



**MINUTES OF THE PLANNING COMMITTEE
THURSDAY 20TH JUNE 2019 AT THE GUILDHALL TOTNES**

Present: Councillors G Allen (Chair), R Hendriksen, C Luker and P Paine.

Apologies: Cllr J Hodgson.

Not Present: Cllrs A Simms and V Trow.

In Attendance: One member of the public and Sara Halliday (Committee and Cemetery 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.	There were no members of the public who wished to speak.
	<i>The Committee will convene to consider the following items:</i>	
2	To update on any matters arising from the minutes of 23rd May 2019.	The minutes have been agreed at Full Council. Item 4.1 – a site visit to ATMOS has been arranged for Monday 24 th June at 1pm.
3	To make recommendations on the following tree works orders: 3a) 1529/19/TCA – T1: Willow tree – fell. 1 Seymour Lodge, Bridgetown Hill, Totnes, TQ9 5BA. 3b) 1730/19/TPO – T3: Elm – Fell and remove due to poor structural condition and to sycamore tree. Redhills, Jubilee Road, Totnes, TQ9 5BP. 3c) 1677/19/TPO – T1: Monterey Pine – Removal of 1 sub-lateral branch no greater than 100mm diameter off the lower lateral limb at approximately 2.5m from ground level on the south east side to stop high vehicles causing damage to tree. 4 Varian Court, Totnes, TQ9 5BS.	Decision notice already issued. No objection, but the Committee wish to see a condition that states that a replacement native tree is planted. No objections.
4	To make recommendations on the following planning applications: 4a) 1321/19/HHO & 1322/19/LBC - Householder application and listed building consent for external alterations including replacement windows & doors; removal of render on rear elevation; internal alterations including reconfiguration of partitions, openings; replacement staircase and floor; partial removal of first floor ceiling. 39 Butterwalk Cottage, High Street, Totnes, TQ9 5NP.	No objections.

