

**MINUTES OF THE PLANNING AND PLACE COMMITTEE  
THURSDAY 5th NOVEMBER 2015 AT THE GUILDHALL TOTNES**

Present: Councillors Rosie Adams (Chair), Vint, Paine, Westacott MBE Hendriksen, Whitty and Hodgson  
In Attendance: Helen Nathanson (Town Clerk) and 2 members of the public

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	There were no apologies.
	<i>The Committee will adjourn for the following item:</i>	The Committee adjourned 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.	2 members of the public attended to speak about planning Application 56/2221/15/O.
	<i>The Committee will convene to consider the following items:</i>	The Committee convened to consider the following items:
2	To address any matters arising from the minutes of the meeting of 15 <sup>th</sup> October.	There were no matters arising.
3	<p>To make recommendations on the following planning applications</p> <ol style="list-style-type: none"> <li>1) a) 56/2118/15/LB- Listed building consent for renovation &amp; extension, including demolition of existing extensions &amp; outbuildings with associated improvements to create parking with some hand landscaping. 1 Warland , Totnes TQ95EL. Applicant: Mr &amp; Mrs M Shaire (Planning officer: Kate Price)</li> <li>b) 56/2117/15/F- Householder application for renovation &amp; extension, including demolition of existing extensions &amp; outbuildings with associated improvements to create parking with some hand landscaping. 1 Warland , Totnes TQ95EL.</li> <li>2) 56/2221/15/O- Outline application with all matters reserved for 8no. three bedroomed houses with 8no. parking spaces. Cocos Nursery, Ashburton Road, Totnes TQ9 5JZ. Applicant: Coco’s Nursery Ltd. (planning officer: Alex Sebbinger)</li> <li>3) 56/2199/15/LB- Listed building consent for Proposed replacement of modern window units in shared dormer structure. 3 Leechwell Street, Totnes TQ95SX. Applicant: Barker &amp; Zeiher. (Planning Officer: Sarah Cawrse)</li> <li>4) 56/2176/15/ F- Householder application for extension to main house and conversion of garage into ancillary studio /office. Southcote, Bridgetown Hill,</li> </ol>	<p>No objection</p> <p>No objection. The Committee had reservations about the solar orientation of the houses and thought that any PV panels should be prioritised on social housing units. It felt that they site layout and street scene could be improved and wanted consideration of co-housing units. The Committee was satisfied with 25% affordable housing as a minimum level.</p> <p>No objection</p> <p>No objection. The Committee would prefer that the slate hung façade on the single story building be replaced on the north elevation once complete.</p>

	<p>Totnes TQ9 5BN. Applicant: Mrs S Higgins. (Planning Officer: Ben Gilpin)</p> <p>5) 56/2330/15/LB – Listed building consent to install business sign to replace existing. Darnells, 30 Fore Street, Totnes, TQ9 5RP. Applicant: Darnells Chartered Accountants &amp; Business Advisers. (Planning Officer: Sarah Cawrse)</p> <p>Brought forward from the previous meeting: To make recommendations and note that Dartington Parish Council didn't require a site visit and had no objection to the following application:</p> <p>1) 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).</p>	<p>No objection but Option A was preferred.</p> <p>No objection</p> <p>NOTE: Cllrs JH and RV observe and do not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.</p>
4	<p>To note or make recommendations on tree works decisions and orders:</p> <p>1) 56/2067/15/TCA – T1 Silver Birch, Fell. Sefton Gardens, Weston Road, Totnes, TQ9 5AH</p>	<p>This was noted.</p>
5	<p>To discuss a timetable and plan for implementation of the Town Council Priorities which have been allocated to the Planning Committee.</p>	<p>This was discussed and the High Priority items will be considered in the following order:</p> <ol style="list-style-type: none"> <li>1. Traffic and NP</li> <li>2. S106 lists</li> <li>3. Town Centre improvements</li> </ol>
6	<p>To consider any items from the Committee which need to be included in the budget for 2016/17.</p>	<p>The Committee would like to support the town through new developments around the ETO and needs to look into the possible costs of this. Cllr Adams and the Planning Officer need to research mediators. The final budget and time scale for the NP needs to be confirmed by the NP Steering Group. The Committee would like to look into the costs of providing projection or screen facilities for Planning meetings in the light of the decision by SHDC to stop providing paper copies in future. Cllr Hodgson agreed to find out from SHDC whether there will be a grant available from SHDC to compensate for this. It was also agreed that the Committee would prefer to continue to receive paper copies from SHDC.</p>
7	<p>To receive a verbal update on the progress and budget of the Neighbourhood Plan.</p>	<p>The Town Clerk gave an update. The original plan suggested that the NP would be completed by July 2016 but the Steering Group now thinks that it will take until October 2016. The Committee requested that a letter be sent to the NP Steering Group to ask for more information from about what is now required to complete the NP, what</p>

		are the reasons for delay and what the expected costs are. It was also agreed that the Committee would like to confirm with the NP Steering Group what the mandate is for discussing development sites within the NP Steering Group.
8	To receive a verbal update from grounds maintenance regarding herbicide use on Town Council land.	The Town Council Grounds Maintenance contractors use herbicides over a limited area at present - the overgrown footpaths in the Cemetery and Ramparts Walk. The Committee wants to know if they have a licence to use Roundup. This will then be discussed at the next meeting.
9	To note the information from Devon Highways regarding their new banners and decorations procedure.	This was noted.
10	To note or discuss SHDC DMC decisions since last meeting	These were noted.
11	To note minutes of community groups: - Traffic and Transport Forum - Neighbourhood Plan	These were noted. None available
12	To note the date of the next meeting – <b>26<sup>th</sup> November 2015 at 5pm</b> in the Guildhall	This was noted. The next meeting will be at 4 pm.

END

MAYOR