



DRAFT MINUTES FOR THE PLANNING COMMITTEE MONDAY 20TH JULY 2026 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), T Bennett, S Collinson (from 1830hrs), T Cooper, J Cummings, J Hodgson (from 1840hrs) and Trant.

Apologies: Cllrs Smallridge.

In Attendance: Representatives of Baltic Wharf/TQ9 Partnership and Acorn Property Group, 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 Cllrs Smallridge were accepted.

PUBLIC QUESTION TIME

A member of the public spoke to item 4a and the retrospective application for the sauna and plunge pool, it's importance to help funding the Community Interest Company particularly in the winter months when the cut flower income stops, and its beneficial use to the volunteers and groups who help with gardening on the site as well as other hirers. Cllrs asked about drainage and why planning permission wasn't applied for in advance of the installation.

2. BALTIC WHARF DEVELOPMENT

To update on the next phase of the Baltic Wharf Development.

The representative from Acorn Property Group outlined the challenges of developing a brown field site. In response to comments on the previous outline plans, the main changes in the latest proposals are: an increase in marine facilities (approximately 8-10 units) and larger boatyard space; enlarged public space adjacent to the river; and a reduction in the proposed number of dwellings and massing (lower height of 2-4 storeys for 2-4 bed dwellings) with the site split on two levels with a retaining wall which helps to level the site as well as reduce the volume of soil to be moved off site. At this point the number of affordable houses planned is uncertain.

Cllrs asked about: the roads in the development and whether sufficient turn circles were provided – it was confirmed that all roads were of sufficient dimensions for emergency vehicle and refuse truck access; style and materials and how this will sit alongside the phase 1 development scheme biodiversity net gain; secure bike storage; landscaping and tree planting; permeability of the site for circular pedestrian routes; transport links. The site plans shown are at the concept stage only at the moment and Acorn would welcome the Town Council's views on what the site should contain.

The Chair thanks the developers for their update and that the Committee will come back with some informal comments before the developers round table pre-application meeting with South Hams District Council in September/October 2026.

3. CONFIRMATION OF MINUTES

To approve the minutes of 15th June 2026 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

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. 1428/26/FUL – Erection of sauna and plunge pool (retrospective). Reservoir (Bowden Springs Farm), Fishchowters Lane, Totnes.

Cllr Hodgson declared a personal interest.

Support, subject to: routine testing of the stream water going into the plunge pool; water treatment filtration for water being discharged from the plunge pool back into the stream; and attenuation measures on the sauna building, for example the installation of a SUDS planter.

4b. 1343/26/FUL – Proposed extension and alternations. Flat 2, Hembury, Jubilee Road, Totnes, TQ9 5BP.

Comment. The Committee does not object in principle to the extension but would ask the applicant to look again at the shape of the site given the concerns raised about the accessibility of the proposed extension and the neighbouring property wall.

4c. 1727/26/HHO – Alterations to existing upper ground floor extension and porch to lower ground floor. Replace windows and doors and install solar panels. Replacement shed / store in front garden. Other minor internal and external alterations. Kirkstone House, Moat Hill, Totnes, TQ9 5ER. Support.

4d. 1799/26/HHO – Single storey rear extension. 19 Woodbrook Road, Totnes, TQ9 5AS.

Support in principle. However, the Committee has concerns about the side facing windows overlooking the neighbouring property and therefore suggests that obscured glazing is used.

4e. 1764/26/FUL - Replacement windows, cladding, and balcony balustrading. Blue Ball, The Grove, Totnes.

Comment – support the removal of the hanging slate to weatherboarding, but the Committee would wish to see stained/burnt timber used rather than plastic. UPVC windows are acceptable in this instance given the large glazing panes, subject to the views of the Heritage Officer.

4f. DCC/4467/2026 - Energy improvement scheme, including the installation of air source heat pump with enclosure and associated installations at Rushbrook, Station Road, Totnes, Devon TQ9 5HW.

Cllr Hodgson declared a personal interest as a County Councillor.

Comment – the Committee strongly supports the proposed installation of Air Source Heat Pumps but this is in a prominent location in the town and it has strong concerns about:

- the size of the acoustic covers in this space (~3m tall) and would request that a less visible acoustic solution is found [officer post-meeting note: comments submitted on the application included drawings show the ASHP with acoustic hood measurements (which were not provided in the application)]; and
- the height of the proposed covers above the existing wall which will attract graffiti alongside this pathway.

4g. 1636/26/LBC – New slate roof. 4 Leechwell Lane, Totnes, TQ9 5EA.
Support.

4h. 1673/26/LBC – Listed Building Consent for re-slating works. 18A High Street, Totnes, TQ9 5RY.
Support.

4i. 1634/26/LBC – Listed Building Consent for re-roofing works. 4 High Street, Totnes, TQ9 5RY.
Support, subject to the Heritage Officer confirmation that there are no historic timbers in the roof space.

4j. 1238/26/CLE – Certificate of lawfulness for existing use as a single independent dwellinghouse for a period in excess of four years. Cherry Tree Wood Newton Road Totnes.
Totnes Town Council has no evidence to support the claim for this dwelling having existed for in excess of four years.

5. PROPOSED 20MPH ZONE

To consider any Council action in response to the proposed 20mph zones for Totnes prior to formal consultation.

To **RECOMMEND** to Full Council that it writes to County Cllr Hodgson to:

- Welcome the proposed changes from 30mph to 20mp from the foot of Bridgetown Hill into Bridgetown to The Plains;
- Express concern that Plymouth Road is not included in the proposed changes to 20mph given the number of accidents on the road between Follaton Cross and the Western bypass; and
- Express concern that Barracks Hill to Cott Road is not included for a reduction in speed limit to 20mph. Whilst outside of the parish boundary, Barracks Hill is regularly used by pupils walking to school at KEVICC and as a walking route to Dartington, and improving the safety of this road is important.

6. PLANNING DECISION-MAKING PROCESS BRIEFING

To note a South Hams District Council briefing on 24th September about the changes to the way in which planning applications are to be determined.

Noted.

7. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 17th August 2026 at 6.00pm in the Guildhall.

Noted. It was **AGREED** that a Task and Finish Group meeting would be held after the next Committee to discuss the outline Baltic Wharf development proposals.

The meeting closed at 8.05pm.

Sara Halliday
Governance and Projects Manager
July 2026

DRAFT