



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 17TH AUGUST 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 17th August 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. CONFIRMATION OF MINUTES

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

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 1999/26/TPO - TPO 401 T2: Beech – all over reduction of up to 2.5m, to reduce encroachment on properties. Tanyards, Rowsells Lane, Totnes, TQ9 5AG. See <https://southhams.planning-register.co.uk/Planning/Display/1999/26/TPO>

3b. 2113/26/TPO – T1: Douglas Fir – fell, in decline. King Edward VI College, Ashburton Road, Totnes, TQ9 5JX. See <https://southhams.planning-register.co.uk/Planning/Display/2113/26/TPO>

3c. 2114/26/TCA - T1: Cedar – height reduction by 2m, lateral reduction on all sides of 0.5-1m, balance shape and reduce overgrowth. T2: Cherry – lateral reduction by up to 1.5m between building and boundary of

church, to provide clearance. Greystones, Weston Road, Totnes, TQ9 5AH. See <https://southhams.planning-register.co.uk/Planning/Display/2114/26/TCA>

3d. 2116/26/TCA - T1: Copper Beech – crown reduction of up to 2.5m. T2: Magnolia – crown reduction of up to 1.5m. T3: Cotoneaster – fell. T4: Irish Yew - crown reduction of up to 1.5m. G1: Pittosporum, Laurel, Bay, Thuja Plicata, Lawsons Cypress - fell, stump grind and replace with fruiting trees. Chy Vean Priory Avenue Totnes TQ9 5HR. See <https://southhams.planning-register.co.uk/Planning/Display/2116/26/TCA>

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 1753/26/HHO – Proposed rear extension and other alterations. 17 Higher Westonfields, Totnes, TQ9 5RA. See <https://southhams.planning-register.co.uk/Planning/Display/1753/26/HHO>

4b. 1511/26/VAR - Variation of condition 1 (approved plans) & Discharge of condition 7 (external materials) & 8 (lighting) of 2001/25/VAR. Land Adjacent Foxgloves, Sharpham Drive, Totnes. See <https://southhams.planning-register.co.uk/Planning/Display/1511/26/VAR>

4c. 2100/26/HHO – Convert existing garage space into insulated ground floor studio. 33 Follaton Rise, Totnes, TQ9 5FX. See <https://southhams.planning-register.co.uk/Planning/Display/2100/26/HHO>

4d. 2000/26/CLE - Certificate of Lawfulness for existing use of outbuilding as a dwellinghouse (Use Class C3). Parkside, 21 Borough Park Road, Totnes, TQ9 5XW.

5. LICENSING APPLICATION

To consider the following application: Premises Licence (supply of alcohol and provision of films (indoor) for Centre, 3 Birdwood Court, Totnes, TQ9 5SG. Document attached [page 7].

6. LOCAL PLAN SCOPING CONSULTATION

To consider the South Hams District Council Local Plan Scoping Consultation and make any recommendation to Full Council. Document attached [page 7] and see <https://shwdlocalplan.commonplace.is/en-GB/> .

7. TRAFFIC AND TRANSPORT FORUM

To note the minutes from the Traffic and Transport meetings on 22nd July 2026 (documents attached):

- a. Forum [page 9];
- b. Steering Group [page 14].

8. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 21st September 2026 at 6.30pm in the Guildhall.

S Halliday
Governance and Projects Manager
12th August 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 2 – CONFIRMATION OF MINUTES



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-slatting 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

ITEM 5 – LICENSING APPLICATION

The following email has been received from South Hams District Council:

“We have received a new application for a premises licence from Blue Rider Group Ltd for Centre, 3 Birdwood Court, High Street, Totnes, TQ9 5SG.

The application is for:-

- Supply of alcohol for consumption on the premises Monday to Sunday 11:00-22:30.
- Provision of films (indoors) Monday to Sunday 11:00 to 22:30,
- Opening times will be Monday to Sunday 07:00-23:00.”

