



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 21ST SEPTEMBER 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 21st September 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 17th August 2026 and update on any matters arising. Document attached.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 2369/26/TPO - TPO 1053; T19 – Lawson Cypress – crown lift to 3.8m from ground level, for vehicle clearance. Totnes Police Station, Ashburton Road, Totnes, TQ9 5JY. See <https://southhams.planning-register.co.uk/Planning/Display/2369/26/TPO>

3b. 2442/26/TCA - T1: Silver Birch - Up to 1.5m lateral reduction on all sides and 2m vertical reduction. Similar to the previous work undertaken to maintain the tree at a reasonable size for the small courtyard garden. 20 South Street, Totnes, TQ9 5DZ. See <https://southhams.planning-register.co.uk/Planning/Display/2442/26/TCA>

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 2088/26/HHO - Refurbishment and loft extension to existing property. Moonrakers, Totnes Down Hill, Totnes, TQ9 5ES. See <https://southhams.planning-register.co.uk/Planning/Display/2088/26/HHO>

4b. 2298/26/HHO and 2299/26/LBC - Retrospective Application for the installation of one replacement window, one additional window in the attic bedroom, and a rooflight in the attic bathroom. 9 Times Mews, Totnes, TQ9 5HF. See <https://southhams.planning-register.co.uk/Planning/Display/2298/26/HHO> and <https://southhams.planning-register.co.uk/Planning/Display/2299/26/LBC>

4c. 2261/26/HHO - Erect a sauna building within the rear garden. 6 North Castle Mews, North Street, Totnes, TQ9 5NQ. See <https://southhams.planning-register.co.uk/Planning/Display/2261/26/HHO>

4d. 2550/26/VAR - Variation of condition 3 of 1926/25/FUL (Proposed extension to petrol filling station sales building & installation of jet wash facilities). Morrisons Service Station, Station Road, Totnes, TQ9 5JR. See <https://southhams.planning-register.co.uk/Planning/Display/2550/26/VAR>

4e. 2374/26/ARC - Application for approval of details reserved by condition 4 (Slates) of planning consent 1636/26/LBC. 4 Leechwell Lane, Totnes, TQ9 5EA. See <https://southhams.planning-register.co.uk/Planning/Display/2374/26/ARC>

5. LICENSING APPLICATION

To consider the Committee's comments on Premises Licence (supply of alcohol and provision of films (indoor)) for Centre, 3 Birdwood Court, Totnes, TQ9 5SG. Document attached.

6. HERITAGE AT RISK REGISTER

To consider any buildings/features in Totnes that should be included in the Heritage at Risk Register. Document attached.

7. TORBAY LOCAL PLAN REGULATION 19 CONSULTATION

To consider the Torbay Local Plan 2025-45: Publication Plan (Regulation 19) and any response. Document attached and see <https://torbay.oc2.uk/>

8. TOTNES NEIGHBOURHOOD PLAN UPDATE

To note an update on the Totnes Neighbourhood Plan. Document attached.

9. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 19th October 2026 at 6.30pm in the Guildhall.

S Halliday

Governance and Projects Manager

16th September 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.