**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

**THURSDAY 3rd NOVEMBER 2016 AT THE GUILDHALL TOTNES**

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

In Attendance: Laura Shearer (Planning Officer), 2 members of the public  
Apologies: Cllr R Adams

Not present: Cllr Vint

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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 from the South Hams Tree Warden Network (SHTWN). They discussed the need for tree wardens in Totnes to liaise between the public and the local councils. A tree warden would need to have a healthy interest in trees but is not expected to know all the answers. The SHTWN offer support, advice and seminars, with experts available when needed.  Cllrs would like to arrange a meeting with SHTWN to discuss this further. |
|  | *The Committee will convene to consider the following items:* |  |
| 2 | To approve the minutes of the meeting of 13th October. | Nothing to note. |
| 3 | To make recommendations on the following planning applications:    3.1) 2857/16/HHO – Retrospective householder application for property which has double garages with two additional parking spaces. One garage converted to an en-suite bedroom, ensuring there is still parking for at least 3 vehicles. 32 Quarry Close, Totnes, TQ9 5FA. Applicant: Mr Iain Dodge. (Planning Officer: Chris Mitchell)  3.2) 1393/16/HHO & 1394/16/LBC – Householder application and Listed Building consent for proposed new door and access bridge to garden at 1st floor level. Elwell Gardens, 4 Elwell House, Plymouth Road, Totnes, TQ9 5LH. Applicant: Mr L Fraenkel. (Planning Officer: Rachel Head GL)  3.3) 2822/16/LBC – Listed building consent for internal alterations to link ground floor wine shop with adjacent farm shop through formation of internal connecting access, provision of toilet accommodation, and provision of new signage for both Nos 36 and 38 High Street. 36 High Street, Totnes, TQ9 5RY. Applicant: Mr B Watson. (Planning Officer: Michelle Bennett RG)  3.4) 2602/16/FUL & 2938/16/LBC – Listed Building consent for removal of existing flat communal staircase to provide upgraded means of escape. 60 High Street, Totnes, TQ9 5SQ. Applicant: Mr T Rodwell. (Planning Officer: Rachel Head RG)  3.5) 2956/16/HHO – Householder application for proposed alterations and terracing to rear garden (amendments to approval 1442/16/HHO). The Meadow House, Plymouth Road, Totnes, TQ9 5LH. Applicant: Mr Ms Eaton. (Planning Officer: Rachel Head RG)  3.6) 2784/16/HHO – Householder application for loft conversion, new dormer to west elevation and new rooflights. Blue Island, Road from Collins Road to Cast, Totnes, TQ9 5NX. Applicant: Mr Wright. (Planning Officer: Sara de Barros) | No objection  Cllrs object on the basis this is unneighbourly with regards to privacy. Cllrs also feel this design is not in-keeping and creates an unbalanced addition to a listed building.  No objection subject to the conservation officer’s approval.  No objection.  No objection  No objection  Cllrs Hodgson and Whitty declared a personal interest  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) 3316/16/TCA. Tree 1 Holly – Fell. Tree 2 Yew – Crown raised 4.5m over entrance drive and crown reduction by 2m. Tree 3 Lawson Cypress – Fell. 31 Fore Street, Totnes, T19 5HH.    **To note the following decisions:** 4.b) 3297/16/TCA**.** T1 – remove split limb and reshape canopy to balance crown and make safe. Spindle Cottage, 5b South Street, Totnes. **GRANT OF EXEMPTION – Reason dead or dangerous.** | Cllrs would like a site visit before making recommendations. The Planning Officer will ask for an extension on this.  This was noted |
| 5 | To agree on responses to the questions on the Devon County Council ‘Community Involvement in Highway Maintenance’ survey. | Cllrs feel that road maintenance work should be carried out by trained staff at Devon County Council Highways.  The Planning Officer will draft a response and email to committee members for approval. |
| 6 | To discuss how to proceed with an offer on behalf of Dartington Hall Trust to meet with the council in relation to an emerging proposal for a self build housing scheme on allocated land in Totnes and Dartington parish. | Cllrs would like to accept this offer.  The Planning Officer will invite them to the next meeting on November 24th. |
| 7 | To note or discuss a proposal from Devon County Council regarding a (Control of Waiting) Amendment Order surrounding the Grove School. Any comments must be sent to DCC by November 16th. | This was noted |
| 8 | To note the response from SHDC with regards to amending our response to the Joint Local Plan:  *‘Unfortunately we cannot allow you amend your response as the consultation has closed, however, we will be undertaking another round of public consultation very shortly and you will be able to submit further comments at this time.’* | This was noted.  Cllr Hodgson confirmed there will be further opportunity for comment but there is no set date yet. |
| 9 | To note or discuss SHDC DMC decisions since the last meeting. | Nothing to note. |
| 10 | To note minutes of community groups:   * Traffic and Transport Forum * Neighbourhood Plan | None provided None provided |
| 11 | To note the date of the next meeting – **24th November 2016 at 4pm** in the Guildhall | This was noted. |

ENDED at 5.55pm

MAYOR