

**MINUTES OF THE PLANNING AND PLACE COMMITTEE
THURSDAY 15TH MARCH 2018 AT THE GUILDHALL TOTNES**

Present: Councillors R Hendriksen (Chair), G Allen, J Hodgson, P Paine and R Vint.

In Attendance: Councillor E Price, Public and Sara Halliday (Administrator).

Apologies: Councillor K Sermon.

Not Present: Councillor A Simms.

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	It was RESOLVED to accept the apologies.
	<i>The Committee will adjourn for the following items:</i>	
	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.	<p>A member of Totnes Gardens asked the Town Council to consider re-siting the Coronation commemorative stone from its current location on Borough Park Road to Coronation Road. Totnes Gardens believe the stone would be in a more prominent position and the garden easier to maintain. Totnes Gardens have approached BAM, the contractors carrying out flood prevention work, to carry out this work at no cost.</p> <p>Cllrs AGREED that the following points need to be clarified before a recommendation could be made:</p> <ul style="list-style-type: none"> - ownership the memorial; - whether planning permission would be required for the re-siting; - to establish that there would be no costs incurred by TTC; and - that BAM resources were not being used inappropriately. <p>Cllr Vint raised concerns about public reaction based on the strength of public feeling against the proposal to move the war memorial.</p>
	<i>The Committee will convene to consider the following items:</i>	
2	To approve the minutes of the meeting of 22 nd February 2018.	<p>The minutes have been agreed by Full Council.</p> <p>Matters arising: Item 8 – The Regional Rail Users meeting was cancelled due to the snow and will be rescheduled (date to be confirmed).</p>
3	To discuss with the Environment Agency how to develop an Emergency and/or Flood Plan for Totnes.	Due to sickness the Environment Agency representative was unable to attend and sent her apologies. This item will be rescheduled for a future date. Cllr Vint requested that the draft Emergency Plan (which has never been adopted) is circulated to Cllrs in advance of this item returning to the Committee.
4	To note or make recommendations on the following tree works orders: Works to Trees in a Conservation Area:	Applications available on the SHDC website – www.southhams.gov.uk

	<p>4.1) 0555/18/TPO – T1: Mature Cedrus Deodara – crown thin by 15% to allow light to adjacent apartments. The Cedars, Jubilee Road, Totnes, TQ9 5YR.</p> <p>4.2) 0707/18/TCA – G1: Thuja or Cupressocyparis: group of 11 trees, fell, remove, macerate roots, no longer useful as screen, replace with beech hedge. 2 Seymour Villas, Pathfields, Totnes, TQ9 5QR.</p>	<p>The Committee supported the concerns raised by the tree warden that the extent of the work is unclear and that the inappropriate cutting back of branches could damage the long term health of the tree. Cllrs AGREED to request a site meeting with the SHDC Tree Officer to understand and agree the nature of the crown thinning requested.</p> <p>Cllrs Hodgson and Vint declared a personal interest as they know the applicant. No objection.</p>
5	<p>To make recommendations on the following planning applications:</p> <p>5.1) Reconsider 4165/17/FUL – Application for creation of a 68-bed Care Home (use Class C2) with associated car parking, refuse and extended landscaping. Development site at SX809597, Steamer Quay Road, Totnes.</p> <p>5.2) 0271/18/FUL – Replacement family home. Flat 5 Quarrenden, Weirfields, Totnes, TQ9 5JS.</p> <p>5.3) 0386/18/OPA – Outline planning application with all matters reserved for new dwelling in front garden of 4 Argyle Terrace. 4 Argyle Terrace, Totnes, TQ9 5JJ.</p> <p>5.4) 0281/18/HHO – Householder application for creation of new kitchen extension in place of existing lean-to, demolition of existing garage and creation of 2 parking spaces. 10 Alexandra Terrace, Totnes, TQ9 5QF.</p> <p>5.5) 0624/18/LBC – Listed Building Consent for</p>	<p>Applications available on the SHDC website – www.southhams.gov.uk</p> <p>The Committee has a number of further questions which require clarification before comment can be made:</p> <ul style="list-style-type: none"> - What would the ratio of NHS:private patients be? - Would the 68 rooms contribute to the housing total for Totnes as set out in the JLP? - Does SHDC have an overall plan for the number of care homes being granted planning permission in Totnes, and what consideration has been made of the infrastructure required to support these residents? - What active marketing has SHDC undertaken for this land to identify alternative employment opportunities? <p>The Committee continue to have concerns about the level of parking proposed in the plans, and have AGREED to request a site visit with a SHDC planning officer.</p> <p>No objection.</p> <p>Cllrs Allen, Hodgson and Vint declared a personal interest as they know the applicant. Objection – Cllrs support the concerns of the Environment Agency about flooding, and are also concerned about the pressure on car parking in this area that an additional dwelling will create.</p> <p>No objection.</p> <p>Objection. The proposal will see the downpipe</p>

	<p>repositioning of rainwater pipe on Ramparts Walk frontage. 1-3 Ramparts Walk, Fore Street, Totnes.</p> <p>5.6) 4113/17/ADV – (Revised Plan Received) Advertisement consent to display a free-standing advertisement board. The Plains, Totnes, TQ9 5YS.</p>	<p>discharge water across the Ramparts Walk footpath at the top of Eastgate steps which will cause flooding and an icing risk in bad weather (the existing downpipe empties into a drain). The gully along the side of the path is not well maintained and therefore would not deal effectively with this additional run-off.</p> <p>Cllrs Hodgson and Vint declared a personal interest as they know the applicant. Cllr Vint spoke about a previous Town Team policy to standardise street furniture and signs in the town to one style. In order to meet the planning deadline it was suggested that the original images and proposed graphic for the sign would be circulated for consideration, and any comments passed to the Administrator.</p>
<p><u>NOTE: Cllrs JH and RV observe and do not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.</u></p>		
6	To consider the minutes of the Totnes Neighbourhood Plan Task and Finish Group meeting held on 19 th February 2018.	Noted.
7	To note the minutes of the January Totnes and District Traffic and Transport Forum and the agenda for the February meeting.	Noted. The meeting on 28 th February was postponed due to the snow and the same agenda will be used for the March meeting.
8	<p>To note the following event request received by SHDC:</p> <p>8.1) Head of the Dart race and paddleboard event, 0900-1900hrs on 14-15th April 2018, Longmarsh Car Park, Totnes.</p>	Noted.
9	To note the proposed date of the next meeting – 5th April 2018 at 5pm in the Guildhall.	Noted. Cllr Allen is unable to attend.

CHAIR