



**MINUTES OF THE PLANNING COMMITTEE
MONDAY 19TH AUGUST 2019 AT THE GUILDHALL TOTNES**

Present: Councillors G Allen (Chair), J Hodgson, C Luker, P Paine and A Simms.

Apologies: Cllr R Hendriksen.

Not Present: Cllr V Trow.

In Attendance: five members of the public and Sara Halliday (Committee and Cemetery Administrator).

| No | Subject | Comments |
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| 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> | |
| 2 | To note the proposed redevelopment of the former Budgens Store, Station Road, Totnes to form retirement living accommodation. | <p>It was AGREED to bring item 8 forward given the public interest in this specific item. Standing orders were suspended to enable members of the public to speak.</p> <p>Two members of the public spoke about the Churchill Retirement Living purchase of this site and raised issues including: the owner's presumption that planning approval would be granted; the proposed development not being in the interest of the town; concern about the loss of retail space in the town; whether part of the land could be sold on and used for affordable housing; the lack of early community engagement about the development which is contrary to National Planning Policy Framework guidance; and the importance of having an independent community consultation, not one led by the developer.</p> <p>To RECOMMEND to Full Council that Totnes Town Council:</p> <ul style="list-style-type: none"> • Writes to South Hams District Council to see what informal discussions they have had with Churchill Retirement Living over plans for the site; • Holds a community consultation event about the redevelopment of the site; and if approved • Invites South Hams District Council and a Devon County Archaeologist to attend the community consultation event and notifies Churchill Retirement Living of the date for the event. |
| | 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 issues raised. |
| | <i>The Committee will convene to consider the following items:</i> | |

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| 3 | <p>To update on any matters arising from the minutes of 18th July 2019.</p> | <p>Item 2 – The Totnes Town Council Website and Facebook pages were updated with information on how to recommend a tree for a tree preservation order on 2nd August 2019.</p> <p>Item 5 – A meeting to discuss the draft Totnes Transport Policy and Strategy has been arranged for 3pm on Thursday 5th September 2019 in the Guildhall.</p> <p>Item 6 – Devon County Council Education Department has been contacted and the response circulated to all Councillors. The demolition of the old arts building has been agreed by the KEVICC principal and leadership team. The building's removal is a final part of the £1m plus investment in the refurbishment of existing science facilities, which was put forward by the College Principal.</p> <p>Item 7 – the Totnes Community Development Society has been emailed and a reply is awaited.</p> |
| 4 | <p>To make recommendations on the following tree works order:</p> <p>4a) 2267/19/TPO – T1: Ash – Fell as no longer safe. Land adjacent to 56 Denys Road, Totnes, TQ9 5TL.</p> | <p>Support. The Committee would request that a native tree is planted as a replacement, preferably an ash.</p> <p>It was AGREED that it would be useful if the tree warden comments could include a reason for their advice.</p> <p>To RECOMMEND to Full Council that the Totnes Town Council website contains information of how the public can report unsafe trees to Devon Highways or the Town Council and include a link to Devon County Council advice on ash dieback.</p> |
| 5 | <p>To make recommendations on the following planning applications:</p> <p>5a) 2258/19/HHO – Householder application for first floor side extension. 10 Sparrow Road, Totnes, TQ9 5PR.</p> <p>5b) 1896/19/FUL – Erection of single storey extension and associated alterations. Friends Meeting House, Ticklemore Street, Totnes, TQ9 5EJ.</p> <p>5c) 2228/19/LBC – Listed building consent for internal alterations and refurbishment. Seymour House, Bridgetown, Totnes, TQ9 5NE.</p> <p>5d) 2224/19/FUL – Alterations and extensions to existing building, including the creation of a new</p> | <p>Support.</p> <p>Support.</p> <p>Support.</p> <p>Support, but the Committee would request wooden framed windows are used in the conservation area.</p> |

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| | <p>window and roof dormers. Stoneleigh, South Street, Totnes, TQ9 5DZ.</p> <p>5e) 2125/19/HHO – Householder application for proposed single storey rear extension and raised deck. 37 Follaton, Plymouth Road, Totnes, TQ9 5ND.</p> | <p>The Committee has concerns about the potential un-neighbourliness of this application in terms of the size of the extension and the potential loss of light to the gardens of neighbouring properties.</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> | | |
| 6 | <p>To consider the public petition brought to Full Council in July against the installation of 5G masts in Totnes.</p> | <p>Standing Orders were suspended to enable members of the public to speak - views were expressed about the origin of some of the information being provided to the Town Council by those presenting the petition and concerns about mis-information.</p> <p>To RECOMMEND to Full Council that Totnes Town Council makes a statement on its website that on the precautionary principle, Totnes Town Council is concerned about potential health risks caused by 5G based on a lack of scientific research into the issue.</p> |
| 7 | <p>To consider a request for a name plate for Windeatt Lane off Plymouth Road.</p> | <p>It was AGREED that the Council Officer will approach the member of the public making this request to clarify the exact location of 'Windeatt Lane' and to explain the local authority guidance about using the name where it already exists in the town (Windeatt Square).</p> |
| 8 | <p>To consider the condition of 8 Devon Terrace (namely the boarded up windows) as it sits within a conservation zone.</p> | <p>Cllr Simms declared a personal interest.</p> <p>In discussion there was concern about the Town Council being drawn into a domestic dispute.</p> <p>To RECOMMEND to Full Council that Totnes Town Council writes to the owner of 8 Devon Terrace about the visual impact of the boarded windows in a conservation area based on a complaint received from a member of the public.</p> |
| 9 | <p>To note planning application 2439/19/PAD Application for prior notification of proposed demolition of industrial building at Crown Graphic, St Peters Quay, Totnes, TQ9 5EW.</p> | <p>Noted. Cllr Paine updated that demolition had started.</p> |
| 10 | <p>To note the minutes of the Totnes and District Traffic and Transport Forum held on 26th June 2019.</p> | <p>Noted.</p> |
| 11 | <p>To note the following event requests received by SHDC:</p> <p>11a) Totnes Carnival Extravaganza on Sunday 25th August from 11am-3pm, Borough Park.</p> | <p>Noted.</p> |
| 12 | <p>To note the date of the next meeting of the Planning Committee – Thursday 19th September 2019 at 10.00am.</p> | <p>Noted.</p> <p>Item for the next agenda: to clarify the status of the community garden behind Baltic Wharf.</p> |