



MINUTES FOR THE PLANNING COMMITTEE

MONDAY 20TH JANUARY 2025 IN THE GUILDHALL

Present: Councillors T Bennett (Chair), L Auletta, S Collinson (from 1840), T Cooper, J Cummings (from 1835), J Hodgson (from 1835) and I Smallridge.

Apologies: Cllr Trant.

In Attendance: Cllr Beavis, District Cllr Allen 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 Bennett read out a statement about how the meeting would be conducted and recorded.

The apologies were accepted.

PUBLIC QUESTION TIME

There were no members of the public present.

2. CONFIRMATION OF MINUTES

To approve the minutes of 16th December 2024 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

3. 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).

3a. 4081/24/LBC – Listed Building Consent for retrospective ground floor works. 1A Plymouth Road, Totnes.

Comment – the Committee supports the ongoing work of the SHDC Heritage Officer in this case and their detailed monitoring of the remedial works required.

The construction plan for this site was very clear about keeping the footway clear. However, the footway has frequently been blocked by vehicles involved in the works to date.

3b. 4029/24/FUL - Partial roof replacement to north side, new windows, external cladding & thermal upgrades to southern elevation & internal refurbishment. 4 Collins Road, Totnes, TQ9 5PJ.

Comment – the Committee would be minded to support this application if the following points are taken into consideration:

- Façade – appears very flat (see window comment below). The drawings show the timber cladding very close to the rendered surfaces – increasing the depth between the two

would enhance the street scene. The Committee requests that the render is painted in heritage white to improve the visual amenity.

- Windows – the proposed use of aluminium framed corporate glazing results in a very flat façade which differs from other properties in the immediate area. Use of timber window frames would add depth and be more in keeping with the vernacular.
- Request the removal of future permitted development rights to ensure that the building remains an important employment space in the town.

3c. 3955/24/LBC – Listed Building Consent for internal works and repairs – shop fit out. 32 High Street, Totnes, TQ9 5RY.

Support. However, the Committee wish to ensure that the Heritage Officer is content with the methodology, materials and skills required to repair the historic ceiling.

And to note:

3d. 4003/24/PHH – Application to determine if prior approval is required for proposed rear and side extensions. 6 Priory Drive Totnes TQ9 5HU.

Noted.

4. LICENSING APPLICATION

To consider the following application for a renewal of a pavement licence:

4a. Bruto Lounge, 6 The Plains, Totnes, TQ9 5DR.

Support.

5. TRAFFIC AND TRANSPORT FORUM

To:

a. Consider the potential locations for vehicle activated signs in Totnes and make any recommendation to Full Council;

To **RECOMMEND** to Full Council that the following locations are supported for Phase 1 Vehicle Activated Sign locations in Totnes and that further advice from Devon County Council Highways is requested: Plymouth Road; Western Bypass (below Cistern Street); Bridgetown Hill, St Katherine's Way.

b. Note the minutes from the Traffic and Transport Steering Group held on 11th December 2024.

Noted.

6. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 17th February 2025 at 6.30pm in the Guildhall.

Noted.

The meeting closed at 7.17pm.

Sara Halliday
Governance and Projects Manager
January 2025