TTC Officer Note: Having checked with SHDC Licensing Department about the omission for the licence to cover music, the following advice was received:

“Regarding no mention of live music on the application, under the Music Act 2012 and the Licensing Act 2003 should a premises licence be granted, live & recorded music is included as part of the premises licence until 23:00 every day. It is also link to the terminal hour of a licensable activity as in Section J (Supply of Alcohol) until 22:30 every day for example. Therefore, live and recorded music must end at 22:30 every day if the premises licence is granted.”

ITEM 6 – LOCAL PLAN SCOPING CONSULTATION

Letter received from South Hams District Council is below and the link to the online consultation page ‘Commonplace’ <https://shwdlocalplan.commonplace.is/en-GB/> :

Notice of Scoping Consultation

South Hams and West Devon Joint Local Plan

The Town and Country Planning (Local Planning) (England) Regulations 2026, Part 4, Regulation 20

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2026, Part 4, Regulation 20. South Hams District Council and West Devon Borough Council give notice that they are undertaking a Scoping Consultation on the emerging South Hams and West Devon Joint Local Plan.

The local plan Scoping Consultation commences on Monday 20 July 2026 and is open until 11:59pm on Thursday 24 September 2026.

During this period the councils are inviting representations on:

1. What the vision and objectives for the local plan should be.
2. What the key issues are for the local plan to address, including in relation to topics such as:
 - Settlement hierarchy

- Housing
- Economy
- Climate change
- Natural environment and landscapes
- Historic environment
- Health and wellbeing
- Transport, infrastructure and facilities

3. How the authorities should engage with the public in the preparation of the local plan.

How to respond

The best way to read and respond to the local plan scoping consultation is on the Councils' online consultation platform 'Commonplace' where responses can also be submitted.

Printed copies of this notice of scoping consultation, the survey questions and supporting information are also available on request at the Council Offices:

Follaton House, Plymouth Road, Totnes, TQ9 5NE (open Monday to Friday 9.00 a.m. to 4.30 p.m.)
Kilworthy Park, Drake Road, Tavistock, PL19 0BZ (open Tuesday from 9.00 a.m. to 4.30 p.m.)

Representations should be submitted by:

- The online consultation platform
- Email to: strategic.planning@swdevon.gov.uk
- By post to Strategic Planning, Follaton House, Plymouth Road, Totnes TQ9 5NE

Representations on the South Hams and West Devon Joint Local Plan Scoping Consultation must be received by the Councils no later than 11.59pm on Thursday 24 September 2026.

Representations may be accompanied by a request to be notified when one or more of the following steps occur:

- Consultation on the proposed local plan content and evidence
- The publication of observations or advice received at the Gateway 2 assessment
- Consultation on the proposed local plan
- The submission of the proposed local plan to the Secretary of State for independent examination
- Publication of matters relating to the local plan examination
- A decision of the examiner to pause the examination for further work to be carried out
- The publication of any document or evidence which is sent to the examiner
- The publication of the recommendations and reasons received by the examiner
- The adoption or approval of the local plan.

If you have any questions regarding the consultation or would like any further information, please contact the Strategic Planning Team: strategic.planning@swdevon.gov.uk

ITEM 7A – TRAFFIC AND TRANSPORT FORUM

22 July 2026

Traffic & Transport Forum

1. Welcome

Those Present: Graham Bennett (GB), Cllr Luisa Auletta (LA), Cllr Jacqi Hodgson (JH), Cllr Tim Bennett (TB), Cllr John Cummings (JC), Cllr Chris Beavis (CB), Cllr Christel Goodwin (CG), Cllr Sarah Collinson (SC) (from 6:50pm), GE, SG, AF, RH, PW, BC, RM.

Apologies: Cllr Nick Roberts (NR), CM, Cllr Presswell, NR.

Notes taken by Lisa Baumbach using a recording managed by TB.

