



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 20TH JULY 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 20th July 2026** at **6.00pm** 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. BALTIC WHARF DEVELOPMENT

To update on the next phase of the Baltic Wharf Development. Verbal update from the developers (up to 45 mins).

3. CONFIRMATION OF MINUTES

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

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 1428/26/FUL – Erection of sauna and plunge pool (retrospective). Reservoir (Bowden Springs Farm), Fishchowters Lane, Totnes. See <https://southhams.planning-register.co.uk/Planning/Display/1428/26/FUL>

4b. 1343/26/FUL – Proposed extension and alternations. Flat 2, Hembury, Jubilee Road, Totnes, TQ9 5BP. See <https://southhams.planning-register.co.uk/Planning/Display/1343/26/FUL>

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. See <https://southhams.planning-register.co.uk/Planning/Display/1727/26/HHO>

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

<https://southhams.planning-register.co.uk/Planning/Display/1799/26/HHO>

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

<https://southhams.planning-register.co.uk/Planning/Display/1764/26/FUL>

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. See

<https://planning.devon.gov.uk/Planning/Display/DCC/4467/2026>

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

<https://southhams.planning-register.co.uk/Planning/Display/1636/26/LBC>

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

<https://southhams.planning-register.co.uk/Planning/Display/1673/26/LBC>

4i. 1634/26/LBC – Listed Building Consent for re-roofing works. 4 High Street, Totnes, TQ9 5RY. See

<https://southhams.planning-register.co.uk/Planning/Display/1634/26/LBC>

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. See <https://southhams.planning-register.co.uk/Planning/Display/1238/26/CLE>

5. PROPOSED 20MPH ZONE

To consider the proposed 20mph zones for Totnes prior to formal consultation. Document attached.

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. Document attached.

7. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 17th August 2026 at 6.30pm in the Guildhall.

S Halliday

Governance and Projects Manager

15th July 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.