**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

**THURSDAY 24th NOVEMBER 2016 AT THE GUILDHALL TOTNES**

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

In Attendance: Catherine Marlton (Deputy Town Clerk), 3 members of the public  
Apologies: Cllr T 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. | Tommy Hutchinson attended to introduce himself as the new Tree Warden. He explained he runs his own tree care company and that any conflict of interest with his own applications for works, will be avoided. It was agreed that Mr Hutchinson would send in his thoughts on tree works in advance of Planning meetings to inform the discussion.  The Planning Officer was asked to send him the agenda in advance of the meeting. |
|  | A period of 15 minutes will be allowed to receive information from Simon Cronk (Dartington Hall Trust Estates Manager) and Mary Elkington (Planning consultant) regarding a proposal for a community self-build housing scheme on the border of Dartington and Totnes. | Cllrs received a presentation on the proposed development on the edge of Dartington estate, details of which can be found at this link  <https://www.dartington.org/the-plantation>.  Dartington explained that they are hoping to put in a hybrid planning application in the next 2/3 months and that they are currently engaging with the community through a series of meetings, the next of which is on Tuesday 28th November at 6pm at Studio 6.  Councillors welcomed the proposed 50% affordable housing and the proposed use of sustainable materials and innovative design. It was felt Simon and Mary should present to all Councillors early in 2017 due to the significance of the proposed development. |
|  | *The Committee will convene to consider the following items:* |  |
| 2 | To approve the minutes of the meeting of 3rd November 2016. | The notes were agreed and there were no matters arising. |
| 3 | To make recommendations on the following planning applications:    3.1) 3216/16/FUL – Conversion of first floor storage area to residential use. 21 Fore Street, Totnes, TQ9 5DA. Applicant: Bastins. (Planning Officer: Michelle Bennett – CS)  3.2) 3336/16/HHO – Householder application for extensions to the existing dwelling. Little Orchard, Higher Westonfields, Totnes, TQ9 5QZ. Applicant: Mr & Mrs Miller. (Planning Officer: Chris Mitchell) 3.3) 3441/16/LBC – Retrospective application for listed buildings consent for installation of secondary glazing (removable) to 4 windows on ground and first floors. 10 Castle Street, Totnes, TQ9 5NU. Applicant: Mr Anthony Mead. (Planning Officer: Charmaine Smith) 3.4) 3171/16/HHO & 3172/16/LBC – Householder application & listed building consent for the removal of an existing internal modern stud wall and the erection of another smaller stud wall. 8 Church Close, High Street, Totnes, TQ9 5QQ. Applicant: Mr Mervyn Down. (Planning Officer: Michelle Bennett RG) 3.5) 3408/16/HHO – Householder application for a single storey rear extension to enlarge kitchen/dining room. 4 Redworth Terrace, Totnes, TQ9 5JN. Applicant: Simon Greaves. (Planning Officer: Sarah Carroll)  3.6) 2580/16/HHO – READVERTISEMENT (revised plan received) Householder application for extension to dwelling. Applicant: Mr & Mrs Laver. (Planning Officer: Sarah Carroll) 3.7) 3282/16/FUL – Full planning application for improvement works to existing flood defences along a 1.7km stretch of the right bank (west) of the River Dart and 3 stretches on the left bank (east) of Totnes. River Dart (Railway crossing North end) to Baltic Wharf (South end), Sx80323 61074 to Sx80601 59992 & Sx80845 60397 to Sx80716 59902. Applicant: Dan Boswell. (Planning Officer: Michelle Bennett WO) | No objection.  No objection.  Cllrs Hodgson and Vint expressed an interest as they know the applicant.  No objection.  No objection.  No objection.  No objection.  No objection. The Town Council would be supportive of additional planting and materials with porous surfaces to be used to help water to soak away.  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) 3615/16/TCA – Removal of all undergrown and self seeded trees and reduce overgrown hedges to normal height as specified on the attachment Schedule. Trees on land opposite Fernleigh and Woodlands, 1 & 2, Bridgetown, Totnes, TQ9 5BE. Applicant: James Cadoux-Hudson.  **Works to Tree Preservation Order Trees:** 4.b) 3166/16/TPO. T1 Oak – Remove two branches approximately 8 metres from ground level which overhang adjacent property. Endsleigh, Jubilee Road, Totnes, TQ9 5BP.  **To note the following decisions:** 4.c) 3513/16/TPO – T1 Copper Beech Fell. Replant Feathered whip – copper beech. Summer Court, Kingsbridge Hill, Totnes, TQ9 5TA. GRANT OF EXEMPTION.  4.d) 3524/16/TCA – T1 Judas Fell under exemption. Replant Judas tree. Spindle Cottage, 5b South Street, Totnes, TQ9 5DZ. GRANT OF CONDITIONAL CONSENT.  4.e) 3316/16/TCA – T1 Holly Fell. T2 Yew Crown reduction. T3 Cypress Fell. 31 Fore Street, Totnes, TQ9 5HH. GRANT OF CONDITIONAL CONSENT.  4.f) 2794/16/TCA – Multi-trunk Bay tree Fell. Replace with Acer Palmatum Bloodgood. 3 Seymour Villas, Pathfields, Totnes, TQ9 5QR. GRANT OF CONDITIONAL CONSENT. | No objection.  No objection.  This was noted. |
| 5 | To note the changes to Stagecoach bus service 13/13B (formerly numbered 66/66B), Newton Abbot – Kingskerswell – The Willows – Torbay Hospital – Marldon – South Devon College – Brixham / Berry Pomeroy – Totnes, take effect on Monday 28th November. | Cllrs expressed their concerns about this cut in service. Cllr Vint explained the decision was taken by Stagecoach and members of the public should be advised to contact the company directly regarding the negative impact on service users. |
| 6 | To note the comments from the Totnes and District Traffic & Transport Forum regarding the proposals for access to the Great Court Farm development. | Cllrs welcomed the provision for Car Club and e-bikes but felt that provision for disabled drivers and pedestrians should be carefully considered. Cllr Vint was asked to raise this point with the Traffic and Transport Forum. |
| 7 | To note or discuss SHDC DMC decisions since the last meeting. | The application in Bridgetown for the conversion of garages to a dwelling will be considered after a site visit by SHDC in January.  It was noted that SHDC are changing their systems so that planning site visits will be held on the same week as the Development Management Committee. |
| 8 | To note minutes of community groups:   * Traffic and Transport Forum * Neighbourhood Plan | This was noted.  None enclosed. |
| 9 | To note the date of the next meeting – **15th December 2016 at 4pm** in the Guildhall | Meeting date agreed. |

ENDED at 5.20pm