2. Notes of previous Forum held on 28 January 2026 were agreed.

Matters Arising not on the Agenda

Ford Road on the industrial estate – unadopted road with potholes. CG has asked tenants to write to the owner, but no further progress has been made.

Action - CG and LA to liaise over information on landlords.

3. County Councillor on Highways Matters

• 20mph for Totnes

An update on the proposed 20mph limits from Devon County Council (DCC) now includes the Old Bridge up to the junction with Bridgetown Hill. However, Barracks Hill through to the mini-roundabout by Hunter's Moon has not been included, nor has the extension of the 20mph limit further along Plymouth Road to Follaton.

To ensure the proposals for Totnes are delivered, **the Forum agreed unanimously to RECOMMEND** three proposals to the Planning Committee:

- To accept and agree to the current proposals for Totnes to avoid delay in implementation of the new speed limits.
- To actively support the 20mph campaign for Dartington, including Barracks Hill.
- To actively support the extension of the 20mph limit along Plymouth Road, to take account of issues/incidents reported by GE.

• Bridgetown pedestrian crossing

Devon County Highways are progressing with detailed design work for a pedestrian-operated crossing. Initially, this will go to public consultation. At present, there is no specific timescale, but it is being dealt with as a priority.

• Bridge Safety Audit

A Bridge Safety Audit is being commissioned to review safety concerns for pedestrians, cyclists and other vulnerable road users (such as those using mobility scooters) on the old bridge. Tenders are due back on 19 August.

4. Community Matters for Highways

Crossing at Meadowbrook, Dartington – correspondence received raising safety concerns in Dartington due to reduced visibility from parked cars and also safe access to bus stops.

TB reported that this has been looked into by Dartington Parish Council and Cllr Hodgson, as Devon County Councillor. The hope is to have the bus rerouted slightly to ensure the stop is in a more appropriate location. A response is currently awaited from the bus company.

Additionally, Dartington Parish Council are setting up a Traffic Working Group to look at traffic issues in the Parish.

Action – TB to respond to correspondent. JH will communicate with TB regarding the submission of parking restriction requests to DCC.

Parking at Totnes Train Station – Correspondence received expressing concern over numerous cars parking on the double yellow lines on Platform 2, parking on the pavement blocking the zebra crossing causing a safety issue for pedestrians and children.

Action – JH will communicate with Network Rail.

School Road Safety – The Head at Totnes St John's school met with the school safety officer at DCC and JH. DCC are proposing that wig-wag signals are installed by the school to slow traffic. They are also looking into the possibility of trialling 'school streets' (closing the street for an hour at school drop off and pick up on Weston Lane). The school is in an ideal location due to there being alternative routes around the area.

Action – JH to find out if the school active travel plan can be shared with Bob the Bus who were looking into re-routing Bob to include school drop offs.

Buses - SC asked JH to discuss with Stagecoach the possibility of installing cameras instead of side mirrors on their buses, as they are safer for pedestrians (especially those using narrow pavements).

Action – JH to check with Stagecoach to find out more.

Plymouth Road – GE sent a written report for Plymouth (Appendix A)

Stoke Gabriel Active Travel Route – PW represented the group who are working on the Stoke Gabriel Fleet Mill active travel route. The report is attached (Appendix B)

5. Local Government Reorganisation (LGR)

Slides were shown to introduce the topic for discussion. (Slides in Appendix C [*note: not attached*])

Contributions included:

- The Devon Coast and Countryside area extends from Salcombe to Ilfracombe which would take 2 ½ hours to drive to, and take much longer by public transport.
- Exeter, Plymouth and Torbay already exist and are proposed to be enlarged, but the Devon Coast and Countryside will be an entirely new entity with a number of unknowns such as where it's administrative centre could be, (though it could retain use of part of County Hall in Exeter).
- Having a large area to support with limited economic drivers, Devon Coast and Countryside could be significantly disadvantaged financially.
- There is likely to be inequality in access to services in Devon.
- The 'Coast & Countryside' Unitary may be called 'Devon Council'.
- Torbay Council could consider areas nearer to Totnes for new developments which could have implications for planning.
- There is a need for a Mayoral authority to ensure representation at the highest levels of Government is possible for the things that are important to our area.
- The proposal which has now been chosen had the lowest positive response from the public consultation.
- Local MP has made representation against the proposal in Parliament.

