**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

**THURSDAY 11th AUGUST 2016 AT THE GUILDHALL TOTNES**

Present: Councillors R Adams (Chair), Hendriksen, Hodgson, Paine and Vint

In Attendance: Laura Shearer (Planning Officer), 2 members of the public  
Apologies: Councillor Whitty

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| 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. |
|  | *The Committee will adjourn for the following items:* |  |
|  | 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 2 members of the public in attendance.  Both members of the public spoke separately about the Joint Local Plan consultation and raised concerns over the Market Square being developed. Traders are concerned the market will be moved and some of them will be writing to South Hams District Council (SHDC).  Cllr Vint confirmed there will be a second round of consultation and that SHDC currently have no specific plan for the Market Square.  One member of the public also spoke about the issues within the Totnes & District Traffic and Transport Forum. They are struggling to move forward on a difference of opinion regarding the RTO on Fore Street. This member of the public feels that the Town Council may need to look into this. |
|  | *The Committee will convene to consider the following items:* |  |
| 2 | To address any matters arising from the minutes of the meeting of 21st July. | There were no matters arising. |
| 3 | To make recommendations on the following planning applications     1. 2207/16/HHO – Householder application for planning permission for proposed summerhouse in rear garden. Northgate Lodge, Castle Street, Northgate, Totnes, TQ9 5NX. Applicant: Mr Brian Collins. (Planning Officer: Sarah Carroll) 2. 2194/16/HHO – Householder application for proposed two storey side extension forming new kitchen, dining room and first floor bedroom with new entrance porch and internal alterations. 17 Elmhirst Drive, Totnes, TQ9 5UX. Applicant: Mrs L Cumming. (Planning Officer: Sarah Carroll) 3. 1986/16/LBC – Listed building consent for new gate and fixed railing panel installed between (and fixed to) the listed former ticket building and pillar. The proposed gate and fixed panel will copy the existing (and listed) railings with respect to spacing of uprights, the height of the gates, colour, and fleur-de-lis finials styling to the uprights. Lamb Corner, 4 Leechwell Street, Totnes, TQ9 5SX. Applicant: Mr R Sekula. (Planning Officer: Michal Osinski (RG)) 4. 0266/16/FUL – READVERTISEMENT (Revised Plans Received) Erection of 3 bed terrace house with garden and relocation of garages. 5 Christina Parade, Totnes, TQ9 5UU. Applicant: Mr Lam. (Planning Officer: Michal Osinski (CS)) 5. 2335/16/HHO – Householder application to restore slate hanging off timber framed house. 7 The Grove, Totnes, TQ9 5ED. Applicant: Mr J Paige. (Planning Officer: Charlotte Howrihane) | No objections. Cllrs would like the fruit tree to be replaced.  No objections.  Cllrs have no objections but would like to propose a clause for the opening hours to ensure good access to this garden. It was suggested, as an example, that the gate be open from 8am to 10pm in the summer and 8am to 8pm in the winter. Cllrs would also like to ensure that the fleur-de-lis finials are not sharp or hazardous.  Objection. Cllrs raised concerns over the relocation of the garages which would encroach into a wildlife area impacting trees and bats. There were also concerns raised over the access route from Christina Park which is used regularly by children, elderly and disabled residents to access the shops, the school and the town.  Cllr R Adams declared a personal interest.  No objections.  NOTE: Cllrs JH and RV observed and did not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC. |
| 4 | To note or make recommendations on tree works decisions and orders:  **Works to Trees in a Conservation Area:**   1. 2269/16/TCA. T1 Cherry Laurel – Fell. 1 Seymour Terrace, Bridgetown, Totnes, TQ9 5AQ. Applicant: Ms Hianta Cassam Chenai. 2. 2358/16/TCA. Row of Conifers – Fell. Castle Cottage, Collins Road, Totnes. Applicant: Mr Greene.   **Works to Tree Preservation Order Trees:**   1. 231/16/TPO. T1 Poplar – Fell and replant. 5 Southcote Orchard, Totnes, TQ9 5PA. Applicant: Mrs Sarah Dingley-Brown. | No objections.  No objections providing the neighbours have been consulted over the potential loss of privacy. Cllrs would like replacements to be planted and have suggested something deciduous.  No objections. |
| 5 | To discuss the need for a new Tree Warden in Totnes and agree on the best way to advertise for this. | Cllrs agreed to advertise on the website and social media in the first instance. |
| 6 | To receive an interim report from Cllr R Adams on the Park & Ride development. | The committee received a report on a possible Park & Ride in Bridgetown. It was agreed to report back to this committee when the full plans are available. |
| 7 | To note the response to the Joint Local Plan Consultation has been submitted. | This was noted. |
| 8 | To note or discuss SHDC DMC decisions since the last meeting. | Cllr Vint informed councillors that the inspector dealing with the Atmos application has overruled an argument that the development requires more parking spaces. |
| 9 | To note minutes of community groups:   * Traffic and Transport Forum * Neighbourhood Plan | Noted Noted |
| 10 | To note the date of the next meeting – **1st September 2016 at 4pm** in the Guildhall | This was noted. |

ENDED at 5.45pm

MAYOR