**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

 **THURSDAY 13th OCTOBER 2016 AT THE GUILDHALL TOTNES**

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

In Attendance: Laura Shearer (Planning Officer)

Not present: Councillor Vint

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| No | Subject | Comments |
| 1 | To receive apologies and to confirm that any absence has the approval of the Council.  | There were no 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 approve the minutes of the meeting of 22nd September. | The following matters arose:Item 1. Councillor Whitty would like it noted that no proposals came from the Town Council regarding the Park & Ride plans as proposed by the Duke of Somerset, and that there is no Town Council documentation relating to a Park and Ride at Blackpost Lane. It was **RECOMMENDED** to approve this addition to the minutes.Item 9. Councillor Hodgson confirmed that she will circulate her policy drafted for the Neighbourhood Plan on alternative ways of providing affordable housing. |
| 3 | To make recommendations on the following planning applications: 3.1) 2847/16/FUL – Install 2 replacement windows. 9 Elizabethan House, Steamer Quay Road, Totnes, TQ9 5BY. Applicant: Mrs Stoneham. (Planning Officer: Michelle Bennett CS)3.2) 2223/16/HHO – Householder application to extend existing decking and erect high timber fence. Tree Tops, 6 Cherry Cross, Totnes Down Hill, Totnes, TQ9 5EU. Applicant: Mr & Mrs Schaffer. (Planning Officer: Sara de Barros)3.3) 2920/16/COU – Change of use of part ground floor office to residential. 2 Warland, Totnes, TQ9 5EL. Applicant: Mr B Nicoll. (Planning Officer: Michal Osinski LH)3.4) 2700/16/HHO & 2701/16/LBC – Listed building consent for proposed installation of 3 No conservation roof lights to rear roof slope. Flat 5 Pomeroy House, 19 Bridgetown, Totnes, TQ9 5BA. Applicant: Mrs S Johnson. (Planning Officer: Rachel Head RG) | No objection.No objection on the condition that the fence doesn’t compromise the hedge or the Holly tree. No objection.No objection.NOTE: Cllr JH 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) 2898/16/TCA – T1 Magnolia: prune. T2 Copper Beech: prune. Darant House, Seymour Road, Totnes, TQ9 5QP. Applicant: Dr A Collins.**To note the following decisions:**4.b) 2493/16/TCA – T3 Ash: Remove. 11 Leechwell Street, Totnes, TQ9 5SX. **GRANT of Conditional Consent.**4.c) 2963/16/TCA – T1 Walnut: Fell. Replacement to be agreed. 8 Leechwell Street, Totnes, TQ9 5SX. **GRANT of Conditional Consent.**4.d) 2531/16/TCA – T1 Magnolia: Crown lift. T2 Magnolia: remove deadwood. The Gardens Priory Orchard, Priory Avenue, Totnes. **GRANT of Conditional Consent.** | No objection subject to approval from the conservation officer.These decisions were noted. |
| 5 | To receive a proposal from Councillor Whitty regarding an amendment to the Town Council’s response to the Joint Local Plan.  | Councillor Whitty proposed to make the following amendments to the Town Council’s response:Section: How many homes do we need? Proposed to remove the reference to Berry Pomeroy and Dartington.Section: The role of Neighbourhood Planning.Proposed to remove the ‘snapshot in time’ comment and rephrase with a positive spin put on the role of Neighbourhood Plans (NP). The NP will last until 2031 and consist of community led policies which can be reviewed as and when needed. This is an important document for the future of the community. These amendments were agreed. The Planning Officer will amend the response and email this to South Hams District Council.  |
| 6 | To note the Neighbourhood Plan’s vision and objectives consultation timetable. | This was noted. Councillors commented on the positivity of the work of the Neighbourhood Plan.  |
| 7 | To note or discuss SHDC DMC decisions since the last meeting. | Nothing to note.  |
| 8 | To note minutes of community groups:* Traffic and Transport Forum
* Neighbourhood Plan
 | This was noted.This was noted. |
| 9 | To note the date of the next meeting – **3rd November 2016 at 4pm** in the Guildhall | This was noted. |

ENDED at 4.45pm

MAYOR