

**MINUTES OF THE PLACE COMMITTEE
THURSDAY 23 JULY 2015 AT THE GUILDHALL TOTNES**

Present: Councillors R. Adams (Chair), Connelly (left at 6.30pm), Hendriksen, Paine, Hodgson, Vint (arrived at 6.10pm), Westacott and Whitty

In attendance: Frances Northrup (Totnes Community Development Society), 2 members of the public regarding application: 56/1422/15F, Tatiana Cant (minutes), Laura Shearer (shadow minutes),

Apologies: Cllr Vint sent apologies for late arrival due to a County Council meeting.

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	Apologies from Cllr Vint 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.	<p>Frances Northrup updated members on the progress of the first plans produced for the Atmos project. There will be a mixture of units including affordable housing, energy centre, health and wellbeing centre and one small shop. The Environment Agency is content with the flood plans. Collaborative working with McCarthy and Stone had been very successful. The plan will go to referendum in May 2016.</p> <p>Two neighbours expressed their concerns relating to application: 56/1422/15F.</p>
<i>The Committee reconvened for the following items:</i>		
3	To deal with any matters arising from the minutes of the meeting of 2 July 2015 and note updates.	The minutes were agreed as a true record.
4	<p>To make recommendations on the following planning applications:</p> <p>1) 56/1422/15/F – Householder application for demolition of existing garage and replacement garage with studio over. Clifton Lodge, Jubilee Road, TQ9 5BP. Applicant: Mr S Chapman. (Planning Officer: Wendy Ormsby)</p> <p>2) 56/1515/15/F – Conversion of 2no. 3 bed maisonettes into 4no. 1 bed self-contained flats. Home Meadow, Totnes, TQ9 5XY. Applicant: Devon and Cornwall Group. (Planning Officer: Alex Sebbinger)</p>	<p>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> <p>Members voted (5 in favour, 1 abstention) to object on grounds of the potential impact on privacy of the proposed development, inappropriate location for large building, out of keeping with the area, concerns regarding parking and drainage as frequent pooling already occurs.</p> <p>No objection</p>

	<p>3) 56/1525/15/LB – Listed building, consent for alterations and repairs. Birdwood Cottage, 12 South Street, Totnes, TQ9 5DZ. Applicant Mr & Mrs G & L Lowe. (Planning Officer: Sarah Cawrse)</p> <p>4) 56/1528/15/F – Householder application for alterations to form additional accommodation in roof space with dormer window. 51 Denys Road, Totnes, TQ9 5TL. Applicant: Mr M Annear. (Planning Officer: Wendy Ormsby)</p> <p>5) 56/1509/15/F – Revised retrospective application for demolition of vacant buildings and erection of 4 dwellings and garages (resubmission of approval 56/0225/14/F). Redlands, Bridgetown Hill, Totnes, TQ9 5BN. Applicant: Glazegate Homes. (Planning Officer: Ben Gilpin)</p> <p>6) 56/1514/15/CU – Change of use of top two floors from residential (C3) to commercial office space (B1(a)). 4 Castle Street, Totnes, TQ9 5NU. Applicant: Mrs P Doyle. (Planning Officer: Mrs Clare Stewart)</p>	<p>No objection</p> <p>No objection</p> <p>No objection</p> <p>No objection</p> <p>Clarification to be sought on who is permitted to speak at DMC site visits and meetings. Dates of forthcoming meetings to be circulated to members.</p>
5	<p>To make recommendations on the following planning application (carried forward from 2nd July planning meeting)</p> <p>1) 56/1085/15/F – Demolition of existing single storey offices/workshops. Erection of 5No 2 storey work-place units with associated off-street parking and bin stores. 11-20 Burke Road, TQ9 5XL. Applicant: Mr C Brook. (Planning Officer: Matthew Jones)</p>	<p>Concern was expressed that adequate provision for the homeless shelter be retained and that the transition period be well managed. Approval agreed subject to including condition that a suitable space be made available for the use of the homeless shelter. A joint site visit of SHDC planning officer and Town Council Planning Committee requested.</p>
6	<p>To comment on proposed tree works</p> <ul style="list-style-type: none"> - AW/CP/TPO 911. Tree Preservation Order 2015. Trees on land at Follaton Farm, Totnes. Confirmed as Served - AW/TPO-611-56/1547/15/tw. Tree Preservation Order 2002. Rear of 44B Fore Street, Totnes, TQ9 5RP. Application to remove single branches as indicated on attached photograph to main stem. 	<p>Noted</p> <p>Noted</p>
7	<p>To receive an update about No 1 Collins Road</p>	<p>The application had been agreed previously by the Planning Committee although the door</p>

		installed is less in keeping than would appear from the plans.
8	To note or discuss SHDC DMC decisions since last meeting	Noted
9	To discuss latest developments relating to A4 sized post boxes	Agreed to request a meeting on site with Royal Mail to identify the post boxes they allege are currently in place.
10	To receive an update about the meeting with the Duke of Somerset about Great Court Farm	The Clerk had spoken to his office recently but was still waiting for a date for a meeting. A meeting now to be requested with no further delay with members of the Planning Committee and a list of questions to be provided to the Duke in advance.
11	To note minutes of community group meetings and clarify the remit of advisory groups: <ul style="list-style-type: none"> - Traffic and Transport Forum - Neighbourhood Plan 	None available
12	To agree dates of future meetings	Thursday 13 August at 5pm in the Guildhall.

END

MAYOR