

MINUTES OF THE PLANNING AND PLACE COMMITTEE THURSDAY 15th OCTOBER 2015 AT THE GUILDHALL TOTNES

Present: Councillors R Adams (chair), Connelly, Hendriksen, Hodgson (arrived at 4.55pm), Paine, Westacott, Whitty (arrived at 4.35pm) and Vint (arrived at 4.40pm).

In attendance: Laura Shearer (Assistant to the Town Clerk), Steve Peacock (Totnes Times), Jonathan Gale (PRIOR), Martin Gilbert (Resident of Plymouth Rd), two members of the public (re. application number 6)

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	No apologies were received.
	The Committee will adjourn for the following item:	
	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.	Two members of the public were in attendance with an objection to application 56/2107/15/F on the grounds that this will be overbearing and cause a loss of privacy to their property.
	A period of 15 minutes will be given for discussions on Plymouth Road Is Our Road (PRIOR) campaign. To include talks from a PRIOR representative and a local resident.	A talk was given from Jonathan Gale as a follow on from the presentation at full council. Councillors feel this proposal is realistic and have RECOMMENDED to support this campaign by writing a letter to Devon County Council Highways.
		Martin Gilbert (resident) requested a pedestrian crossing be put in place to accommodate the increase of foot traffic from the Follaton Oak development. It was RECOMMENDED to include this request within the above letter to DCC.
	The Committee will convene to consider the following items:	
2	To address any matters arising from the minutes of the meeting of 24 th September.	Minutes were approved.
3	 To make recommendations on the following planning applications: a) 56/2091/15/LB – Listed building consent for replacement of 1No external self service machine. 57 High Street, Totnes, TQ9 5NS. Applicant: HSBC Group PLC. (Planning officer: Kate Price) b) 56/2090/15/F - replacement of 1No external self service machine. 57 High Street, Totnes, TQ9 5NS. Applicant: HSBC Group PLC. (Planning officer: Kate Price) 	No objection
	2) 56/2064/15/ F- Householder application for side extension and extension to rear balcony. 2 Follaton, Plymouth Road,	No objection

	3)	Totnes TQ9 5NB. Applicant: Mr C Kendall. (Planning officer: Sarah Carroll) 56/2112/15/F- Householder application for renovation and rebuilding of existing extension with Interior alterations and replacement windows and doors with new opening. 2 Park View, Priory Hill, Totnes, TQ9 5QG. Applicant: Mr D Barter. (Planning officer: Ben Gilpin)	No objection No objections subject to a
	4)	 a) 56/2130/15/LB- Listed building consent for internal and external alterations including extension of retail area on the first floor. 12 Fore Street, Totnes, TQ9 5DX. Applicant: Dart Valley Estates Ltd. (Planning officer: Kate Price). b) 56/2129/15/F- Internal and external alterations including extension of retail area on first floor. 12 Fore Street, Totnes, TQ95DX. Applicant: Dart Valley Estates Ltd. (Planning officer: Kate Price). 	conservation report.
	5)	14_56/2115/15/VAR- Variation of condition 2 (approved plans) of planning consent 14_56/2246/13/F. Land at Ashburton Road, Totnes (opposite Puddavine Court). (Part Totnes Development Plan Site Allocation T6). Applicant: Bloor Homes South West. (planning officer: Thomas Jones)	Given that the development falls within the Dartington parish it was felt a joint site visit with Dartington parish councillors would be appropriate before any comment can be made.
	6)	56/2107/15/F- Householder application for demolition of existing bungalow roof and replacement with new first floor extension and solar roof. Ground floor alterations with entrance hall and s ingle storey garage extension. Winton, Higher Westonfields, Totnes, TQ9 QZ. Applicant: LED Architects. (planning officer:	No objections on the condition that the side window is unopenable, obscured glass and smaller than proposed.
	7)	Ben Gilpin) 56/1954/15/F – Demolition of existing offices and development of new offices and parking. Valeport Ltd, 20 St Peters Quay, Totnes, TQ9 5EW. Applicant: Valeport Ltd. (Planning Officer: Alex Sebbinger)	No objection Cllr Westacott declared a personal interest.
			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.
4		or make recommendations on tree works decisions and	
	-	56/2164/15/TCA. –T1. Birch. Fell. T2 Birch and T3 Holly. Minor Crown reduction. 20 South Street, Totnes, TQ9 5DZ. (Chris Brook)	No objections with recommendations of replacing T1 with a fruit tree. ClIrs would like it noted that they would prefer T1 was reduced instead of felled.
	-	56/2067/15/TCA- T1Silver Birch. Fell. Sefton Gardens, Weston Road, Totnes, TQ9 5AH. (Chris Brook)	No objection

5	To note that we have received a response from the Duke of Somerset in regards to meeting with the council to discuss Great Court Farm	Noted
6	To discuss the Urban Grass Cutting Agreement, to consist of four cuts of visibility verge as set out in the County Council's policy.	Cllrs discussed this and it was RECOMMENDED that we keep to the agreement of DCC completing these works.
7	To note or discuss SHDC DMC decisions since last meeting	Noted
8	To note minutes of community groups: - Traffic and Transport Forum - Neighbourhood Plan	None available None available
9	To note the date of the next meeting – 5 th November 2015 at 5pm in the Guildhall	Noted

Meeting ended at 6.10pm

MAYOR