



MINUTES FOR THE PLANNING COMMITTEE MONDAY 15TH JUNE 2026 IN THE GUILDHALL

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

Apologies: Cllrs Smallridge and Trant.

In Attendance: Director of Bowden Pillars Future, 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 and Trant were accepted.

PUBLIC QUESTION TIME

There were no members of the public present.

2. BOWDEN PILLARS VILLAGE PROJECT

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

The Director of Bowden Pillars Future gave a detailed overview of the work that has been taking place since they last met with the Committee in December 2025, the regular planning performance agreement meetings that have been taking place with South Hams District Council, and the aim to submit a planning application in October 2026. The Director explained: the site plan layout (including road access, parking, bin storage, bike storage, food hub, shared open spaces, foul waste arrangements, energy generation from solar panel and/or a wind turbine, ecology, food growing); the housing allocation mix, an aim of intergenerational occupancy and 50 percent of the dwellings would be affordable housing; and the housing and common house designs and potential materials to be used in the build. Details on several elements are still to be confirmed, for example landscaping of the site and a travel plan. The Committee asked about: the build – will it be phased; alternative foul waste treatment options; employment opportunities; active travel including safe routes for walking and cycling; the additional pressure on services in Totnes (GPs and schools); offering a shuttle bus into Totnes, particularly for the school run; the allocation/membership policy and whether there will be a local connection requirement; leases and land holdings; and outdoor learning space for young people. The Director said that the Bowden Pillars Future project is now looking at how they can communicate more with the wider local community.

The Chair thanks the Director for updating the Committee. In discussion later in the meeting it was **AGREED** to write to the Director on the following points:

- The importance of identifying a safe active travel route from the site into Totnes;

- That 50 dwellings will put increased pressure on an already stretched GP service and school places (particularly at primary education level).
- Would encourage the housing design to incorporate elements which are more specific to the particular location and unique aims of the project (at present the architectural response appears quite generic).

3. CONFIRMATION OF MINUTES

To approve the minutes of 20th May 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. 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.

Cllr Collinson declared a personal interest.

Comment – in principle the Committee doesn't object to the proposed smaller size building, subject to the views of the Devon County Council Ecology Officer's input on the suitability of the plans for bats and whether the extant ecology survey is sufficient.

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].

Given the upcoming presentation at the Totnes Boating Association on 18th June 2026 which could help inform the Council's response, the final comments will be to be **AGREED** by Councillors by email outside of Committee.

To **RECOMMEND** to Full Council that it responds to the Dart Harbour Port Masterplan Consultation with the following comments to be agreed by Councillors by email:

Totnes Waterfront:

- Redevelopment of Baltic Wharf – like the Dart Harbour Authority, the Council is also concerned about the reduction in marine employment space in the recent planning application.
- Exhibition/museum space on Steamer Quay – in principle the idea is supported subject to details on design and content if the idea is taken forward.
- Landing Moorings – the pontoons on the leat at Vire Island are supported.
- Longmarsh Pontoon – although this sits outside of the Totnes boundary, a pontoon at the south end of Longmarsh is not supported as it would negatively impact on the special view, tranquillity and wildlife provision in this area. A more appropriate location for consideration would be the basin near the Longmarsh car park.
- Saltmarsh – allocating the fields between the two bridges behind Rowsells Lane for salt marshes is supported.

Policies

- MP-U8 Liveaboard Vessels – the Council would not be adverse to this possibility if an appropriate location and facilities (water, foul water and refuse removal) could be found.
- MP-U13 and MP-U14 Personal Water Craft and New Technology – the Council is not supportive of business proposals for jet ski or small electric boat hire in Totnes as the river is: too narrow at this point; concerns about noise; jeopardises other river users; and disturbance to wildlife. The Dart Harbour Authority could consider identifying an area for such users such as has been adopted on the River Exe, if it is considered necessary in an alternative location away from the town.
- MP-E7 Planning Policy – strongly support this policy and approach.
- MP-E12 Flooding and Sea Level Rise – there has recently been flooding in Totnes due to spring tides and surface water (Warland), and there is regular spring tide flooding of Steamer Quay Road, Longmarsh and Vire Island.
- MP-C1 Employment - this policy is strongly supported.
- MP-C9 Dart Valley Trail – this policy is strongly supported.
- MP-C10 Protection of Views – this policy is strongly supported.
- MP-C11 Young People Engagement – support this policy. Totnes Town Council is able to provide evidence of deprivation in Bridgetown which should attract funding for schemes to support young people to be safe on and around the river, and education programmes with the schools around respecting the river environment.
- MP-C14 Heritage Harbour Status - this policy is supported.
- Connecting River and Community - the land and river regeneration schemes in Totnes – this aim/aspiration is supported.

The Committee voted to extend the meeting by 10 minutes during this item.

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

It was **AGREED** to hold a meeting on 17th August to discuss the Local Plan consultation as well as any planning applications received.

b. note the date of the next meeting of the Planning Committee – Monday 20th July 2026 at 6.00pm in the Guildhall.

Noted.

The meeting closed at 8.25pm.

Sara Halliday
Governance and Projects Manager
June 2026