



MINUTES FOR THE PLANNING COMMITTEE MONDAY 17TH AUGUST 2026 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), T Bennett, T Cooper, J Cummings, J Hodgson (from 1837hrs) and Trant.

Apologies: Cllrs Collinson and Smallridge.

In Attendance: 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 Collinson and Smallridge were accepted.

PUBLIC QUESTION TIME

The first member of the public raised the possibility that the Share Shed would not be able to park on the Civic Square and requested a letter of support from the Town Council. The Committee asked to be kept updated on developments to be able to offer support as necessary.

The second member of the public spoke about item 4d, and their objection to a certificate of lawfulness being granted for an outbuilding being used as a dwelling which has been used as an AirBnB property.

Cllr Beavis raised the volume of debris on the decked area of Steamer Quay and requested that it is cleared before the EAT festival this weekend.

2. CONFIRMATION OF MINUTES

To approve the minutes of 20th July 2026 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

Item 5. Dart Harbour Port Masterplan Consultation - It was **RESOLVED** unanimously to respond to the Dart Harbour Port Masterplan Consultation as drafted.

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.
Support.

3b. 2113/26/TPO – T1: Douglas Fir – fell, in decline. King Edward VI College, Ashburton Road, Totnes, TQ9 5JX.

Support. The Committee would request that: the tree is felled to a safe height and lengths of the trunk left at the base of the tree for wildlife benefits; and a suitable replacement tree is planted.

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. Support.

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.

Comment – there is insufficient information (no arboricultural report or photographs) to form a view. The Committee requests that the SHDC tree officer visits the site and will support their professional view on the suitability of the proposed works.

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. 1753/26/HHO – Proposed rear extension and other alterations. 17 Higher Westonfields, Totnes, TQ9 5RA.

Support. However, the Committee notes that the refrigerant used in the proposed Air Source Heat Pump is being phased out and would like to bring this to the attention of the applicant.

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.

Comment – The Committee has the following comments:

- Most of the application would appear to be retrospective in relation to the revised drawings and what has already been built.
- Object to the proposed material palette changes, which are much darker than those in the original application and less in keeping with the dwelling's rural setting which with a large dwelling will be more visible from across the river.
- Lighting – the Committee appreciates the PIR and downlighting proposed. However, it has concerns about the number of external lights proposed in a dark area and their proximity to the boundary line. The Committee would request that a condition is included that states that external light cannot be left on permanently.
- Would request that the Planning Officer checks that the built heights are in accordance with the approved drawings.

4c. 2100/26/HHO – Convert existing garage space into insulated ground floor studio. 33 Follaton Rise, Totnes, TQ9 5FX. Support.

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. Cllr Trant declared a personal interest.

The Town Council has no evidence of this building being used as a dwelling. The only evidence relates to consideration of application 2825/15/HHO for retrospective permission for the construction of a shed and fence, noting that the application did not contain details of any utilities connections (electricity or water).

The Committee received a representation from a member of the public during the public session refuting the claims made and objecting to the application.

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.

The Committee objects to the premises licence for later hours on the following grounds:

- Public Safety – there is not enough evidence that accessibility issues have been addressed to be able to safely evacuate a disabled person in an emergency from a building with a capacity for 200 people and where alcohol is being served/consumed. No safe refuge is mentioned.
- Prevention of Public Nuisance – what is the policy for drinking in the external area, for example those leaving Centre to smoke/vape? There is also no information provided on where the designated smoking area is for the venue, which the Committee would welcome clarification on. Anecdotal evidence suggests that the fire door beyond the stage and external steps/staircase is being used, which is the only point of access for these commercial and residential units.

6. LOCAL PLAN SCOPING CONSULTATION

To consider the South Hams District Council Local Plan Scoping Consultation and make any recommendation to Full Council.

It was **AGREED** to set up a Local Plan Task and Finish Group to discuss the consultation documents in two meetings – general discussion and economy – open to all Councillors and District Councillors to make are recommendation to Full Council in September 2026.

7. TRAFFIC AND TRANSPORT FORUM

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

- a. **Forum;** Noted.
- b. **Steering Group.** Noted.

8. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 21st September 2026 at 6.00pm in the Guildhall.

Noted.

The meeting closed at 8.00pm.

Sara Halliday
Governance and Projects Manager
August 2026