



MINUTES FOR THE PLANNING COMMITTEE WEDNESDAY 20TH MAY 2026 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), T Bennett, J Cummings, J Hodgson and M Trant.

Apologies: Cllrs Cooper, Collinson and Smallridge.

In Attendance: 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 Cllrs Cooper, Collinson and Smallridge were accepted.

PUBLIC QUESTION TIME

There were no members of the public present.

2. CONFIRMATION OF MINUTES

To approve the minutes of 27th April 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. 3219/25/TCA – T 1: London Plane - all around crown reduction by 2.0-2.5m. 6 The Plains, Totnes, TQ9 5DR.

Object. There is insufficient detail in the application of the pruning required. The Committee requests a site meeting with the SHDC Tree Officer to determine a suitable programme of works.

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.

Support.

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. 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.

Cllr Bennett declared a personal interest.

Comment – The Committee has concerns about light spill from the proposed larger window and affects on local wildlife. The Committee requests that there is no external lighting permitted, and that any approval includes a condition that the conversion is ancillary to the main dwelling.

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.

Support.

4c. 1124/26/LBC – Listed Building Consent to replace all seven windows in the south elevation. 25 South Street, Totnes, TQ9 5DZ.

Support. The Committee would suggest that appropriate breathable materials are used in the installation of the new timber windows.

5. TOTNES BRIDGE SAFETY AUDIT

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

The Committee thanked Cllrs Auletta and Collinson for their work in producing a thorough, detailed brief which they hope will provide an evidence base to look at future options to help address the findings. To **RECOMMEND** to Full Council that the Totnes Bridge Safety Audit brief is adopted as drafted and that suitable consultants for the work are invited to quote.

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 22nd April 2026.

Cllr Bennett declared a pecuniary interest as the Clerk to Dartington Parish Council.

After much discussion, it was **AGREED** that more information is required before the Council considers the purchase of fixed or mobile vehicle activated signs (VAS). The information required to inform discussion is:

- Confirmation of potential VAS locations for Totnes as agreed by Devon County Council; and
- Investigate potential service providers for hiring and moving of mobile VAS and costings.

Cllr Bennett will share his findings on costs with Totnes Town Council officers.

7. DATE OF NEXT MEETING AND MAY MEETING

To note the date of the next meeting of the Planning Committee – Monday 15th June 2026 at 6.30pm in the Guildhall.

Noted.

*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)*

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).

To **RECOMMEND** to Full Council that:

- it updates the Totnes Neighbourhood Plan with the non-material minor modifications as advised in the health check; and
- Officer time is allocated for the necessary liaison with South Hams District Council.

The meeting closed at 7.45pm.

Sara Halliday
Governance and Projects Manager
May 2026