	<p>4b) 1244/19/FUL - Erection of detached two storey dwelling with associated parking. Land adjoining 43 Collapark, Totnes, TQ9 5LW.</p> <p>4c) 1577/19/FUL - Change of use from former workshop to C3 (studio apartment) together with associated repairs and refurbishment incorporating elevational changes, replacement of two dormer window frames to High Street elevation and retrospective permission for replaced bathroom window to rear. 61 High Street, Totnes, TQ9 5PB.</p> <p>4d) 1562/19/FUL – Proposed replacement detached garage. Fernleigh, Pomeroy Villas, Totnes, TQ9 5BE.</p> <p>4e) 1214/19/ADV – Application for consent to display advertisement sign under ramp of Civic Hall. Civic Hall, Market Square, Totnes, TQ9 5SG.</p> <p>4f) 1465/19/VAR - Variation of condition 2 (approved plans) of planning consent 3071/17/FUL for enlargement of roof terrace, french door and additional rooflight. 18a Leechwell Street, Totnes, TQ9 5SX.</p> <p>4g) 1476/19/VAR - Variation of condition 2 (approved plans) of planning consent 3687/18/FUL for revision to design of privacy screen. Bull Inn, High Street, Totnes, TQ9 5SN.</p> <p>4h) 3691/18/LBC – Listed building consent for strengthening works to second storey floor structure, additional of 2no. roof windows and remedial works throughout. 3 Ashleigh Villas, Plymouth Road, Totnes, TQ9 5PG.</p> <p>4i) 1601/19/ADV – Advertisement consent for 2no. Painted Text, 2no. Painted Text and Image, 3no. Menu Boards, and 1no. Hanging Sign. Bull Inn, High Street, Totnes, TQ9 5SN.</p> <p>4j) 1751/19/LBC – Listed building consent to erect signage. Bull Inn, High Street, Totnes, TQ9 5SN.</p>	<p>No objections.</p> <p>No objections.</p> <p>No objections, but the Committee would like to see a condition that specifies the appropriate and safe removal, storage and disposal of hazardous materials.</p> <p>No objections.</p> <p>No objections.</p> <p>No objections.</p> <p>No objections.</p> <p>Objection to the proposed illumination of: the hanging sign; menu boards; and the overall number of lights. The Bull is in the conservation area and no illuminated signs have previously been permitted in High Street or Fore Street. The Committee would request that the number of external lights is 'like for like' i.e. no more than 1 x light on the High Street and 2 x lights on the Rotherfold. Content with the artwork/images.</p> <p>As item 4i.</p>
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	<p>4k) 1592/19/FUL – Application for metal gates to three existing openings in Inner Baileywall and installation of new fencing on top of existing boundary wall between Castle and Castle Court. Totnes Castle, Castle Street, Totnes, TQ9 5NU.</p> <p>4l) 1770/19/ARC – Application for approval of details reserved by condition 4 (details of doors and windows) of planning consent 3636/19/LBC. 4 Seymour Villas, Pathfields, Totnes, TQ9 5QR.</p> <p>4m) 1749/10/HHO – Householder application for extension at first floor level over part of an existing ground floor rear extension, modifications to internal layout, and renovation of the existing building envelope with external alternations. Priory Orchard, Priory Avenue, Totnes, TQ9 5HR.</p>	<p>No objections.</p> <p>No objections.</p> <p>No objections.</p>
<p><u>NOTE: Cllr JH observes and does not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.</u></p>		
5	<p>To consider public comments on the draft Totnes Town Council Transport Policy and Strategy.</p>	<p>It was AGREED that Councillors would pass any comments on the schemes and priorities to the Administrator for collation for the next Committee to consider (inputs required by 11 July).</p>
6	<p>To discuss a proposal to encourage the community to nominate trees for protection.</p> <p>The proposal is to get residents to tell us which trees they think should be protected (as people keep raising this):</p> <ol style="list-style-type: none"> 1. The Town Council puts up a Facebook post inviting residents to nominate trees, copses or woodlands for TPO protection within the town boundary (And attach a suitable map - two suggestions below). Ask people to respond with a comment describing the tree type and height and exact location - and suggested reason for protection. [We should say that 200+ trees are already TPO'ed or protected as part of the Conservation Area]. There could also be an email address supplied for anonymous nominations (as people might not want their neighbour to know!) 2. Then our Town Council Tree Wardens can check through the proposals. They can pick the most important unprotected trees and put them in priority order. Ones already listed can be identified here: http://gis.swdevon.gov.uk/CNET4914LIVE/CMFindIt/ <ul style="list-style-type: none"> o "A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity." 	<p>It was AGREED that there are some specimen trees in the town that fall outside of the conservation area and do not currently have the protection of a Tree Preservation Order (TPO). These trees should be considered for a request for a TPO (for example, the trees on Vire Island and the Sequoia on Station Road). It was AGREED that any nominations should be done by individuals, not the Council Offices staff.</p> <p>To RECOMMEND to Full Council that Totnes Town Council posts on its website and Facebook page a message inviting residents to nominate trees for Tree Preservation Orders within the town boundary. The message should explain the difference between a Tree Preservation Order (TPO) and an application for tree works in a conservation area (TCA); and include SHDC website links to how to nominate a tree for protection, and to the SHDC interactive mapping tool which shows which trees currently have TPOs.</p> <p>It was AGREED to include tree management as a future agenda item.</p>

	<ul style="list-style-type: none"> ○ "An Order can be used to protect individual trees, trees within an area, groups of trees or whole woodlands" ○ "Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public. Before authorities make or confirm an Order they should be able to show that protection would bring a reasonable degree of public benefit in the present or future." <p>3. We, or the tree officers, submit to SHDC requests for the most suitable additional Tree Preservation Orders using this form: https://www.southhams.gov.uk/article/3916/Request-for-a-Tree-Preservation-Order</p>	
7	To consider the request for a Tree Preservation Order Parish of Totnes No 986 that has been served on a Walnut at 26 St Katherine's Mews.	Support confirmation as served.
8	To consider the Environment Agency consultation on the 'Draft National Flood and Coastal Erosion Risk Management Strategy for England' (deadline for comments is 4 th July).	<p>It was AGREED that this consultation contains some detailed documents and that many of the consultation questions were too specialised to be easily answered by the Committee/Town Council.</p> <p>It was AGREED that if Councillors wished to make a response, it would be best done as part of the free-text question in the consultation. Any suggestions for a response must be sent to the Administrator by Monday 24th June so that they can be collated for consideration at the July Full Council in order to meet the consultation deadline.</p>
9	<p>To note the following event requests received by SHDC:</p> <p>9a) National Trust Promotional Event on Tuesday 30th July from 0930-1600hrs, Civic Hall Car Park.</p> <p>9b) South Devon Cats Rehoming Centre Family Fun Dog Show on Saturday 31st August 2019 from 1000-1700hrs, Longmarsh.</p>	<p>Noted.</p> <p>Noted.</p>
10	To note the date of the next meeting of the Planning Committee – Thursday 18th July 2019 at 10.00am.	Noted.