- This proposal is not yet in law, and new legislation is expected Autumn 2026.
- LGR will be considered by Devon County Council's Local Government Reorganisation (LGR) Scrutiny Committee, at County Hall Exeter, on Thursday 30 July, at 10.30am in the Committee Suite.

6. Wrap Up and Next Meeting (assumed 27 January 2027 – tbc)

END

Appendix A

Plymouth Road Report

Plymouth Road, Follaton Gate Narrows to Punchard's Down Junction

You will know that I rate Plymouth Road, particularly the stretch from Follaton Gate to Punchard's Down junction, as one of the most dangerous in Totnes.

The width of the road and, outside rush hour periods, its comparative light traffic encourages speeding, which was confirmed when we conducted Community Speed Watch sessions during the last two years. Speeding is particularly bad at night. Rush hour traffic is enhanced by commuters trying to avoid the regular grid lock and pollution on Station road by using, from the A38, Plymouth Road from South Brent, or A385 from Marley Head and then cross via the lanes to Plymouth Road from Marley Head, Tigley or Droridge then Brook Lane/Barracks Hill.

The imposition of the proposed 20mph limit from Punchard's Down eastward and not from the Town boundary at Follaton Gate is, in my view, a mistake as this is the stretch of road where most vehicles exceed the current speed limit. There are two junctions, Follaton Rise and Punchard's Down that give access on to Plymouth Rd. Follaton Rise contains 60 residential properties and is also the westerly access to and from the SHDC offices. Punchard's Down junction is the only access on to the road for 200 plus residential properties in Follaton Village. Visibility in both directions from these junctions is restricted. There was an incident last year at Punchard's Down junction when a van exiting Follaton Village struck a private car heading east.

On the north side of Plymouth Road between Follaton Gate and Punchard's Down there are 30 residential properties whose driveways/parking areas give access directly on to the road; there is no footpath/footway/pavement to be crossed. Many residents use mirrors to view the approach from the west.

On the southside of the road just before the narrow Follaton Gate section there are six properties using a private drive and at the westerly end of the 'narrows' there are seven that use Jackman's Lane. Both have restricted visibility.

Recommend: 20mph limit within Town Boundary.

The Narrows

The 'narrows' offers no footway either side and traffic only slows when it is busy, or when large vans or HGVs transit; however, the width of the road barely allows two modern SUVs to scrape past each other. Further, the approach from both east and west is via blind bends. It is extremely dangerous for pedestrians and should already have a 20mph limit and speed bumps akin to Five Lanes Road in Marlton.

Scrape-by collisions are common whereby vehicles hit either the bank on the south side, property walls/gate posts on the north side, or vehicles hit each other.

On 22 June this year there was a serious accident in the Narrows in which a vehicle was overturned – the road was closed, five police vehicles, two fire engines, an ambulance and the air ambulance attended.

Two years ago a car exiting a property on the north side and on the easterly blind corner was struck by a vehicle accelerating out of the Narrows. Fortunately there were no injuries but the incident was attended by a similar amount of emergency vehicles as the recent incident.

Recommend: 20mph speed limit, speed bumps

Pedestrian Crossings

There is one pedestrian crossing for the entire length of Plymouth Road from the town boundary at Follaton Gate to the traffic lights at the crossroads with Western Bypass. It is situated between Birchwood Close and Farwell Road where the footway on the northern side of the road terminates. Logically, just to the west of the Punchard's Down junction where the footway ends on the north side of the road and commences again on the south side, there should be a pedestrian crossing. It would provide safe crossing of the road for Follaton Village pedestrians and dog walkers to access the arboretum and SHDC offices. It is also the point in the road at which my Speed Watch group noted that west bound vehicles always accelerated up the incline. A crossing would also act as a traffic calming point.

