DRAFT MINUTES FOR THE PLANNING COMMITTEE MONDAY 16TH NOVEMBER 2026 IN THE GUILDHALL

Present: Councillors M Trant (Chair), T Bennett, S Collinson, T Cooper and J Cummings.
Apologies: Cllrs Auletta, Hodgson and Smallridge.
In Attendance: Five 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 Trant read out a statement about how the meeting would be conducted and recorded. The apologies from Cllrs Auletta, Hodgson and Smallridge were accepted.

The Committee adjourned Standing Orders for the following item:

PUBLIC QUESTION TIME
Four members of the public (including the immediate neighbour) made objections to application 2798/26/FUL (item 4c) based on the following concerns:

- Porch – overbearing and overmassing for the location; reduction in light levels to neighbour's front door at 9 Argyle Terrace; adverse visual impact on the terrace and to wider heritage assets (views to Totnes Castle and Castle Meadow); unneighbourly – the porch is 3cm from 9 Argyle Terrace's front door; poor materials which are not in keeping with those used for the terrace (timber cladding and plastic door and guttering); poor construction; and party wall concerns.
- Rear garden hardstanding – trees and the garden have been cleared which has had a negative impact on wildlife and biodiversity; drainage concerns as this is a non-permeable concrete surface meaning runoff goes into neighbouring gardens.

The Committee returned to Standing Orders.

2. CONFIRMATION OF MINUTES

To approve the minutes of 19th October 2026 and update on any matters arising.
The minutes were approved as an accurate record of proceedings. There were no matters arising.

It was **AGREED** to bring forward item 4c.

4c. 2798/26/FUL – Porch extension and enlargement of existing hardstanding (retrospective). 8 Argyle Terrace, Totnes, TQ9 5JJ.
All committee members declared a personal interest as the neighbour at 9 Argyle Terrace is a fellow Councillor.

Object. The objections to the retrospective application for the porch are based on:

- Overmassing given its proximity to the front door of the neighbouring property (9 Argyle Terrace).
- Loss of light/overshadowing to the front door area of 9 Argyle Terrace.
- Visual appearance and inappropriate materials used which are detrimental to the street scene.

Hardstanding Area - The Committee's objection to is based on concerns that the retrospective permission for the hardstanding area does not include any mitigation for drainage and runoff from a non-permeable surface and this impact on the neighbouring areas.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 2878/26/TPO - TPO824: T9 – Robinia - Selectively shorten or remove low branches extending over the public highway to provide 5.5m vertical clearance above the carriageway and 2.1 m above the adjoining footway, providing unobstructed passage for vehicles and pedestrians. T10 – Robinia - Reduce crown height and lateral spread by up to 1m, measured from the existing branch tips; prune to suitable lateral branches; and retain a balanced crown outline. Remove dead branches over the car park, pedestrian routes and highway that present a foreseeable risk to users. G3 – Alder - Selectively shorten or remove low branches extending over the public highway to provide 5.5m vertical clearance above the carriageway and 2.1m above the adjoining footway to maintain unobstructed passage for vehicles and pedestrians. T11 – Robinia - Selectively shorten or remove low branches extending over the public highway to provide 5.5m vertical clearance above the carriageway and 2.1m above the adjoining footway to maintain unobstructed passage for vehicles and pedestrians. T12 – Ash - Selectively shorten or remove low branches extending over the public highway to provide 5.5m vertical clearance above the carriageway and 2.1m above the adjoining footway to maintain unobstructed passage for highway users. T13 – Ash – Fell - Ash dieback and canker have been reported. China Blue, Station Road, Totnes, TQ9 5JR.
Overtaken by events – a decision notice was issued on 16th November granting permission for the works requested.

3b. 2589/26/TCA – T1: Magnolia - Remove 2 lowest branches on northern aspect at 1.8m to provide clearance over the patio area. Reduce the height of the remaining canopy by 2m. T2: 1x Fig - Crown lift on eastern aspect to 2m from ground level, over the patio area whilst retaining as much foliage as possible. Reduce the remaining canopy by no more than 0.5m to retain a natural shape. G1: 1x Yew & 1x Holly – Reduction of 2 x yew branches approx 350mm in diameter at 5m from ground level in northeastern direction and reduction of 1 x Holly branch growing in a north eastern direction approx 350mm in diameter at 4m above ground level, back to the main stem to provide adequate clearance over the seating area. 1 North Castle Mews, North Street, Totnes, TQ9 5NQ.
Support.

3c. 2799/26/TCA - T1 — Yew - Remove the northern Yew to near ground level. Retain the smaller Yew leaning over the garden. T2 — Holly - Remove the central Holly stem to approximately 2m. Crown lift the southernmost Holly stem over the garden and remove the two lowest primary branches on the western aspect. Remove selected lower branches on the western aspect to provide a 2m clearance from the neighbouring boundary. Cuts will not exceed 75mm in diameter. Bogan Cottage, North Street, Totnes, TQ9 5NZ.
Support.

3d. 3083/26/TPO - TPO647 T1 - Lime - pollard at recent failure point, approximately 5-6m above ground level - removal of the declining stem & managing as a pollard going forward considered the most appropriate long-term management option. Redhills, Jubilee Road, Totnes, TQ9 5BP.
Support.

3e. 3073/26/TCA - G1 Willow/Bay to coppice at approximately 2m above stone wall to create future hedge going forward. Tree group is within a tight location between two buildings, managing as a smaller hedge will eliminate potential problems. pre pruning dimensions: h.8m w.4m post pruning dimensions: h.2m w.3m. Little Priory Court, Fore Street, Totnes, TQ9 5NJ.
Support.

3f. 2977/26/TCA – T1 1 x Silver Birch - remove - extensive decay in the base; T2 1 x Sycamore - crownthin by 10% by removing crossing and rubbing branches; T3 3 x Beech Trees - growing in a group - crown lift from over the highway to approximately 5 metres. Wrinklehorn, Bourton Lane, Totnes, TQ9 5JF.
Comment – the Committee was disappointed not to see further information to support the removal of T1.

4. PLANNING APPLICATIONS
To make recommendations on the following planning applications:

4a. 3028/26/HHO – Additional storey and other alterations. Winterleiten, Jubilee Road, Totnes, TQ9 5BP.
Support.

4b. 3035/26/FUL – Replacement windows, cladding and balcony balustrade. Blue Ball, The Grove, Totnes.
Support.

4d. 2931/26/HHO – Front porch and rear single storey extension. 45 Pathfields, Totnes, TQ9 5TZ.
Support.

4e. 2876/26/LBC – Works to the rear modern dormer and slate hanging. 82A High Street, Totnes, TQ9 5SN.
Support.

4f. 3046/26/LBC – Re-roofing works. Thimble Cottage, The Lamb, Totnes, TQ9 5SE.
Support, subject to the view of the Heritage Officer.

5. NON-DESIGNATED HERITAGE ASSETS
To consider any buildings/features in Totnes that should be considered as non-designated heritage assets.
It was **AGREED** to set up a Task and Finish Group for Councillors to look at potential buildings for consideration as non-designated heritage assets and check their listed status, and to bring the revised list to the February 2027 meeting.

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6. DATE OF NEXT MEETING

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

Noted.

The meeting closed at 7.30pm.

Sara Halliday
Governance and Projects Manager
November 2026

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