



**DRAFT MINUTES OF THE PLANNING COMMITTEE
MONDAY 17TH FEBRUARY 2020 AT THE GUILDHALL TOTNES**

Present: Councillors R Hendriksen (Chair), J Hodgson, C Luker, and P Paine.

Apologies: Cllr G Allen.

Not Present: Cllrs A Simms, V Trow and R Vint.

In Attendance: 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 from Cllr Allen. |
| | <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 update on any matters arising from the minutes of 20 th January 2020. (Note: already agreed through February 2020 Full Council.) | Item 2 – Resolved by Full Council. An item will be drafted for inclusion in the next ‘Town Matters’ insert for the Totnes Directory, as well as for inclusion in the Totnes Times. Items 4a and 4c – no decision as yet; 4b – approved with a condition that specific replacement trees are planted. Items 5a and 5b – no decision as yet. Item 7 – Resolved by Full Council. South Hams District Council has since confirmed that the proposed electric car charging point location has now changed to the Victoria Street car park. It was AGREED that a separate meeting to understand the technology involved in electric car charging points would be organised. |
| 3 | To make recommendations on the following tree works orders: 3a) 3221/19/TPO G1: Lombardy Poplars x 28 – Re-pollard to approx. 5m above ground level, pruning just above previous pruning points. Reason: to manage several years of regrowth. Land adjacent to Moorashes, Totnes, TQ9 5TN. | This application was approved on 14 th February 2020. |
| 4 | To make recommendations on the following planning applications: 4a) 0120/20/FUL – Erection of 3 bedroom dwelling. Land at SX 814 606. Jubilee Road, Totnes. | Object, based on: the drainage concerns raised by the South Hams District Council internal consultee; |

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| | <p>4b) 1835/19/FUL – READVERTISEMENT (Revised plans received) Construction of new offices and car park. Builders Yard, Babbage Road, Totnes, TQ9 5JA.</p> <p>4c) 3045/19/HHO – Householder application for alterations and extension of existing dwelling to provide first floor accommodation and garden office. Hillcrest, Blackpost Lane, Totnes, TQ9 5RF.</p> <p>4d) 0374/20/HHO & 0375/20/LBC Householder application and Listed Building Consent for small extension and minor internal modifications to existing cottage. Singer Cottage, Bowden House, Totnes, TQ9 7PW.</p> <p>4e) 0323/20/HHO – Householder application for demolition of existing side extension and erection of new two storey and single storey extensions. Belvedere, Bridgetown Hill, Totnes, TQ9 7BN.</p> <p>4f) 0245/20/ARM – Application for approval of reserved matters following approval 0440/16/CRB for details of Phase 1a the appearance, landscaping, layout and scale of Bat House. The Playstation, Station Road, Totnes, TQ9 5JR.</p> <p>4g) 0341/20/LBC – Listed building consent to re-slate front elevation, repair windows, improve/renew roof and chimney flashings, fit new rooflights and install 2no. 3rd floor stairs. 55a Fore Street, Totnes, TQ9 5NJ.</p> | <p>and the proposed roofing material is incongruous to the neighbouring properties.</p> <p>Support, subject to the application meeting flooding and run-off requirements of South Hams District Council drainage and Environment Agency. The Committee would encourage the incorporation of the renewable energy options identified and would wish to see green travel options (including electric car charging point and bike racks) for employees. Finally, the Committee would suggest that the branding for the building ensures that ‘construction’ is spelt correctly.</p> <p>Support.</p> <p>Support.</p> <p>Support.</p> <p>Support. Cllr Paine abstained.</p> <p>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> | | |
| 5 | <p>To consider the results of ‘The Carrions’ parking survey.</p> | <p>In response to residents’ concerns brought to Full Council, Cllr Luker summarised the results of a survey that has been conducted among residents of The Carrions. There is concern about the blocking of a turning area and access for emergency/service vehicles when cars are parked outside of the allotted spaces.</p> <p>To RECOMMEND to Full Council that it supports a request to Devon County Council Highways Department for the provision of double yellow lines and a hatched ‘no parking area’ in The Carrions</p> |

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| | | based on the support of residents to ensure access for emergency and service vehicles. |
| 6 | To consider the 'Stagecoach Route Consultation 2020'. [Deadline for responses is 1 st March 2020, so Councillors are encouraged to make individual representations.] | Due to the deadline for responses falling on the date of the next Full Council, Councillors are encouraged to respond individually if they have specific comments to make. It was AGREED that any individual comments copied to the officer will be collated, put to Full Council and submitted if they have Full Council support. |
| 7 | To note Tree Preservation Order Parish of Totnes No. 992 was confirmed with modifications on 16 th January 2020, Maudlin Road (Quarry) and environs. | Noted. |
| 8 | To note the South West Marine Plan public consultation https://consult.defra.gov.uk/mmo/draft-south-west-inshore-and-offshore-marine-plans/ [Note: this is outside of the Totnes Parish boundary interest – the River Dart sits in the South Marine Plan zone]. | Noted. It was AGREED to ask Cllr Piper, as Link Councillor to the Dart Harbour Community Group, if there are any plans for dredging the River Dart, and if concerns have been raised about the oxbow lake that is forming as both will restrict river access to Totnes in the future. |
| 9 | To note the 'Local Green Space Development Plan Designations Criteria for the Plymouth Policy Area'(as defined in the Joint Local Plan) public consultation https://www.plymouth.gov.uk/planningandbuildingcontrol/localgreenspacedevelopmentplandocument [Note: this is for Plymouth Policy Area only, there is no mention of Totnes.] | Noted. |
| 10 | To note the date of the next meeting of the Planning Committee – Monday 16th March 2020 at 10.00am. | Noted. An item proposed for the next agenda is the number of commercial advertising boards on the approach to the railway station (up/London bound side). |