Recommend: Pedestrian crossing from approx. 20yds west of Punchard's Down to south side of Plymouth Rd.

Traffic Calming

East of Punchard's Down residents' cars are parked on the north side of the road up to the end of the Cemetery Wall. Between the Cemetery Lodge and Farwell Road residents' cars are parked on both sides of the road, and thus act as an effective form of traffic calming. Many of the vehicles, including camper vans and trailers, parked along the cemetery wall are dumped for lengthy periods (for free). The speed camera by the cemetery wall is defective and has been for decades, it should be removed.

Recommend: Remove speed camera. Consider charging for Cemetery Wall parking.

20mph Speed Limit

I can only observe that driving at 20mph is difficult, but noting the experiences from other councils that have imposed the lower speed limit some form of enforcement will be necessary. These might be physical traffic calming measures (bollards, road narrowing, speed bumps etc), speed cameras, Community Speed Watch groups etc. Without any additional action much of our transiting traffic will ignore the lower speed limit. An interesting recommendation from Welsh Councils is that supporters of the 20mph limit should act as 'pace cars' within the 20mph zone, thereby enforcing the 20 limit for following vehicles. I've tried it out – not very popular!

I believe that the 20mph limit requires the small 20mph signs to be posted on lampposts and a 20mph sign painted on the road. Speed bumps can only be used for traffic calming in 20mph limits. I have raised these issues before, but thought it worth repeating them. I am greatly concerned that before long there will be a serious RTA causing death or serious injury.

GE

Appendix B

Stoke Gabriel Active Travel Route

We have been busy on a few working groups and have filled in a large pothole at the top of the Stoke Gabriel side, added 25m of drainage pipe as an experiment and created a walk/cycle way around the stream/puddles at Fleet Mill. We are looking at doing more this coming August onwards. CM



22 July 2026

Traffic & Transport Steering Group

1. Welcome

Those Present: Graham Bennett (GB), Cllr Luisa Auletta (LA), Cllr Jacqi Hodgson (JH), Cllr Tim Bennett (TB), Cllr John Cummings (JC), Cllr Christel Goodwin (CG), Cllr Sarah Collinson (SC) (from 6:50pm), GE, SG, AF, RH, PW, RM.

Apologies: Cllr Nick Roberts (NR), Cllr Presswell, NR.

Note keeping by Lisa Baumbach using a recording managed by TB

2. Notes of previous SG held 22 April 2026 with the Project Teams Terms of Reference were **agreed**.

3. Project Teams Updates including implications from Local Government Reorganisation (LGR) Timetable.

- 20's Plenty/20mph for Totnes – with LGR now is very pressing so the three proposals from the Forum will be put to the Planning committee.
- Bridge Safety Audit - with LGR now very pressing, and the report to Forum was noted. It was also noted that one tenderer has asked whether it would be possible to postpone the work until April, as they propose using cameras, rather than manpower, to carry out the data collection. They noted that, by the time DCC permission has been obtained, data collection may not be able to take place until October, when footfall could be lower. Prices have been requested for both dates but, in view of the forthcoming LGR changes, it could be better to proceed sooner rather than later.
- Vehicle Activated Signs (VAS) – Ideally locations would be established before LGR. Totnes locations are agreed for two mobile units but TB needs to chase Devon County Council (DCC) regarding a response on the chosen locations for Dartington. JH stressed it is important to pin down the Puddavine Terrace location where there is no pavement.

LA commented that mobile units will help to ensure drivers adhere to the new 20mph limits when they are implemented.

- Active Travel Routes – This could be more complicated after LGR because some routes will be in a different authority to Totnes. However, LA insisted that the group would still be supportive of any active travel routes coming in and out of Totnes regardless of which authority they will be in, and we should all keep pressing on.

