



**DRAFT MINUTES OF THE PLANNING COMMITTEE
MONDAY 20TH JANUARY 2020 AT THE GUILDHALL TOTNES**

Present: Councillors G Allen (Chair), J Hodgson, C Luker, P Paine (arrived late) and R Vint.

Apologies: Cllr V Trow.

Not Present: Cllrs A Simms and R Hendriksen (apologies received during meeting).

In Attendance: Sara Halliday (Committee and Cemetery Administrator), Richard Gage (South Hams District Council Heritage Officer) and press.

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 present.
	<i>The Committee will convene to consider the following items:</i>	
2	To discuss the general safety of buildings in the conservation area with the SHDC Heritage Officer.	<p>Richard Gage explained his role as Heritage Officer for South Hams and explained some of the public-facing services that he provides for those who are seeking to do work on a listed building or in the conservation area. Councillors asked questions about: the use of modern building materials and techniques in listed buildings; installation of solar panels; the materials used for pavements; the problems of maintaining gutters; funding for general upkeep; and the benefits of compiling a non-designated heritage asset list.</p> <p>Cllr Paine joined the meeting at 10.45am.</p> <p>To RECOMMEND to Full Council that in the next 'Totnes Matters' insert for the Totnes Directory, space is given to reminding property owners of the requirement to maintain their property, to think about the impact of overflowing gutters onto people using the pavements and to the walls of their property, including links to useful websites.</p>
3	To update on any matters arising from the minutes of 19 th December 2019. (Note: already agreed through January 2020 Full Council.)	There were no matters arising.
4	To make recommendations on the following tree works orders: 4a) 0044/20/TCA T1: Oak – Fell. Fernleigh, Pomeroy Villas, Totnes, TQ9 5BE.	Object. Other than visual, there is no other reason for the tree to be felled that would justify the

	<p>4b) 0049/20/TPO – G1: Ash x4 - Fell due to ash die back; T4: Sycamore - Dismantle and fell as standing dead tree; T5: Beech - Dismantle and fell, 3m monolith retained due to extensive upper crown decline. Land adjacent to Tristford Cross, Totnes.</p> <p>4c) 3996/19/TPO - T1: Ash - Crown raise to 7m from ground level on West side by removing secondary limbs from primary limb, deadwood removal (exempt). Crown raise to 6m from ground level on North side. Tree is overhanging garden of 54 Denys Road. 48 Denys Road, Totnes, TQ9 5TL.</p> <p>4d) 4177/19/TCA G1: Medlar x 7 - Crown raise to 2.1m from ground level - cyclical consent request. To reduce risk of injury to members of public from low hanging branches. St Mary's Churchyard, High Street, Totnes.</p>	<p>detrimental impact of the wildlife habitat lost. The Planning Committee would request that the South Hams District Council Tree Officer investigates.</p> <p>Support, but the Planning Committee would request that all trees felled have replacement trees planted, and that the area of trees is protected by a Tree Preservation Order. It is also requested that the Tree Officer requests that the applicant takes better care of the site in order to give the replacement trees the best chance of healthy growth.</p> <p>Cllrs Allen, Hodgson and Vint declared a personal interest. Support.</p> <p>Noted (the application is from Totnes Town Council).</p>
5	<p>To make recommendations on the following planning applications:</p> <p>5a) 4052/19/FUL - Part-retrospective application for erection of up to 1400mm high vehicle restraint barrier including proposed natural stone cladding (Resubmission of 2587/17/FUL). Highway land at SX 796613 between Nellies Wood View and Dartington Lane, Ashburton Road, Dartington.</p> <p>5b) 3818/19/FUL – Conversion of redundant agricultural barn to dwelling. Bourton Linhay, Bourton Lane, Totnes, TQ9 6LA.</p> <p>5c) 4042/19/LBC - Listed Buildings Consent for internal and external amendments (part retrospective) to approved scheme 1181/18/LBC. 8a The Proctors House, High Street, Totnes, TQ9 5RY.</p> <p>5d) 4076/19/HHO - Householder application for single storey rear extension. 1 Twin Cottage, Gerston, Totnes, TQ9 7HS.</p> <p>5e) 4138/19/HHO - Householder application for replacement of aluminium windows, timber balustrading with metal balustrading, timber pergola & timber decking and minor internal & external alterations. 30 Quarry Close, Totnes, TQ9 5FA.</p>	<p>Object. The Planning Committee wish to see the original plans followed of a traditionally built stone wall (to match the one on the other side of the road) with a bank and hedging behind. The proposed stone cladding will encroach onto the shared pedestrian and cycleway pavement too much.</p> <p>Support, but the Planning Committee would prefer to see natural slate used as a roofing material, as it is more in keeping with neighbouring properties.</p> <p>Support.</p> <p>Support.</p> <p>Support.</p>

	<p>5f) 4160/19/FUL - Amendments to planning approval reference 56/1847/08/F to include revised window openings to blocks C, D & E, additional rooflights to block D, use of the roof space within block D to provide additional dwelling space, and the inclusion of solar panels to the roof of blocks C, D & E. Bridge Court, Totnes, TQ9 5DB.</p> <p>5g) 4196/19/HHO - Householder application for installation of solar panels on roof of existing shed. 2 Seymour Villas, Pathfields, Totnes, TQ9 5QR.</p>	<p>Support.</p> <p>Cllrs Allen, Hodgson and Vint declared a personal interest. Support.</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 following requests for evidence to support or refute the following applications:</p> <p>6a) 4065/19/CLE - Certificate of Lawfulness for existing development of decking including timber handrail & balustrade system. 14 Sparkhayes Drive, Totnes, TQ9 5LD.</p> <p>6b) 3914/19/CLE - Certificate of lawfulness for existing use of rear extension as residential unit. 86 Westonfields, Totnes, TQ9 5QU.</p>	<p>Details of the dates that the planning application came before Committee will be submitted, along with any details held of the initial Camomile Lawn development.</p> <p>No comment.</p>
7	<p>To consider the South Hams District Council update on electric car charging points in SHDC car parks.</p>	<p>To RECOMMEND to Full Council that the Nursery Car Park site is supported, and that the Town Council would like clarification that the energy supplier is zero/carbon neutral.</p>
8	<p>To consider the request for a Tree Preservation Order Parish of Totnes No 1001 that has been served on Paige Adams Road, Totnes.</p>	<p>Support.</p>
9	<p>To note the following event requests received by SHDC:</p> <p>9a) Rotherfold Artisan Market on Saturday 11th April from 0800-1600hrs.</p> <p>9b) Totnes 10k in aid of Totnes Caring on Sunday 2nd August from 0800-1300hrs in Borough Park.</p>	<p>Noted.</p> <p>Noted.</p>
10	<p>To note the date of the next meeting of the Planning Committee – Monday 17th February 2020 at 10.00am.</p>	<p>Noted. It was requested that the meeting be moved back 1 week to avoid a clash with the half term holiday.</p> <p>[Post-meeting note: moving the meeting back a week is too long a gap between meetings. Cllr Hendriksen has confirmed that he is available to Chair as the Deputy.]</p>