



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 15TH JUNE 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 15th June 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. BOWDEN PILLARS VILLAGE PROJECT

To update on the proposals for the Bowden Pillars Village Project from the applicants Bowden Pillars Future. Verbal update.

3. CONFIRMATION OF MINUTES

To approve the minutes of 20th May 2026 and update on any matters arising. Document attached [page 3].

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 1155/26/VAR – Application for variation of condition 2 (Approved Plans) of planning consent 1078/22/FUL. Former Dairy Crest Site, Station Road, Totnes, TQ9 5JR. See <https://southhams.planning-register.co.uk/Planning/Display/1155/26/VAR>

5. DART HARBOUR PORT MASTERPLAN CONSULTATION

To consider the Dart Harbour Port Masterplan Consultation and make any recommendation to Full Council [deadline for comments 31st July 2026]. Summary document and extracts attached and see [Port Masterplan - Final draft](#) [page 6]

6. DATE OF NEXT MEETING

To:

- a. confirm either the date of the August Committee on Monday 17th or 24th, or alternatively seek Full Council consent for the Clerk to be given delegated authority to respond to planning applications (informed by Councillor comment) in August; and
- b. note the date of the next meeting of the Planning Committee – Monday 20th July 2026 at 6.30pm in the Guildhall.

S Halliday
Governance and Projects Manager
10th June 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.

ITEM 3 – CONFIRMATION OF MINUTES



DRAFT 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

ITEM 5 - DART HARBOUR PORT MASTERPLAN CONSULTATION

The Town Council has received the following email from the Dart Harbour Authority:

“Following extensive consultation to establish what stakeholders wanted to see included in the Port Masterplan, this is the final draft for further consultation. We want your opinion on the plan, as this is your harbour!

A presentation will be made at Totnes Boating Association, Steamer Quay Road on Thursday 18th June at 6.30pm.”

Extracts below are taken from the Dart Port Masterplan Summary, including those making specific reference to Totnes:

Executive Summary

This masterplan sets out Dart Harbour’s vision for sustainable growth and development over the next 25 years. It provides a strategic framework to help the harbour respond to economic, environmental, technological, and social changes while strengthening its role as a driver of local prosperity and community value.

The harbour currently operates at a good balance between usage and environmental protection, with over 3,600 moorings and strong demand, particularly from the leisure sector which generates more than 80% of revenue. While this provides financial stability, the plan seeks to diversify income by expanding commercial, marine services, and large-vessel activity, while maintaining its core leisure offering.

Safety and navigation remain central priorities. The harbour will continue to invest in infrastructure, maintain navigational standards, and improve access for all users, including those with disabilities. Governance as a trust port ensures reinvestment into operations, supporting long-term resilience and flexibility, with a strong and flexible team to deliver this plan.

Growth opportunities include expanding facilities for yachts and small boats, enhancing visitor amenities, supporting local marine industries, and increasing capacity for larger vessels such as cruise ships and superyachts (within defined limits). The harbour also aims to address service gaps and ensure continuity where private providers may withdraw.

Environmental stewardship is a core pillar of the plan. The harbour commits to improving ecological health, restoring habitats, achieving net-zero operations by 2050, and addressing pollution, particularly water quality in the upper estuary. Climate adaptation measures, including resilience to sea-level rise and storms, are also integral.

The masterplan emphasizes the harbour’s role as a community asset. It supports local employment, skills development, and inclusive access to the river. Enhancing connections between communities and the waterfront, encouraging recreation, and engaging underrepresented groups and young people are key goals.

Finally, the plan recognises the harbour's rich heritage and seeks to preserve and celebrate it while enabling modern growth. Though ambitious, the masterplan is designed to be adaptable, acknowledging that future conditions may require updates over time.

The Masterplan has created a suite of policies, and details a range of projects to enhance and protect the harbour, and ensure that the goals of the harbour's strategy are delivered.

Purpose of the Masterplan

This masterplan sets out Dart Harbour's vision for how we expect the port to develop over the next 25 years, outlining how we believe the harbour should develop. This includes describing the way we intend to respond to opportunities and change. It looks at what is happening at the port now, and why. It then explains what needs to happen in the future to protect and enhance the harbour for all stakeholders and sets out the way we intend to get there.

A port masterplan helps a port and stakeholders to understand the nature of the very rapid commercial, environmental, technical and social changes that are going to hit economies over the coming decades and then seeks to map out the investments needed over the short, mid and long term to ensure the port prospers in the future.

We have aimed to be ambitious with this plan. A strong port should be a catalyst for local economic growth and employment, and at present Dart Harbour is not necessarily taking all possible options to do this. This plan will help us to become fit for the future.

This masterplan sits between the general ambitions of our strategy, and the full detail of individual project plans. The masterplan therefore sets out a 'direction of travel' rather than detailed actions with costs and timescales attached.

Dart Harbour undertook extensive consultation with all stakeholders in the preparation of this plan, details of which can be found in the [appendix](#).

This masterplan represents the position of Dart Harbour in 2026. Whilst we have tried to be forward-thinking, the world is a rapidly changing place, and it is likely that our successors will need to update and revise this plan over the years.

It should be noted that a masterplan is not an application for planning permission and does not constitute approval for any proposal. However, it will assist in developing future projects and planning applications, and in helping the harbour authority give a response to other's plans.

Projects [page 10]

Upriver Landings: A common factor in our consultation was that river users would like additional places to land upriver, to allow them to explore the amazing estuary. This also fits with our new 'One River, 8 Destinations' marketing campaign. We have identified a number of potential locations for future landings, including Totnes Weir, Longmarsh, Fleet Mill, Old Mill, Lighthouse Beach & Warfleet to fill this need, as well as potential 3rd party projects at Noss, Dolphin boatyard, Blackness, Sharpham and Baltic Wharf.

Totnes Waterfront: Totnes is an extremely vibrant town, that is let down by its waterfront. Both sides of the river have generic industrial buildings and under-utilised car parking that do not inspire

people to make use of the quays, and do not contribute to a great welcome to the town for ferry passengers or leisure boaters. The river itself, constrained between high artificial banks has none of the life or attraction that is found elsewhere.

We would like to see a general improvement to the landing facilities and waterside public realm at Steamer Quay in Totnes, in partnership with the local council and other stakeholders. Any development on the Steamer Quay side would need to be well designed and balanced to attract community support. We imagine additional food and drink outlets, enhanced children's play, public events space including a small amphitheatre, and a free outdoor museum/gallery of the river. We want to install a landing pontoon for dinghies at Steamer Quay. In the future a low-water landing pontoon towards the south end of the range may also be a sensible development, to significantly improve the tidal accessibility of Totnes.

We would also like to add some form of pontoon mooring at Totnes for annual berth holders. This could be in the mill tail or turning basin.

Policies [page 12 onwards]

The Harbour - Policy MP-H2: It is Dart Harbour policy that the number of yacht moorings on Dart Harbour Fundus is capped at 980. From time to time moorings may be moved, resized or redesigned, but that number should not be exceeded. An exception to this is in Totnes, where there may be opportunities for additional moorings whilst improving the character of the river.

Policy MP-H6: Dart Harbour will continue to maintain a large ship channel from sea to Sandquay, and the main fairway as suitable for navigation by commercial vessels to Totnes. In the future repairs to the training wall in Long Stream may be needed if its deterioration does lead to shoaling of the channel.

Policy MP-H13: Dart Harbour would not support any proposal for a bridge across the river below Totnes Bridge.