

**MINUTES OF THE PLACE COMMITTEE
TUESDAY 3 FEBRUARY 2015 AT THE GUILDHALL TOTNES**

Present: Councillors Wellwood (Chair), R. Adams, Gorman, Harvey and Hodgson

In attendance: Tatiana Cant (minutes),

Apologies: Cllr Whitty

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	Apologies received from Cllr Whitty 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.	No public in attendance.
	<i>The Committee reconvened for the following items:</i>	
3	To deal with any matters arising from the minutes of the meeting of 20 January 2015 and note updates.	<p>The minutes were agreed as a true record.</p> <ul style="list-style-type: none"> - App 56/3193/14/F – 11 Leechwell Street – Cllr Gorman reported that he had been asked by SHDC to give delegated approval to the application subject to conditions. The Place Committee had approved the application at the previous meeting and had no further comments.
4	<p>1) 56/0137/15/LB – Listed building consent for replacement of existing conservatory. Paradise House, 29 South Street. Applicant: Mrs E Brown. (Planning Officer: Nils White)</p> <p>2) 56/3231/14/F – Householder application for replacement of wooden windows with uPVC wood effect windows. Stoneleigh House, South Street. Applicant: Ms D Kermode. (Planning Officer: Patrick Whymer)</p> <p>3) 56/0113/15/LB – Listed building consent for construction of ensuite shower room to 3rd storey. 2 Castle Street. Applicant: Mr N Harrison. (Enforcement Officer: Wendy Ormsby)</p>	<p>No objection.</p> <p>Objection on the grounds of maintaining the integrity of the Conservation Area. Request use of materials matching existing fittings. Concerns raised that a change of materials could set a precedent for this building and the surrounding area. The Committee was surprised that the Conservation Officer would be prepared to allow a change of materials in this area and was prepared to meet to discuss this principle. Cllr Hodgson observed the discussion.</p> <p>No objection.</p>

	<p>4) 56/0115/15/F – Householder application for demolition of existing rear addition and erection of new extension and balcony. 1 Priory Gardens. Applicant: Mrs F Mullen. (Planning Officer: Mehdi Rezaie)</p> <p>5) 56/0116/15/F – Householder application for a single storey extension to front of existing bungalow. 27 Weston Lane, TQ9 5UN. Applicant: David Norman. (Planning Officer: Mehdi Rezaie)</p> <p>6) 56/0107/15/CU – Change of use from retail shop (A1) to mixed use, retail shop (A1) and restaurant/café (A3) with associated outdoor seating area. Unit C3, Waterside, 12 The Plains. Applicant: Ms A Lapon. (Planning Officer: Clare Stewart)</p> <p>7) 56/0056/15/CU – Change of use from retail (A1) to café (A3). 74 Fore Street, TQ9 5RU. Applicant: Mr D Birch. (Planning Officer: Clare Stewart)</p> <p>8) 56/0145/15/O – Outline application for erection of three industrial units (Resubmission of 56/1670/14/O) Kingfisher Print and Design Ltd, Wills Road. Applicant: Kingfisher Print and Design. (Planning Officer: Clare Stewart)</p>	<p>Approved in principle, apart from the balconies. Members objected to any balcony that could be out of character with the architecture in the town. It appears from the drawings that the neighbour may have already set this precedent: in which case the entire application should be approved.</p> <p>No objection.</p> <p>Members were concerned that nearby residents could be disturbed by the new use. No objection in principle subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Concerns raised by Environmental Health are satisfied 2. No outside ventilator as this would be unattractive and noisy. Extraction to be via chimney. 3. Outside access restricted to hours of 9am-6pm to minimise disturbance to residents <p>Cllr Hodgson observed.</p> <p>Objection on the grounds that these premises should remain as retail site, that there are already 7 or 8 other cafes in close proximity and in a small area, and that in order to support the vitality of the town it was important to retain a mix of tenure. Cllr Hodgson observed.</p> <p>Also, request SHDC provides guidelines on a reasonable mix of A1/A3 density.</p> <p>No objection.</p>
5	<p>To discuss proposed tree works:</p> <ul style="list-style-type: none"> - 56/0082/15/TCA. Tanyards, Rowsells Lane, TQ9 5AG. Fell Cherry - 56/0081/15/TCA. Haytor, Plymouth Road, TQ9 5LH. Fell Birch - AW/CP/TPO 911. Follaton Farm – establish TPO 	<ul style="list-style-type: none"> - Object. Tree to be pruned, not felled. - No objection. Request replacement with at least one native species. - No objection – fully support.

6	To note tree decision notices: - 56/2690/14/tw. The Hidden House, 44B Fore Street. Fell Ash - refusal of consent. 56/3154/14/TCA. 1 Cistern Street, TQ9 5SP	Noted
7	To note or discuss SHDC DMC decisions since last meeting	It was noted that a decision relating to a major development at Hope Cove had been challenged by the Secretary of State. Discussion of other decisions deferred to next meeting.
8	To discuss any updates on Great Court Farm application	Full Council had delegated authority to the Committee to finalise and submit a letter to Sarah Wollaston MP. It was agreed to request an appointment at the next MP surgery to present the letter.
9	To discuss DCC's consultation on how to reduce its public transport budget	Serious concerns were raised about the use of public funding for consultation which did not appear to take into account the voices of residents. Ongoing cuts are making the situation worse. RECOMMEND: Totnes Town Council prepares a full response to the consultation. NB deadline: 20 April
10	To consider invitation to join Country Access Forum	Deputy Clerk to notify all councillors to provide the opportunity to join.
11	To note the date of the next meeting – Tuesday 24 February 2015 at 5pm	Noted

END

MAYOR