



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 17TH MARCH 2025 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 17th March 2025** at **6.30pm** for a maximum of 90 minutes in the Guildhall for the purpose of transacting the following business:

Committee Members: Councillors T Bennett (Chair), L Auletta, 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 17th February 2025 and update on any matters arising. Document attached.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 0345/25/TCA - Tree A: Hazel (*Corylus avellana*) - Fell, tree is now overgrown for its location. Smothered in Clematis & shading out a fruiting apple tree & weeping cherry. Tree B: Hazel (*Corylus avellana*) - Crown thin by 33% and Crown height reduction by 2-3m & Lateral Crown Reduction by 2-3m on all sides to reduce shading to hedge and garden general & Tree C: Silver Birch (*Betula pendula*) - Crown thin by 33% and Crown height

reduction by 3-4m & Crown lift by 2m to retain shape. The tree is outgrowing its location at the front of the house, works to retain tree. The roots are damaging the garden walls with bad cracks and potentially the front wall of the house. 9 Plymouth Road, Totnes, TQ9 5PH. See <https://southhams.planning-register.co.uk/Planning/Display/0345/25/TCA>

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 0305/25/HHO and 0306/25/LBC – Householder application and Listed Building Consent to replace conservatory glass with higher performing glass and some slate and single storey side extension to ground floor. Conservatory Cottage, Northgate, Totnes, TQ9 5NX. See <https://southhams.planning-register.co.uk/Planning/Display/0305/25/HHO> & <https://southhams.planning-register.co.uk/Planning/Display/0306/25/LBC>

4b. 0563/25/HHO – Householder application for garage conversion to dwelling. 17 Follaton Rise, Totnes, TQ9 5FX. See <https://southhams.planning-register.co.uk/Planning/Display/0563/25/HHO>

4c. 0431/25/LBC – Listed building consent for internal decoration works and repairs. 32 High Street, Totnes, TQ9 5RY. See <https://southhams.planning-register.co.uk/Planning/Display/0431/25/LBC>

5. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 28th April 2025 at 6.30pm in the Guildhall.

S Halliday
Governance and Projects Manager
12th March 2025

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 17TH FEBRUARY 2025 IN THE GUILDHALL

Present: Councillors T Bennett (Chair), L Auletta, T Cooper, J Cummings, J Hodgson (from 1840), L Smallridge and M Trant.

Apologies: Cllr Collinson.

In Attendance: Cllr Beavis 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 20th January 2025 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

3. TREE WORKS APPLICATIONS

3a. 0319/25/TPO - T424: Oak (*Quercus Robur*) - Reduce height to 21m (3m reduction in height) and side branches to 11m (2m reduction) by drop crotching. King Edward VI College Lower School, Ashburton Road, Totnes, TQ9 5LD.

Support.

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. 0272/25/LBC – Listed Building Consent for internal reconfiguration, alterations and repairs necessary for newly approved planning class (C3 Dwellinghouse). Totnes House, Station Road, Totnes, TQ9 5HW.

Comment – the Committee would like the Heritage Officer to consider the following points:

- There is no mention in the Heritage Statement or Schedule of Works of the historic venting system that is present in the proposed master bedroom or information to justify its removal; and
- Concern that the demolition of the late 1980s flat roof addition to the building is not included in this phase of work being applied for.

4b. 4088/24/HHO and 4089/24/LBC – Householder application and listed building consent for internal reorganisation, conversion of store and renovation of loft for storage. Bowden House, Trist Cottage, Totnes, TQ9 7PW.
Support.

4c. 0044/25/HHO – Householder application for alterations and extension to first floor accommodation. Camellia Cottage, North Street, Totnes, TQ9 5NZ.
Support.

4d. 0071/25/HHO - Householder application for alteration and extension, rear and side extension. 10 Hillbrook Road, Totnes, TQ9 5AT.
Support, subject to the inclusion of a condition that requires the production of a considerate construction management plan to be produced which takes account of neighbouring properties and the affect that works vehicles and deliveries of materials will have on a cul-de-sac.

4e. 0170/25/HHO - Householder application for side extension & roof alterations, minor alterations to windows & doors & single storey outbuilding. The Mount, Totnes Down Hill, Totnes.
Object. In principle the Committee supports the application but objects to the proposed replacement of timber-framed windows with UPVC and how this will look alongside other properties at The Mount.

4f. 0207/25/HHO - Householder application for roof extension, replacement side extension and creation of bay window to first floor. 76 Higher Westonfields, Totnes, TQ9 5QZ.
Support.

4g. 0094/25/LBC – Listed building consent for replacement of windows and French doors. Apple Wharf, The Plains, Totnes.
Comment – the Committee is disappointed: that the requirement for a mullion results in a wider sight line than exists and present; and to see the replacement, rather than repair, of the windows and the ecological impact of this proposed course of action.

5. PAVEMENT LICENCE

To consider the following temporary pavement licence applications:

a. The Angel Bar and Kitchen, 50 High Street, Totnes (renewal of existing licence).

Support. However, the Committee wish to see the 3 x tables and 6 x chairs located only in the positions shown on the map that accompanies the application, and not used interchangeably next to the premises (as is occurring) as this restricts the footway/pavement and hampers accessibility.

6. PARISH PATHS PARTNERSHIP

To note the report submitted the annual Parish Paths Partnership return for footpaths and bridleways in Totnes.

Noted. To **RECOMMEND** to Full Council that it writes to the Devon County Council Footpaths Officer to raise concerns about and request that action is taken on the following:

- Footpath 3 – concern about the landowner’s behaviour and continued neglect in not reinstating this path after crop planting, as this footpath provides an important pedestrian route away from a busy road; and
- Footpath 17 – the condition of the footbridge which has not been repaired and to request that Devon County Council ensures that funding is found for its repair.

7. TRAFFIC AND TRANSPORT FORUM

To note the minutes from the Traffic and Transport meetings on 29th January 2025 (documents attached):

- a. **AGM;**
Noted.
- b. **Forum;**
Noted.
- c. **Steering Group.**
Noted.

8. DATE OF NEXT MEETING

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

Noted.

The meeting closed at 7.35pm.

Sara Halliday
Governance and Projects Manager
February 2025