**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

 **THURSDAY 1st SEPTEMBER 2016 AT THE GUILDHALL TOTNES**

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

In Attendance: Laura Shearer (Planning Officer)
Apologies: Councillors Hodgson and 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 no members of the public in attendance.  |
|  | *The Committee will convene to consider the following items:* |  |
| 2 | To address any matters arising from the minutes of the meeting of 11th August. | There were no matters arising. Cllr Vint explained that when the detailed Joint Local Plan is provided there will also be further opportunity to comment on a Planning basis.  |
| 3 | To make recommendations on the following planning applications: 3.1) 2513/16/HHO – Householder application for removal of porch to rear, replace roof with single storey extension to provide utility room and en-suite to bedroom. 12 Springhill Road, Totnes, TQ9 5RD. Applicant: Mr M Hannaford. (Planning Officer: Sarah Carroll)3.2) 2230/16/LBC – Listed building consent to dismantle chimney 4 (refer to consent 1488/16/LBC), rebuild with existing undamaged bricks, install new pot with ventilation terminal (similar) render and haunch. Birdwood House, 44 High Street, Totnes, TQ9 5SQ. Applicant: A Morris. (Planning Officer: Michelle Bennett – RG)3.3) 2216/16/HHO & 2217/16/LBC – Householder application and Listed Building consent for proposed repairs, recladding of roof in natural slate and installation of flush fitting monocrystalline solar PV panels to rear elevation. The Meadow House, Plymouth Road, Totnes, TQ9 5LH. Applicant: Ms M Eaton. (Planning Officer: Michelle Bennett – RG)3.4) 2314/16/HHO – Householder application for rear dormer and loft conversion, construction front porch and removal of garage to create a larger parking space. 9 Broomborough Drive, Totnes, TQ9 5LT. Applicant: Mrs Rachael Blackburn. (Planning Officer: Charlotte Howrihane)3.5) 2205/16/HHO – Householder application for rear extension and associated ground level adjustments. Extension and re-roof garage. 2 Alexandra Terrace, Totnes, TQ9 5QF. Applicant: Mr & Mrs Northrop. (Planning Officer: Charlotte Howrihane)3.6) 1957/16/FUL – Additional ball stop fence to top of existing fence between existing multi use games area and existing tennis court. Borough Park, Borough Park Road, Totnes. Applicant: South Hams District Council. (Planning Officer: Rachel Head CS)3.7) 2204/16/HHO – Householder application for planning permission for proposed alterations to front of existing dwelling and proposed front extension. 2 Chapel Lane, Totnes, TQ9 5AF. Applicant: Ms Susannah Linington. (Planning Officer: Sarah Carroll) 3.8) 2364/16/FUL – Retrospective application for building to provide storage and increased manufacturing capacity. Foundry and Fabrication Totnes Ltd, Babbage Road, Totnes, TQ9 5JD. Applicant: Mr Darren Francis. (Planning Officer: Michelle Bennett – GB) | No objections.Cllrs declared a personal interest as the applicant is an ex-councillor.No objectionsNo objectionsNo objectionsNo objections.Cllrs declared a personal interest as the applicant works on the Atmos project.No objectionsNo objectionsNo objectionsNOTE: Cllr 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:**4.a) 2531/16/TCA - T1. Magnolia crown lift to 4m above driveway and prune to give clearance from roof. Remove branch growing towards Laurel hedge. T2. Magnolia remove deadwood (exempt). The Gardens Priory Orchard, Priory Avenue, Totnes. Applicant: Ms S King.4.b) 2493/16/TCA – T3. Ash remove. 11 Leechwell Street, Totnes, TQ9 5SX. Applicant: Mr Ben Yeger. **Works to Tree Preservation Order Trees:** 4.c) 2030/16/TPO – T2. Beech reduce crown by 1/3 and thin crown to reduce weight. Tristford Cross, Totnes. Applicant: Mr Adrian Broadway. | No objectionsNo objections due to the planting plan although councillors would prefer that a healthy tree is not removed. Objection based on a recent site visit where councillors could find no sign of die back or disease on this tree. This tree is part of a row of mature trees so councillors can see no reason for this reduction.  |
| 5 | To make recommendations on the following planning applications:DCC/3896/2016 – Demolition of existing single temporary classroom and construction of new permanent two storey building, hall and staff room extension including provision of new raised deck and MUGA. St Johns C of E Primary School, Pathfields, Totnes, TQ9 5TZ. Applicant: Devon County Council (DCC).  | No objections. |
| 6 | To note the Planning Peer Review Challenge final report from South Hams District Council (SHDC). | This was noted. |
| 7 | To note or discuss SHDC DMC decisions since the last meeting. | This was noted.  |
| 8 | To note minutes of community groups:* Traffic and Transport Forum
* Neighbourhood Plan
 | This was noted. |
| 9 | To note the date of the next meeting – **22nd September 2016 at 4pm** in the Guildhall | This was noted.  |

ENDED at 5pm

MAYOR