

**MINUTES OF THE PLACE COMMITTEE**  
**TUESDAY 17 MARCH 2015 AT THE GUILDHALL TOTNES**

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

In attendance: Tatiana Cant (minutes), Steve Peacock (Totnes Times), one member of the public

Apologies: none received

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	None received.
	<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.	A member of Totnes on the Move attended to contribute to the discussion on public transport. Comments recorded below.
	<i>The Committee reconvened for the following items:</i>	
3	To deal with any matters arising from the minutes of the meeting of 24 February 2015 and note updates.	The minutes were agreed as a true record.
4	<p>1) 56/0444/15/AD – Advertisement consent for replacement of existing library sign with new projecting sign. 27A High Street, TQ9 5NP. Applicant: Mr W Johnson. (Planning Officer: Alex Sebbinger)</p> <p>2) 56/0464/15/F – Retrospective listed building consent for minor amendments to 56/0651/07/LB (alterations and extension to glass house). Conservatory Cottage, Northgate, TQ9 5NX. Applicant: Mr &amp; Mrs A Hornsey. (Senior Conservation Planning Officer: Richard Gage)</p> <p>3) 56/0439/15/F – Householder application for replacement of 4no. windows to front elevation, matching first floor with second floor windows. 31 High Street, TQ9 5NP. Applicant: Mrs S Carr. (Enforcement Officer: Wendy Ormsby)</p> <p>4) 56/0380/15/F – Householder application for replacement porch. Half Moon House, Leechwell Street, TQ9 5SU. Applicant: Mr &amp; Mrs C Biggs. (Planning Officer: Clare Stewart)</p> <p>5) 56/0376/15/F – Extension and alteration</p>	<p>Although permission would not normally be granted for illuminated signs, members were prepared to make an exception in consideration of the previous signage on these premises. The sign should be lit only when the cinema is open. Light bulbs under the signs need to be protected from vandalism.</p> <p>No objection.</p> <p>No objection.</p> <p>No objection.</p> <p>A formal green travel plan should be submitted before</p>

	<p>of existing garages for change of use to one Class C3(a) dwelling and one Class B1 office. Garages adjacent to St Johns Villa, TQ9 5JH. Applicant: Mr R Goulden. (Planning Officer: Clare Stewart)</p> <p>6) 56/0420/15/F - Householder application for erection of double garage; alterations to lower ground floor to create self contained annexe, ancillary to use of main dwelling; and alteration to roof and eaves height to increase 1<sup>st</sup> floor area. Cross-winds, Kingsbridge Hill, TQ9 5SZ. Applicant: Mr &amp; Mrs DH Peters. (Planning Officer: Charlie Bladon)</p> <p>7) 56/0399/15/F – Householder application for refurbishment of existing roof space into habitable space and creation of new windows to gable ends and for non obscured roof light windows. 13 Priory Avenue, TQ9 5HR. Applicant: Mr D Jamson. (Enforcement Officer: Wendy Ormsby)</p> <p>8) 56/0411/15/AD – Advertisement consent for proposed signage for 1no. non-illuminated fascia, 1no. heritage hanging non-illuminated projecting sign, 1no. ATM vinyl tablet and cladding and 2no. miscellaneous permitted non-illuminated signage items. 9 Fore Street, TQ9 5DA. Applicant: RBS. (Enforcement Officer: Wendy Ormsby)</p> <p>9) 56/0412/15/F – Extension to form new kitchen. China Blue, Station Road, TQ9 5JR. Applicant: China Blue Ltd. (Planning Officer: Ben Gilpin)</p>	<p>approval to address the concerns of residents regarding parking issues .</p> <p>No objection.</p> <p>No objection.</p> <p>No objection.</p> <p>No objection providing the build does not extend beyond the existing hardcore and that existing agencies are consulted including the Environment Agency regarding any outstanding concerns eg drainage issues.</p>
5	To discuss proposed tree works	None submitted
6	<p>To note tree works decisions:</p> <ul style="list-style-type: none"> <li>- 56/0261/15/TCA – Silver Birch – reduce crown. The Gothic House, 4 Bank Lane – Refusal of consent</li> <li>56/0082/15/TCA – Cherry – fell. Tan-yards, Rowsells Lane – Notification to undertake works</li> </ul>	Noted

7	To note or discuss SHDC DMC decisions since last meeting	<p>Noted. Dartington Parish Council had discussed the proposed solar array. This had been agreed on the grounds that it is a relatively small area close to where the energy is to be used and work to be carried out by local suppliers.</p> <p>Concern was expressed that the development work at the Grove School included building works in front of the historic Victorian building which obscure the existing site.</p>
8	To discuss DCC's consultation on how to reduce its public transport budget – deadline: 20 April	<p>Serious concerns were raised relating to the proposed cuts to bus routes.</p> <p><b>RECOMMEND</b> a response be submitted as follows: 'Totnes Town Council objects to the proposed cuts in its public transport budget which will result in the reduction in the ability of those young people, elderly, disabled and who are unable to access a private car – or choose not to. The Town Council would ask Devon County Council to develop a more strategic public transport service using the subsidy it provides for both community transport and commercial services more effectively before it considers any further cuts. It is a matter of serious concern that these cuts will lead to further congestion on the A385 and A381 affecting over 11,000 bus journeys which already exceed air quality limits and also are a step away from sustainable transport and our ability to reduce our carbon footprint.</p>
9	To discuss any updates on Great Court Farm application	No further update had been received on whether or not this application would be called-in. A decision was expected imminently.
10	To discuss recent meeting with SHDC Conservation Officers	The meeting had been very useful. Notes attached to minutes.
11	To consider Town Council policies relevant to the Planning Committee	A draft list of potential policies was tabled. A full discussion deferred to next meeting.
12	To note the date of the next meeting – Tuesday 7 April 2015 at 5pm	Noted

END

MAYOR