AGENDA FOR THE PLANNING COMMITTEE

MONDAY 16TH NOVEMBER 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 16th November 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 19th October 2026 and update on any matters arising. Document attached [page 4].

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. See https://southhams.planning-register.co.uk/Planning/Display/2878/26/TPO

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. See https://southhams.planning-register.co.uk/Planning/Display/2589/26/TCA

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. See https://southhams.planning-register.co.uk/Planning/Display/2799/26/TCA

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. See https://southhams.planning-register.co.uk/Planning/Display/3083/26/TPO

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. See https://southhams.planning-register.co.uk/Planning/Display/3073/26/TCA

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. See https://southhams.planning-register.co.uk/Planning/Display/2977/26/TCA

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. See https://southhams.planning-register.co.uk/Planning/Display/3028/26/HHO

4b. 3035/26/FUL – Replacement windows, cladding and balcony balustrade. Blue Ball, The Grove, Totnes. See https://southhams.planning-register.co.uk/Planning/Display/3035/26/FUL

4c. 2798/26/FUL – Porch extension and enlargement of existing hardstanding (retrospective). 8 Argyle Terrace, Totnes, TQ9 5JJ. See https://southhams.planning-register.co.uk/Planning/Display/2798/26/FUL

4d. 2931/26/HHO – Front porch and rear single storey extension. 45 Pathfields, Totnes, TQ9 5TZ. See https://southhams.planning-register.co.uk/Planning/Display/2931/26/HHO

4e. 2876/26/LBC – Works to the rear modern dormer and slate hanging. 82A High Street, Totnes, TQ9 5SN. See https://southhams.planning-register.co.uk/Planning/Display/2876/26/LBC

4f. 3046/26/LBC – Re-roofing works. Thimble Cottage, The Lamb, Totnes, TQ9 5SE. See https://southhams.planning-register.co.uk/Planning/Display/3046/26/LBC

5. NON-DESIGNATED HERITAGE ASSETS

To consider any buildings/features in Totnes that should be considered as non-designated heritage assets. No document.

6. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 21st December 2026 at 6.30pm in the Guildhall.

S Halliday
Governance and Projects Manager
11th November 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.

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 Almhouses - 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