Rhine Villas, Bridgetown, Totnes, TQ9 5BD.  
Cllr Bennett declared a personal interest.  
Support.

5g. 0666/26/VAR - Variation of condition 4 (self-build) of planning consent 3048/24/OPA. Land at Sx 787 607, Wall Park, Totnes.  
Support, subject to Biodiversity Net Gain mitigation.

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.  
Support, subject to the Heritage Officer's comments.

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.  
Noted.

## **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.**

Object – there is insufficient information provided to make a decision.

## **7. DISABLED PARKING AND CONTROL OF WAITING AMENDMENT ORDER**

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

There is no objection to the proposed disabled parking and control of waiting order for Lower Collapark.

## **8. DATE OF NEXT MEETING AND MAY MEETING**

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

Noted. Cllrs Cooper and Collinson gave apologies for this meeting.

*The Committee **RESOLVED** 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).**

It was **AGREED** to defer discussion until a note from the meeting discussing the health check with the consultant has been produced.

The meeting closed at 8.25pm.

Sara Halliday  
Governance and Projects Manager  
April 2026

## ITEM 6 – TRAFFIC AND TRANSPORT STEERING GROUP

### 22 April 2026 Traffic & Transport Steering Group Meeting Notes

#### 1. Welcome

**Those Present:** Graham Bennett (GB), Cllr Luisa Auletta (LA), Cllr John Cummings (JC), Cllr Jacqi Hodgson (JH), Cllr Anna Presswell (AP), Cllr Christel Goodwin (CG), Cllr Rich Garton (RG) NR, GE, AF, Cllr Tim Bennett (TB), RH, RM, JF, MF.

**Apologies:** Cllr Nick Roberts, HC, SG

**Note keeping:** Lisa Baumbach (LB)

#### 2. Minutes of Previous Steering Group - Held on 28 January 2026

The notes from the previous meeting were agreed. Matters arising not on the Agenda:

- Air Quality Management Area status has been taken into the Environment & Public Realm Working Group for them to pursue and bring back to the Steering Group when they decide.

#### 3. Terms of Reference (ToR)

Draft issued for comment, none received, final version agreed – ATTACHED to SG Minutes.

#### 4. Projects:

##### 20's Plenty

JH still waiting to receive Officer response to her comments on the draft plan.

##### Vehicle Activated Signs (VAS)

What initially appeared to be a straightforward purchase/installation has a number of operational and cost implications.

- Installation: Where possible, existing street furniture should be used; however, at many suggested locations suitable poles/posts are not available, which increases cost.
- Operational: A mobile sign requires ongoing resourcing to move it between locations and to download/report data. A static sign reduces these requirements.
- Siting / priorities: Plymouth Road emerged as the most appropriate location for a static sign. Ashburton Road was also identified, as a possible option but it was noted that this is on the boundary between Totnes and Dartington. St Katherine's Way is also to be included as a location for a mobile sign to support the new 20mph limit.

**Action:** To **RECOMMEND** to Planning Committee the purchase of one static VAS for Plymouth Road and one mobile VAS for Ashburton Road and to consider sharing the cost of the mobile device with Dartington as a neighbouring parish. Also explore possibility of rental/service agreement with providers and a possible 6-month trial before committing to purchase.

##### Bridge Feasibility

Progress update: Following a further meeting arranged by JH with Hannah Clark from Devon County Council (DCC), DCC have agreed to undertake additional evidence-gathering to support this work including options to improve pedestrian safety.

- Traffic count: DCC to carry out a weekday traffic count on the bridge during school term time, covering pre-rush hour through post-rush hour and including the school run. Location guidance provided (after the bottom of Seymour Place/Seymour Road, not above).
- Public transport: DCC to prepare a general note outlining potential impacts on public transport, taking into account all possible options for improving safety on the bridge.
- Pedestrian/active travel audit: Agreement in principle to commission a consultant to undertake a pedestrian safety and active travellers audit at the bridge.

**Action:** SC to draft a brief with input from LA, for a tender for walking and wheeling safety consultants.

**Action:** JH to follow up with timing for traffic count.

### School Green Travel Plans

- Bob the Bus: SG has advised there may be flexibility in *Bob the Bus* timetabling to better serve schools. Initial ideas include: (1) running the Follaton–Grove service five days per week (currently three) with a minor timetable tweak; and (2) exploring whether “Bob 1” could better serve St John’s/Bridgetown. Bob the Bus indicated they would like supporting data to inform any service changes.
- Returned Travel Plans: AP updated on the data which was returned from the schools Active Travel plans. AP suggested collating existing DCC / partner resources into a simple “How to Travel to School” information pack for new parents and as an annual reminder.
- DCC: JH reported on the ‘School Streets / Safer Streets’ work being carried out at DCC.
- It was suggested that the first step would be to explore the Bob the Bus options.

**Action:** AP and JH to contact Steve Grove / Bob the Bus to understand what service changes are feasible and offer any support with data.

