

**MINUTES OF THE PLACE COMMITTEE
TUESDAY 20 JANUARY 2015 AT THE GUILDHALL TOTNES**

Present: Councillors Wellwood (Chairman), R. Adams, Harvey, Hodgson and Whitty

In attendance: Tatiana Cant (minutes), 3 members of the public and Steve Peacock – Totnes Times

Apologies: Cllr Gorman

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	Apologies received from Cllr Gorman and approved.
	<i>The Committee adjourned for the following item:</i>	
2	Public Engagement: to allow members of the public to ask questions or make comment regarding the work of the Committee or other items that affect Totnes.	<p>A proposal was outlined for a permanent rainbow crossing in Totnes. This would be an opportunity for the town to demonstrate how it supports and celebrates diversity, and was likely to increase tourism. DCC had declared that there were not likely to be obstacles from a Highways perspective. All members were in favour of the project.</p> <p>RECOMMEND: That the proposal for a permanent rainbow crossing be supported with the location to be agreed.</p> <p>Comments were heard in objection to application: 56/3100/14/F and in support of application: 56/3193/14/F. These were considered when the applications were discussed as below.</p>
	<i>The Committee reconvened for the following items:</i>	
3	To deal with any matters arising from the minutes of the meeting of 2 December 2014 and note updates.	<p>The minutes were agreed as a true record.</p> <ul style="list-style-type: none"> - Letter to SHDC re purchase of Parkers Barn: wording for this was clarified - Email to SHDC re affordable housing: follow-up comments from neighbouring parishes
4	<p>1) 56/3093/14/LB – Listed building consent for internal renovation works to include creation of ensuite bathrooms, kitchen, replacement roof lights and loft vents. Bowden House. Applicant: Bowden Housing Cooperative. (Planning Officer: Richard Gage)</p> <p>2) 56/3100/14/F – Change of use of ancillary studio to residential dwelling, creation of off-street parking area, new pedestrian access and alterations to studio extension. The Laurels, Sharpham Drive, TQ9 5HE. Applicant: Mrs S Vidler. (Enforcement Officer:</p>	<p>Serious concerns were raised regarding the potential compromise to historic features. Site visit requested with Conservation Officer.</p> <p>It was noted that several objections had been received from neighbours. Members objected based on the fact that the proposals were contrary to the original planning permission. The erection of a fence on the site may also be a matter of enforcement.</p> <p>Cllr Hodgson observed the discussion. Cllrs Hodgson,</p>

<p>Wendy Ormsby)</p> <p>3) 56/3122/14/F – Householder application for construction of balcony. Stoneleigh House, South Street, TQ9 5DZ. Applicant: Ms D Kermode. (Planning Officer: Mehdi Rezaie)</p> <p>4) 56/3193/14/F – Erection of low carbon dwelling (Revisions to previous approval 56/1798/11/F). 11 Leechwell Street, TQ9 5SX. Applicant: Mr J Carfrae. (Planning Officer: Clare Stewart)</p> <p>5) 23/2373/14/F – Readvertisement (Revised plans received showing reduction and reconfiguration of panel coverage): Installation of ground-mounted solar arrays (total site area 94,000m²), estimated output 5 megawatts and associated infrastructure, cable route and Distribution Network Operator substation. Land at SX769,596, Lower Blake-more Farm. Applicant: New Energy for the World GmbH. (Planning Officer: Alex Sebbinger)</p> <p>6) 56/3157/14/F – Removal of existing timber sash windows on the North and North West Elevations of the Bertram House and Jacqueline House (internal courtyard) and replacement with bespoke uPVC sash windows. Bertram House and Jacqueline House, Ticklemore Street. Applicant: Ticklemore Street Flat Management Ltd. (Planning Officer: Mehdi Rezaie)</p> <p>7) 56/3147/14/F – Householder application for replacement of existing conservatory. Paradise House, 29 South Street, TQ9 5DZ. Applicant: Mrs E Brown. (Planning Officer: Nils White)</p> <p>8) 56/3194/14/F – Householder application for conversion of existing double garage into one bedroom annexe to form ancillary accommodation to property. Ashfield Cottage, Plymouth Road, TQ9 5NB. Applicant: Mr N Bletcher.</p>	<p>Wellwood and Whitty declared personal interests as they knew the applicant.</p> <p>Members objected to the proposal on the grounds that a balcony was out of character with the architecture in the town.</p> <p>No objection. Members would prefer for the roof of the dwelling to be slate, and recommended that existing shrubs were retained.</p> <p>The objection by Harberton Parish Council was supported: industrialisation of the landscape, inappropriate use of agricultural land, failure to contribute to the local economy and community were all felt to be strong reasons to oppose this application.</p> <p>Cllr Hodgson observed.</p> <p>Members objected on the grounds that uPVC windows would compromise the conservation nature of the street and could set a precedent for changing other fittings which are more visible.</p> <p>No objection.</p> <p>No objection.</p>
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	<p>(Planning Officer: Ben Gilpin)</p> <p>9) 56/3099/14/RM – Approval of reserved matters following outline approval 03_56/0447/12/O for appearance, landscaping, layout and scale of missed use Extra Care Scheme development. Development site between Steamer Quay and Weston Lane, Bridgetown. Applicant: Galliford Try Partnership (Planning Officer: David Kenyon)</p> <p>10) 03_56/3164/14/VAR – Variation of condition 3 (materials Schedule) and removal of condition 5 (Environment Method Statement) to planning approval 03_56/1419/14/RM. Development site between Steamer Quay and Weston Lane, Bridgetown. Applicant: Linden Homes South West. (Planning Officer: David Kenyon)</p>	<p>Members strongly objected to the applications on the grounds that the appearance was completely out of character with the area, the design looked institutional as well as overbearing in scale and not appealing as a place to live. The opportunity to maximise solar gain had been ignored and there was only minimal pedestrian connectivity with the Riverside development. There were also contradictions within the Design and Access Statement (pp 13 and 16).</p> <p>Cllr Hodgson observed.</p> <p>Members objected and stated that conditions should remain in situ.</p>
5	To note withdrawal of application – 56/2362/14/F – Erection of single dwelling with undercroft parking space. 1 Ashleigh, Kingsbridge Hill	Noted
6	To discuss proposed tree works: <i>None received</i>	-
7	To note tree decision notices: <ul style="list-style-type: none"> - 56/2589/14/TCA. London Plane, Dartmouth Inn - 56/2783/14/TCA. Fell T2 Aspen, 11 Leechwell Street - 56/2546/14/TCA. Crown surgery to Beech, Laurel. Fell Laurel, Pomeroy Villas, Bridgetown - 56/2046/14/TCA. Fell Fig, Hidden Cottage, Collins Road - 56/2308/14/tw. Dismantle and fell dead Yew, Craig Goch, Jubilee Terrace 	Noted
8	To note or discuss SHDC DMC decisions since last meeting	Noted

9	To respond to SHDC Our Plan e-newsletter consultation	It was agreed that these documents did not constitute helpful guidance and supported standards at only the bare minimum. It was felt that more comprehensive documentation was needed.
10	To discuss proposal for a Permanent Rainbow Crossing.	Discussed under public question time: comments and recommendation recorded above.
11	To note the date of the next meeting – Tuesday 3 February 2015 at 5pm	Noted

END

MAYOR