



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

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.

ITEM 3 – CONFIRMATION OF MINUTES



DRAFT 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

ITEM 6 – PLANNING DECISION-MAKING PROCESS BRIEFING

Totnes Town Council has received the following email from South Hams District Council:

“As many of you will be aware, Central Government is making changes to the way in which planning applications are to be determined. The overriding objective of these changes is to *'introduce greater clarity and consistency in the role of planning committees in Development Management (DM) decision-taking'*. The intended effect is that there will be fewer applications decided by planning committees, with more being delegated to officers.

To provide you with greater information on these pending changes, we have arranged for an all-town and parish council briefing to be held **(remotely over MS Teams)** on **Thursday, 24 September** at **5:00pm** and if you (and/or any of your councillors) wish to attend, do please let me know and I will send you the meeting link accordingly.”

Officer Note: There will be the opportunity for Planning Committee members to attend this in the Guildhall (as well as registering individually to attend remotely if easier).