Stoke Gabriel Group are continuing to make improvements to Fleet Mill Lane. So far, this has been by using available resources but further progress will require funding.

Totnes to Littlehempston – In a recent meeting, South West Water has discovered that the path will take up more of their land than initially thought which will have an impact on their tenant farmer. This will need to be negotiated before further progress can be made.

Dart Valley Cycle Trail – Progress being made. Dartington Parish Council will fund the pre-construction services and ecology surveys required for the paddock at the end of the route near Staverton.

LA said that Active Travel England have updated their rural design guide, and asked for it to be shared with the Active Travel groups. This can be found here: [Rural Design Guide issued by Active Travel England](#).

JH reported that DCC are mapping all the active travel routes which should indicate the suitability of routes for different users e.g wheelchair users to mountain bikers.

Action - PW to send map of the routes he discussed to ensure they are included in the map.

- Dropped kerbs review – Inclusive Totnes have volunteers who are going to commence the review in August but it may take some time due to the amount of kerbs that need assessing.
- School Green Travel Plans – progress on these will depend on the schools but as outlined in the Forum meeting, Totnes St John's are having Wig-wag signals fitted near the school and DCC are considering using them as a trial for the 'School Street' scheme which means that Traffic is not allowed to travel on that part of road for drop off and pick up times.

3. Community Matters

- Bike Parking - permission is required from the land owner (which may be the Highway Authority) where bike parking is being proposed but not specific planning permission.

Action: LB to include hotspots map link with Notes of meeting.

- E-bike initiative – The officer at South Hams District Council (SHDC) who was in charge of the e-bikes has left. A different officer is managing the e-bikes in the interim before someone else is appointed to the role. The scheme has now been running for one year. In that time, the total number of trips taken is 908 and revenue is approximately £5,000 with an average trip duration of 79 mins.

4. Cross Cutting Issues

- Rural Transport Webinar – LA attended this webinar and was introduced to the Rural Transport Connectivity Tool. The tool will be used as an evidence base for investment, but it has limitations which are likely be problematic for Totnes because it could make areas with unreliable services appear more connected than they are in reality. Areas that appear to be well connected, will indicate areas that are good for housing development. Access to the Connectivity Tool can be found here: <https://www.gov.uk/guidance/connectivity-tool>

SC asked if any further data can be fed into the tool and point out how spurious the data is, so it isn't used. JH said she is happy to take any comments back to Highways team at DCC. LA also noted that the Ministry of Housing, Communities and Local Government's Local Outcomes Framework is similarly being introduced and is likely to have a significant impact. This Framework uses data from the Department for Transport's Connectivity Tool.

- Joint Local Plan – TB encouraged participation in the consultation for the Joint Local Plan with the closing date 24 September, as the evidence gathered will still be important in spite of LGR changes. Access to the consultation can be found here: <https://www.southhams.gov.uk/your-council/council-plans-policies-and-reports/policies/planning-policies/south-hams-and-west-0>
- Baltic Wharf Phase 2 application is being prepared – A pre-application meeting has already taken place at a TTC planning meeting. They have worked to decrease the number of residential units and add additional commercial marine space.
- S106 - BA! have been approached by SHDC with regard to Active Travel ideas to use S106 funds. It is felt that any allocation of funds should be in line with Totnes Town Council's adopted Open Spaces, Sports, Recreation and Wellbeing plan and it should be noted that any funds could go to

anywhere in the Ward not just Bridgetown. SC explained that, by the time the S106 funds are available, the Bridge Feasibility Study should be complete so funds could be directed to strategies to keep the Bridge safe. TB mentioned the path parallel with Parkers Way and Totnes St John's School, but GB understood that a recent site visit had concluded that costs arising made it unviable.

Action – GB to take the above suggestions to Town Clerk

5. Date of Next Steering Group Meeting - 6.30pm Weds 21 October 2026

Date of AGM and Forum and Steering Group Meetings - 6.30pm Weds 27 January 2027 (tbc)