



**MINUTES OF THE PLANNING AND PLACE COMMITTEE
THURSDAY 3rd SEPTEMBER 2015 AT THE GUILDHALL TOTNES**

Present: Councillors R Adams (chair), Connelly, Hodgson (arrived at 5.05pm), Paine, Westacott, Whitty (arrived at 5.15pm) and Vint (arrived at 5.05pm)

Apologies: Councillor Hendriksen

In attendance: Laura Shearer (Assistant to the Town Clerk), Steve Peacock (Totnes Times)

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	It was RECOMMENDED that the apologies were accepted.
	<i>The Committee will adjourn for the following item:</i>	
	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.	No members of the public were in attendance.
	<i>The Committee will convene to consider the following items:</i>	
2	To approve the minutes of the meeting of 13 th August and address any matters arising.	<p>The following matters arose from the minutes of the meeting of 13th of August:</p> <p>Update from the Minutes of the Meeting with DCC Highways The Town Clerk met with our Locality Officer to discuss the action points. It was agreed to start with the action on DCC to draw up a position statement on how S106 funds are allocated and Tony Parker will speak to Highways about this.</p> <p>The cycle path route joining Totnes with Newton Abbot has been discussed again in the light of a rumour that the route may go direct to Dartington because the only pedestrian river crossing in Totnes is presently not available for public use. It is important that we continue to lobby for the route to go through Totnes and further meetings will be arranged once we know more about the proposed new route.</p> <p>Update from Cllr Hodgson re SHDC DMC meetings and site visits. It has been advised that local parish and town councillors are able to attend. The official procedure will be confirmed at their next full council meeting.</p> <p>Cllr Westacott expressed concerns about tree planting in the Cemetery and the need to avoid encroaching on burial space. It was suggested that Planning Committee members be advised on future tree planting locations in the cemetery.</p>

3	<p>To make recommendations on the following planning applications:</p> <ol style="list-style-type: none"> 1) 56/1728/15/LB – Listed building consent for internal alterations and replacement windows. Waterloo Place, 1 Cistern Street, Totnes, TQ9 5SP. Applicant: Mr T Herriman. (Planning Officer: Sarah Cawrse) 2) 56/1733/15/F – Replacement timber windows, roof lights, external door with rosewood foiled uPVC windows and doors (resubmission of 56/1649/14/F). 1-20 Grove Close, Totnes, TQ9 5EP. Applicant: South Devon Rural Housing Assc. (Planning Officer: Ben Gilpin) 3) 56/1734/15/AD – Advertisement consent for proposed 1no. non-illuminated fascia sign and 1no. non-illuminated projecting sign. 28 Fore Street, Totnes, TQ9 5DX. Applicant: Bestway Group. (Planning Officer: Sarah Cawrse) 4) 56/1787/15/LB – Listed building consent for painting of existing gable wall of No's 1, 2, 3 & 4.1-4 Seymour Terrace, Bridgetown, Totnes, TQ9 5AQ. Applicant: Mr M Peters. (Planning Officer: Kate Price) 5) 56/1792/15/RM – Approval of reserved matters (appearance, landscaping, layout and scale) following outline approval 03_56/0447/12/O increasing number of dwellings on western portion of site from 29 to 35. Development site between Steamer Quay and Weston Lane, Bridgetown, Totnes. Applicant: Linden Homes South West. (Planning Officer: Thomas Jones) <ol style="list-style-type: none"> a) Approval of planting scheme 	<p>No objection on the assumption that the windows are timber.</p> <p>Objection. Refusal on the grounds that rosewood foiled uPVC windows and doors are not in keeping with the surrounding area.</p> <p>Objection. Councillors have an expectation of signage more in keeping with the historical market town centre.</p> <p>Councillors have no issue with the repainting in principle but would need an example of the actual colour of the paint before giving a final decision.</p> <p>No objection on the proviso that there is a maintenance plan in place for the green spaces. A request was made for further information about who pays for and maintains the green spaces.</p>
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	<p>b) Approval of 6 additional dwellings on the western side</p> <p>Application brought forward from the last meeting:</p> <p>6) 56/1664/15/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 1st floor area (resubmission of 56/0420/15/F). Crosswinds, Kingsbridge Hill, Totnes, TQ9 5SZ. Applicant: Mr D Peters. (Planning Officer: Tim Furnidge)</p>	<p>Objection. Cllrs voted as a majority to request two affordable houses instead of the proposed one as the land was already purchased so there will be no extra expenditure.</p> <p>No objection</p> <p>NOTE: Cllrs JH and RV observed and did not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.</p>
4	To note tree works decisions and orders:	Nothing to note
5	<p>To note that an appeal has been made to the Secretary of State in respect of the following ‘Prior Approval - Refusal’:</p> <ul style="list-style-type: none"> • 56/0990/15/PNNEW – Prior approval for change of use of building and land within its curtilage from storage/distribution (Class B8) to dwelling house (Class C3). King George V House, The Old Reservoir, Totnes, TQ9 5DS. Appeal reference no: APP/K1128/W/15/3130277 	Noted
6	To note the letter to Dr Wollaston re Planning and Housing Policies sent on behalf of both Totsoc (Totnes and District Society) and the South Hams Society.	<p>Noted. It was RECOMMENDED that the Council writes to Sarah Wollaston in support of the points raised in this letter.</p> <p>Cllr Westacott declared an interest as chairman of Totsoc.</p>
7	To discuss the Tree Co2 survey for Totnes and the possibility of grant funding for this.	Cllrs support this survey in principle. The Committee will consult with the Tree Officer and invite Treeconomics to attend a future Planning meeting.
8	To discuss a procedure for site visits.	This was discussed and it was decided that site visits will be at the Chairman’s discretion and these will aim to be held on a Friday morning prior to the Planning meeting, between 9 – 10.30 am.
9	To receive an update on the wall at Ramparts Walk, above the steps from the Eastgate clock.	Devon County Council have offered to repair this in the next 4-6 weeks. Cllrs RECOMMENDED this area should be cordoned off in the meantime for health and safety reasons.

10	To discuss the idea of communications and paperwork becoming electronic where possible.	This was discussed and will be taken forward to the priority meeting as an option. Some councillors would prefer to receive hard copies of agendas.
11	To note the Devon Highways Briefings regarding Grass Cutting and Self Help and Community Support.	Noted.
12	For councillors to consider their priorities from a planning perspective prior to the council priorities setting session in September.	This was discussed and the following suggestions will be taken forward to the priority meeting: <ul style="list-style-type: none"> • Staffing • Air quality monitoring • Safety • Signage • Trees • Abandoned vehicles • Electronic mail (see item 10)
13	To note or discuss SHDC DMC decisions since last meeting	Nothing to note
14	To note minutes of community groups: <ul style="list-style-type: none"> - Traffic and Transport Forum - Neighbourhood Plan 	None available Noted
15	To note the date of the next meeting – 24th September 2015 at 5pm in the Guildhall	Noted

Meeting ended at 7pm

END

MAYOR