



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 19TH OCTOBER 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 19th October 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 21st September 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. 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. See <https://southhams.planning-register.co.uk/Planning/Display/2666/26/TPO>

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. See <https://southhams.planning-register.co.uk/Planning/Display/2775/26/TCA>

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. See <https://southhams.planning-register.co.uk/Planning/Display/2768/26/TCA>

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. See <https://southhams.planning-register.co.uk/Planning/Display/2839/26/TCA>

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

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. See <https://planning.devon.gov.uk/Planning/Display/DCC/4467/2026>

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 W.C. 1 The Plains, Totnes. See <https://southhams.planning-register.co.uk/Planning/Display/2732/26/LBC>

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. See <https://southhams.planning-register.co.uk/Planning/Display/2749/26/FUL>

4d. 1705/26/LBC – Listed Building Consent to replace existing roof covering. Chime House, 3A High Street, Totnes, TQ9 5NN. See <https://southhams.planning-register.co.uk/Planning/Display/1705/26/LBC>

5. DISABLED PARKING AND CONTROL OF WAITING ORDER

To consider a disabled parking and control of waiting amendment order proposed for Lower Collapark. Document attached [page 6].

6. NON-DESIGNATED HERITAGE ASSETS

To consider any buildings/features in Totnes that should be considered as non-designated heritage assets. Document attached [page 7].

7. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 16th November 2026 at 6.30pm in the Guildhall.

S Halliday
Governance and Projects Manager
14th October 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 21ST SEPTEMBER 2026 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), T Bennett, S Collinson, T Cooper, J Cummings, J Hodgson and Trant.

Apologies: Cllr Smallridge.

In Attendance: Members of the public 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 Cllr Smallridge were accepted.

PUBLIC QUESTION TIME

A member of the public, and owner of 'Centre' read out a statement refuting the points made in the Committee's objection to the premises licence for the building, does the Council still wish the application to go to a hearing, and setting out the aims and types of events that the business hopes to provide in the town. Five other members of the public spoke in support of the premises licence application for Centre, the management of the space and the types of events provided.

2. CONFIRMATION OF MINUTES

To approve the minutes of 17th August 2026 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

Item 6. South Hams District Council Local Plan Scoping Consultation – It was **RESOLVED** that the Council submits an email response to the South Hams District Council Local Plan Scoping Consultation rather than directly answer all Commonplace questions. It was **RESOLVED** that the text as circulated is submitted as part of the Local Plan Scoping Consultation.

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.
Support.

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.

Object due to insufficient information. The Committee would request that the Tree Officer makes a site visit to inspect the tree.

The Committee **AGREED** to bring forward item 5.

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.

The Committee reviewed the advice received from South Hams District Council Licensing in relation to their previous objections on this application. To the remaining objection on the grounds of Prevention of Public Nuisance – smoking, it was **AGREED** to withdraw the Council's objection subject to the inclusion of the following condition on the licence: "Staff and customers shall not be permitted to smoke or vape on the external landing area of Birdwood Court".

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. 2088/26/HHO - Refurbishment and loft extension to existing property. Moonrakers, Totnes Down Hill, Totnes, TQ9 5ES.

Object to the current design due to the mass and bulk (including eaves height) of the proposed roof, and how this would look and reflect light from across the river. However, the Committee does not object to the additional accommodation, which could be achieved through a shallow pitched roof and integrated PV panels.

The Committee also has the following comments on the proposed design:

- Material Palette – in general this is acceptable but it is felt that metal clad walls is not inkeeping and would be detrimental when viewed from across the river, with timber preferred.
- Glazing – there are large areas of glazing on the north west and north east elevations. The impact of light spill on wildlife needs to be considered. Consideration should be given to solar heat gain and the shading of these areas in hot weather.
- External Lighting – there is no mention of any external lighting in the application but it should be conditioned to ensure that any permitted levels are low to reduce the impact on wildlife.

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.

Object. The Committee would welcome the assessment of the Heritage Officer on the following comments on this application:

- Disruption to the design and symmetry of the building - The half-moon window installed on the West gable end is asymmetrical to the ridge line, and the rooflight on the south elevation is not symmetrical between the dormer edge of the roof.
- Half-Moon window – this window has come from a non-domestic building and is too large for the space available on the west gable end.

- Impact of the window designs on the Integrity of the conservation area (which is visible from the Mansion and library) and the unauthorised removal of the historic fabric of the listed building.

4c. 2261/26/HHO - Erect a sauna building within the rear garden. 6 North Castle Mews, North Street, Totnes, TQ9 5NQ.

Comment - the Committee requests that the Planning Officer considers the point of the removal of the permitted development restriction and if this will set any precedent.

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.

Support.

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.

Comment – the Committee defers to the view of the Heritage Officer.

6. HERITAGE AT RISK REGISTER

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

It was **AGREED** to suggest two buildings for inclusion:

- Malt Mill Barn, Lower Collins Road which is derelict and has cracks in the walls.
- Brunel Pumping Station, Former Dairy Crest site.

It was **AGREED** to share the email about the Heritage at Risk register with the Dartington Parish Clerk to consider buildings in that parish.

7. TORBAY LOCAL PLAN REGULATION 19 CONSULTATION

To consider the Torbay Local Plan 2025-45: Publication Plan (Regulation 19) and any response.

It was **AGREED** that the Council has no further comments to make at this stage in the process.

8. TOTNES NEIGHBOURHOOD PLAN UPDATE

To note an update on the Totnes Neighbourhood Plan.

Noted.

9. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 19th October 2026 at 6.00pm in the Guildhall.

Noted.