### Active Travel Routes

#### *Dart Valley Trail (Totnes–Buckfastleigh via Dartington):*

- Governance: Charity status approved (CIO)
- Planning engagement: Route walk completed with DCC/SHDC planners (Richard Jackson and Richard Gage); feedback reported as very positive and solutions-focused.
- Surveys: Topographic survey completed; tree and ecology surveys underway (supported by a grant advanced by JH, expected imminently).
- Heritage: Aim is to avoid triggering Historic England involvement by evidencing minimal/no impact on scheduled monuments; mitigation (e.g., geotechnical surveys) where needed. Existing track has crossed a medieval bund since the 1890s.
- Land/farming: Constructive route walk with new tenant farmer; alignment being refined to avoid biodiversity sensitivities and farming impacts.
- Capacity: Volunteer experts supporting (drainage, engineering, marketing); group meeting regularly.
- Funding: Heritage Lottery not eligible; encouraged towards National Lottery “Awards for All”.
- Scope/focus: Early focus on the Dartington Estate section (surface/drainage upgrades to an existing muddy trail) and connecting Totnes to Caddaford via signage on existing roads where possible.
- Planning: Project currently at pre-application stage.

#### *Stoke Gabriel Route (Fleet Mill Lane):*

- Working day (Saturday): 7 volunteers attended with a mini-digger. Around 10m of material was moved down Fleet Mill Lane and approximately 25m of land drain pipe was laid to improve drainage.
- Support for volunteering requested: The team will circulate the next working day date.
- Follow the link to keep updated on progress,  
<https://www.facebook.com/share/1DGNWkkDBq/>

#### *Totnes to Littlehempston Route*

- Planning status: Close to planning submission.
- Surveys completed: Topographic survey, tree survey and ecology survey.

- Surveys pending/confirming: Flood risk assessment requirement to be confirmed.
- Design/specification: Budget in place to complete surveys to make “shovel ready”.
- Funding: Community match funding (town/district/county councillors) supported a successful Great Western Railway (GWR) active travel application.

**Action (All Routes):** Share dates of upcoming volunteer working days with LB/TTC for promotion via mailing list and website.

### High Street

- The team agreed that traffic in the High Street is a concern for the town and was highlighted in the recently published business consultation which was carried out as part of the Community Economic Plan. The discussion recognised the wide range of stakeholders with views on any changes and shared both negative and positive experiences.
- A “Shop and Stroll” trial (limiting traffic on the High Street for a few hours on Saturdays in the 2027 summer holidays) has been proposed by the Economy Working Group to support the town’s economy. NB: This proposal still needs to go through relevant sub-committee and Full Council approvals, with an indicative start in 2027.
- Until the proposal is debated by Council, there is no immediate need for the High Street Project Team to meet.

Dropped kerbs review - Deferred until the next meeting.

## **5. Community Matters**

Bike storage: JC raised the need to improve secure cycle storage provision, noting barriers for residents and for people travelling to meetings/shops by bike.

- The issue was separated into three strands: (1) secure visitor parking in town centre locations; (2) secure storage for residents in flatted accommodation/limited home space (requiring shared or community-space solutions); and (3) ensuring new housing provides appropriate cycle storage as a clear obligation on developers.
- The meeting agreed that, to make progress, it would be necessary to establish the specific problems and potential solutions for each of the strands.

**Action:** (1) LB to confirm the appropriate SHDC contact/officer for cycle storage and invite them to a future meeting;

**Action:** JH to find out if planning permission is required for bike parking spaces.

**Action:** LB to Include/circulate the hotspots map link with these minutes.

Bus stop safety (Dartington / Shinnars Bridge): TB reported a site visit with DCC officers (and Dartington councillors) to review the safety of the 88 bus stop on the A381 (located on an island at/near the roundabout), which currently has no safe pedestrian access. The solution to this will be to adjust the bus route so the service loops around the Dartington and Shinnars Bridge roundabouts.

## **6. Cross Cutting Issues**

Public Transport: JH explained that, from 1 April, public transport responsibilities/funding administration have started transferring to the Devon & Torbay Combined Authority. No material operational changes have been observed to date; however, funding for the new year is to be administered collectively, with confirmation of three years of guaranteed revenue funding and four years of guaranteed capital funding.

Planning / S106 – current applications: Members noted the current significance of the Dairy Crest outline application (SHDC ref. 3335/25/OPA; submitted last year). Concerns were raised that the transport assessment appears to baseline against historic/non-dairy uses and concludes reduced traffic, despite proposals including c.125 dwellings with only 57 parking spaces.

**Action:** LB to include the planning reference (3335/25/OPA) in the minutes and circulate the TOTSOC objection.

Partnerships: Dartington Community Catalyst - “helping make interesting things happen”  
Members noted the establishment of the Dartington Community Catalyst supported by the Dartington Estate and chaired by NR. The aim is to strengthen relationships between Totnes and Dartington and build collaboration across economic, cultural, environmental and social activity.

## **7. Next Meetings**

Forum (6.30pm) and Steering Group (7.20pm) Wednesday 22 July 2026

Steering Group (6.30pm) Wednesday 21 October 2026