



DRAFT MINUTES FOR THE PLANNING COMMITTEE MONDAY 19TH OCTOBER 2026 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), T Bennett, T Cooper, J Hodgson (from 18.35) and Trant.

Apologies: Cllrs Collinson, Cummings and Smallridge.

In Attendance: 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, Cummings and Smallridge were accepted.

PUBLIC QUESTION TIME

There were no members of the public present.

2. CONFIRMATION OF MINUTES

To approve the minutes of 21st September 2026 and update on any matters arising.

The minutes were approved as an accurate record of proceedings. There were no matters arising.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 2666/26/TPO - TPO 280; T1: Sycamore - Crown height reduction by 6m removing the dead 3rd-order limbs which will start to fail in windy weather, and keeping the shape of the current canopy at a reduced scale. It is showing complete defoliation as a result of this summer's drought; and a lower branch broken off proved to be dead and dry; the main stem is still alive with live cambium. Hi House, Maudlin Road, Totnes, TQ9 5TG.

Cllrs Hodgson and Cooper declared a personal interest.
Support.

3b. 2775/26/TCA - T1 - Liquidambar - crown height reduction by approx 1.5m to reduce wind loading & reduce chances of main leaders failing. Lateral reduction on all sides by 0.5m - 1m following crown height reduction. Priory Orchard, Priory Avenue, Totnes, TQ9 5HR.

Comment – the Committee is unable to comment due to insufficient information. As no arboricultural report has been submitted, the Committee would welcome the views of the Tree Officer, particularly as there has been a lot of tree works in the vicinity and the Committee is concerned about the loss of biodiversity and wildlife habitat.

3c. 2768/26/TCA - T1 Ash - Fell/dismantle and remove. Reasons for works - the removal is requested on the grounds of health, safety, property protection, and spatial constraints. Meadow View, Rowsells Lane, Totnes, TQ9 5AG.

Object. There is no arboricultural report submitted on the condition of the tree's health to support its proposed felling. The Committee is concerned that this is a prominent tree on the edge of the water meadow and felling will impact on biodiversity and the role that it plays in flood management.

3d. 2839/26/TCA - T1 - Walnut - Fell - Close proximity to adjacent mature Copper Beech is compromising the health of both trees & T2 - Small Yew - Fell - No lower branch growth, top-heavy poor form, standing up against the hedge in lower NE corner of the garden. Chy Vean, Priory Avenue, Totnes, TQ9 5HR.

Support, subject to the Tree Officer's confirmation that this will not adversely affect the setting in the conservation area.

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. DCC/4467/2026 - Energy improvement scheme, including the installation of air source heat pump with enclosure and associated installations at Rushbrook, Station Road, Totnes, TQ9 5HW. Support the revised scheme.

4b. 2732/26/LBC - Variation of existing Listed Building Consent to add fire protection to internal structural walls and ceilings, introduce a mist-based fire suppression system, and replace the existing commercial W.C with an accessible WC. 1 The Plains, Totnes.
No comment to make.

4c. 2749/26/FUL - Change of use of first & second floor office (B1) to one (C3) dwelling and associated works. Maisonette, 4 Castle Street, Totnes.
Support.

4d. 1705/26/LBC – Listed Building Consent to replace existing roof covering. Chime House, 3A High Street, Totnes, TQ9 5NN.

Comment – while the Committee supports the proposed roofing work in principle, there is inadequate information from an accredited conservation professional on the specification of the materials to be used and the proposed works to a heritage asset to form a view. On this basis the Committee defers to the Heritage Officer. The Committee is particularly concerned that this is a prominent location (as the roof is clearly visible from St Mary's Churchyard) with no information about the colour of the Spanish Slate (which should match existing) or any works to the chimney stack.

5. DISABLED PARKING AND CONTROL OF WAITING ORDER

To consider a disabled parking and control of waiting amendment order proposed for Lower Collapark.

Support.

6. NON-DESIGNATED HERITAGE ASSETS

To consider any buildings/features in Totnes that should be considered as non-designated heritage assets.

It was explained that this is a initial discussion ahead of a future request from South Hams District Council for suggestions and will be returned to at the next meeting for any additional ideas. As well as the non-designated heritage assets identified in the Totnes Neighbourhood Plan, the following should be included (reflecting the recent expansion of the conservation area in Totnes) and a final list posted on the Totnes Town Council website:

- Maudlin Road – Garfield Place, Eiffel Place, Albert Place, Shaftsbury Place.
- Brooklands.
- Somerset Place.
- 2-6 Dart Villas.
- The stone building on the corner of Dart Villas and Totnes Down Hill.
- The Wakefield Almshouses - Wakefield Studios (Station Road), Wakefield Court (Station Road) and 1-3 Wakefield Cottages (Church Close).
- Northgate Cottage (Castle Street).
- Elmhirst Site Lower School building (Ashburton Road).

7. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 16th November 2026 at 6.00pm in the Guildhall.

Noted. Cllrs Auletta and Hodgson gave their apologies.

The meeting closed at 7.30pm.

Sara Halliday
Governance and Projects Manager
October 2026