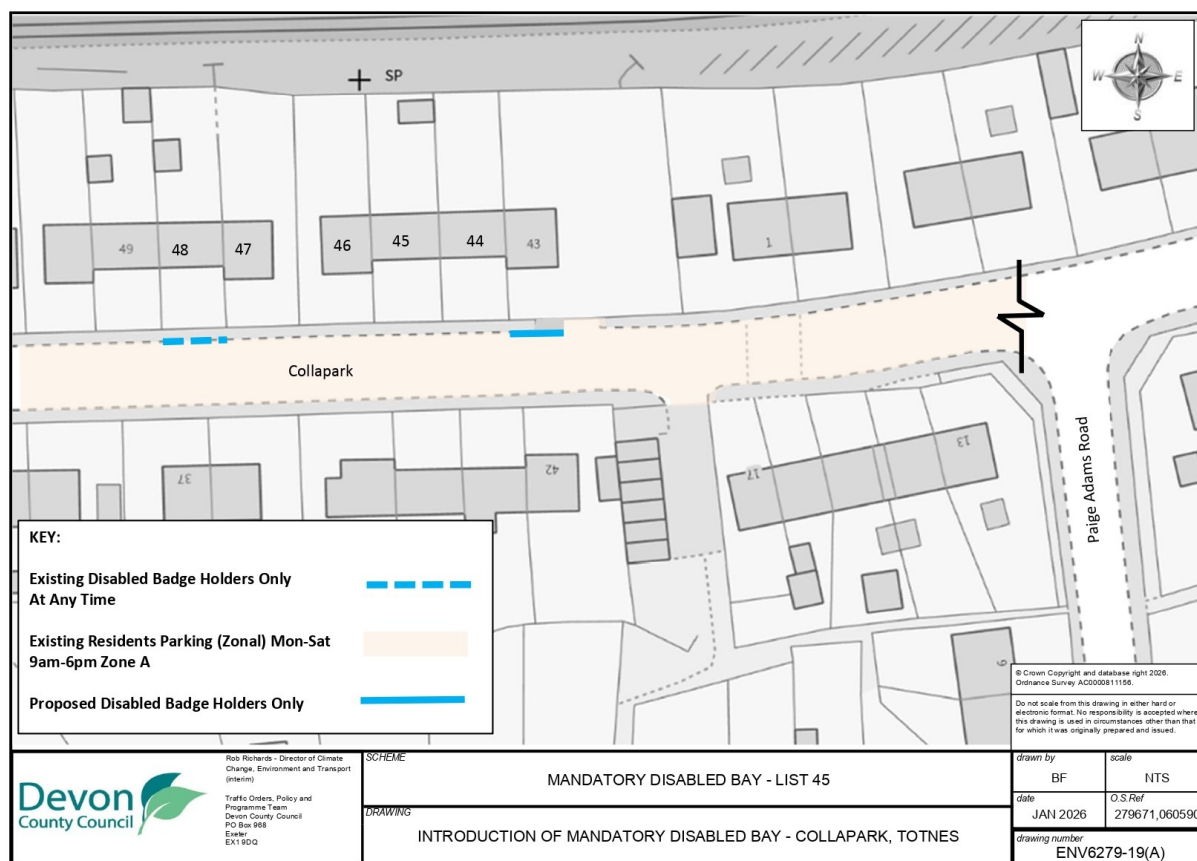
The meeting closed at 8.00pm.

Sara Halliday
Governance and Projects Manager
September 2026

ITEM 5 – DISABLED PARKING AND CONTROL OF WAITING ORDER

Devon County Council is consulting on a (Various Streets, Devon) Disabled Parking & Control of Waiting (No.45) Amendment Order under the Road Traffic Regulation Act 1984 which proposes to introduce the following in Collapark, Totnes:

TOTNES: Disabled Badge Holders Only At Any Time on a specified length of Collapark. Schedule 7.001 Collapark, Totnes (i) Disabled Badge Holders Only At Any Time the north side from the boundary of Nos. 43/44 Collapark for a distance of 6.6 metres in an easterly direction.



The draft order, order being amended, plans and statement of reasons may be seen at <https://devon.cc/tro> from 5th October. Free bookable computer use is available during the opening hours of Devon Libraries. Documents are also available to view during normal office hours at the address below. Objections and other comments specifying the proposal and the grounds on which they are made must be in writing to the address below or via <https://devon.cc/tro> to arrive by **26th October 2026**. Receipt of submissions may not be acknowledged but those received will be considered. If you make a submission, be aware that comments will be anonymised prior to being sent to Highways & Traffic Orders Committee (HATOC) members for consideration or being published on our website.

ITEM 6 – NON-DESIGNATED HERITAGE ASSETS

South Hams District Council is inviting suggestions for inclusion in the local list for non-designated heritage assets, for an update due to take place in the coming months. Non-designated assets are those that do not have, or warrant, a formal listed building/asset status but often have local significance with residents of Totnes.

As part of the Totnes Neighbourhood Plan process, the public were invited to nominate non-designated heritage assets in Totnes. A number of suggestions were received but many already featured on the Historic England register of historic buildings and places (see <https://historicengland.org.uk/>). The following list was included as part of the plan's documentation:

DESCRIPTION	ADDRESS
1907' carved in stone set into the wall	Corner of Kellock Drive and Plymouth Road
Stone trough outside the Guildhall	Guildhall Yard
Date in the cobbles	Guildhall Yard
Stone Wall and Railings	Broomborough, Plymouth Road (below work house/hospital building)
Mile Stone on Plymouth Road	Plymouth Road between Follaton Farm entrance and Follaton Lodge
Jubilee Fountain	Outside Dartmouth Inn, The Plains