



**MINUTES OF THE TOWN MATTERS COMMITTEE  
THURSDAY 20<sup>TH</sup> SEPTEMBER 2018 AT THE GUILDHALL TOTNES**

Present: Councillors R Hendriksen (Chair), G Allen, J Hodgson, P Paine, M Parker, B Piper, J Sweett, and R Vint.

Apologies: Cllrs K Sermon and L Webberley.

In Attendance: Cllrs M Adams, R Adams and A Simms; 22 members of the public; Sara Halliday (Administrator).

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>Eight members of the public spoke in opposition to the Nellie's Wood planning application. As residents of the area they are concerned about: the additional volume of traffic; parking in residential streets (already an issue with visitors to Kingdom Hall); the aesthetics of using metal containers which will make the area, and entrance to the town, look like an industrial estate; the height of the proposed buildings and how this will have a detrimental effect on natural light reaching neighbouring residential properties; the additional demand on sewers (which are already struggling to cope with the residential area); drainage issues, as the ground is marsh land; and the proposed hours of operation (currently 7 days a week, until 6pm). It is accepted that approval has been given for commercial use of this land, but not on the scale of the application submitted. The Chair suggested that members of the public register their concerns about this application on the South Hams District Council (SHDC) planning website.</p> <p>Cllr Simms requested that any planning training organised for Town Matters Councillors is extended to members of the Neighbourhood Plan Task and Finish Group.</p> <p>Cllr Rosie Adams asked that if a Community Engagement Policy document is required by Totnes Town Council (TTC), that it needs to be a simple, concise document.</p> <p>Cllr Marion Adams suggested that given his professional knowledge, Cllr Paine should be considered for a tree warden position if it is felt that the Council needs more than to the two already appointed.</p>
	<i>The Committee will convene to consider the following items:</i>	

2	<p>To discuss any matters arising from the minutes of 19<sup>th</sup> July 2018. (Note: already agreed through Full Council.)</p>	<p>Matters arising:</p> <p>Item 3b.4 – Cllr Hendriksen met a SHDC officer on site to discuss the footpath diversion. A revised proposal has been received and will go to Full Council in October.</p> <p>Item 8.1 – the Raft Race has been cancelled due to water levels in the upper river being too low.</p>
3	<p>To discuss the ongoing drug and anti-social behaviour issues in the town.</p>	<p>A lot of co-ordinated work has been done by SHDC, Caring Town Information Exchange and Market Place Ministries, and the efforts of the police over the summer to tackle the supply issue, but the drugs and homeless problems remain.</p> <p>It was <b>AGREED</b> that the 8<sup>th</sup> October Open Meeting with the Devon and Cornwall Police and Crime Commissioner and Dr Sarah Wollaston MP should be used to try and secure funding for a structured plan to tackle the drug and anti-social behaviour problems in the town.</p>
4	<p>To make recommendations on the following planning applications:</p> <p>4.1) 2479/18/FUL – Full Planning Permission for the development of commercial/business premises. Land off Nellie’s Wood, Nellie’s Wood View, Dartington, Totnes, TQ9 6FP.</p> <p>4.2) 2592/18/FUL &amp; 2593/18/LBC – Listing building application for alterations and extension to Fairfield and creation of new vehicular access and driveway from Harper’s Hill. Fairfield, Plymouth Road, Totnes, TQ9 5LH.</p> <p>4.3) 2690/18/HHO – Householder application for demolition of existing conservatory and</p>	<p>Applications available on the SHDC website – <a href="http://www.southhams.gov.uk">www.southhams.gov.uk</a></p> <p>Objection for the following reasons:</p> <ul style="list-style-type: none"> <li>• The visual impact of the development at the point in which visitors enter Totnes, including the height, materials and colour of the proposed buildings, could be detrimental to tourism.</li> <li>• The increase in traffic on the A385 and whether this will undermine the Air Quality Action Plan targets on this already congested road.</li> <li>• Insufficient parking leading to vehicles parking in residential streets or on the A385 itself.</li> <li>• The planned development is unneighbourly, over massing the plot in terms of number of units, size and height.</li> <li>• Potential flooding and drainage issues, plus the additional burden this will place on the water treatment plant.</li> <li>• Impact on wildlife – bat boxes are installed on residential properties and are in use.</li> <li>• Concerns about land banking of this site.</li> </ul> <p>Cllr Paine declared a personal interest. The Committee had two recommendations:</p> <ul style="list-style-type: none"> <li>• Objection to creating vehicular access via Harper’s Hill due to the increase of vehicle movements onto the A381.</li> <li>• No objections to the proposed alterations and extension to the dwelling.</li> </ul> <p>No objections.</p>

	<p>replacement with single storey extension. 4 Western Terrace, Collins Road, Totnes, TQ9 5PP.</p> <p>4.4) 2179/18/HHO – Readvertisement (Revised Plans) Householder application for new ground floor kitchen and dining area extension with new dormer roof extension to provide two additional bedrooms. 7 Westonfields, Totnes, TQ9 5QU.</p> <p>4.5) 2263/18/HHO – Readvertisement (Revised Plans) Householder application for demolition of outhouse and erection of new single-storey extension. 29 Higher Westonfields, Totnes, TQ9 5RA.</p> <p>4.6) 2978/18/VAR – Variation to conditions 2 and 3 of planning consent 2920/16/COU. 2 Warland, Totnes, TQ9 5EL.</p>	<p>No objections.</p> <p>No objections.</p> <p>No objections.</p>
<p><b><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></b></p>		
5	To receive an update from the Cultural Link Councillors.	This item is postponed until October to allow community groups to meet following the summer break.
6	To consider the Community Engagement Policy and Action Plan.	<p>It was <b>AGREED</b> to review the action plan at the next meeting.</p> <p>To <b>RECOMMEND</b> to Full Council that:</p> <ul style="list-style-type: none"> <li>• The information officer at the Mansion is commissioned to review the document and simplify its contents.</li> <li>• A leaflet is produced explaining how the public can engage in TTC business and sets out the responsibilities of the Town, District and County Councils.</li> <li>• A video is made explaining the role of TTC and how people can engage, to reach a wider audience and young people.</li> <li>• Members of the public attending TTC meetings are given a slip of paper explaining how the meeting works, when they can speak, and future meeting dates.</li> <li>• A notice board is placed outside the Guildhall to share information about TTC (e.g. agendas, busker's code) and to explain how the public can interact in TTC business.</li> </ul>
7	To consider a Devon County Council Amendment Order for no stopping at any time on a specified length of Ashburton Road near KEVICC.	The proposed amendment order is supported.
8	To review an update of Caring Town Information Exchange (CTIE) activity between April and August 2018.	Noted. CTIE are doing good work in the town.
9	To consider the validity of issuing a busking badge in Totnes.	There have been a number of complaints about buskers this year, with the Council's inability to

		<p>enforce the requirement of the busker's badge or its code of practice seen as weak and ineffective by local businesses and residents.</p> <p>To <b>RECOMMEND</b> to Full Council that:</p> <ul style="list-style-type: none"> <li>• TTC cease issuing busking badges.</li> <li>• The Code of Practice for buskers is widely shared with businesses near the known trouble spots and on TTC notice boards.</li> </ul>
10	To consider the request by Totnes Rugby Club that dogs be excluded from the main playing pitch.	<p>It was <b>AGREED</b> that there needs to be a balance between public access to the park, and keeping the rugby pitch in the town – who will pay for the maintenance of the park if they were to move? It is a public area and the Committee would not wish to restrict access. TTC would ask Totnes Rugby Club to consider what measures they could take to clearly mark the pitch (e.g. grass length, markers, a simple white pole fence behind the dead ball line).</p> <p>To <b>RECOMMEND</b> to Full Council that:</p> <ul style="list-style-type: none"> <li>• TTC supports Totnes Rugby Club's desire to have a dog-free zone on the main playing pitch only.</li> <li>• All dogs should be kept on a lead in the vicinity of the main playing pitch.</li> <li>• Notices are erected to make people aware of the requirement to control their dog and to avoid fouling.</li> </ul>
11	To consider a proposal that the Chair of the Town Matters Committee is the Totnes Town Council elected representative of the Totnes Travel Partnership.	To <b>RECOMMEND</b> to Full Council that the Chair of the Town Matters Committee is the Totnes Town Council elected representative member of the Totnes Travel Partnership.
12	To consider the Totnes and District Traffic and Transport Forum (TDTTF) revisions to the Totnes Travel Policy.	The next TDTTF meeting on 26 <sup>th</sup> September will review the Totnes Travel Policy.
13	To consider/note the South Hams District Council consultation on draft gambling statement of principles.	Noted.
14	To update on the sale of the Brutus Centre (former Co-op/Budgens and neighbouring shops).	<p>Cllr Hendriksen gave an update on the status of this site, which is currently believed to be proposed for a care home/retirement flats. Should the current developer's plans fail, then the agent will contact TTC.</p> <p>To <b>RECOMMEND</b> to Full Council that a public meeting is held on the proposed future use of the Brutus Centre site given its importance in the town.</p>
15	To consider a request from a member of the public to volunteer as a Totnes Tree Warden.	<p>It was <b>AGREED</b> that the South Hams Tree Warden Network is contacted to:</p> <ul style="list-style-type: none"> <li>• Receive advice on how tree wardens are allocated to towns.</li> <li>• Consider the request received from the member of the public and for Cllr Paine to become tree wardens.</li> </ul>

		Once this information is received, the item will return to the Town Matters Committee so that a recommendation can be made to Full Council.
16	To note the request to South Hams District Council to provide planning training for members of the Town Matters Committee.	SHDC have been asked whether they are able to provide planning training for Town Matters Committee members, and a response is awaited.
17	To note the date of the next meeting of the Town Matters Committee – <b>Thursday 18th October 2018 at 7.00pm.</b>	Noted.

CHAIR

DRAFT