

**MINUTES OF THE PLANNING AND PLACE COMMITTEE
THURSDAY 23rd FEBRUARY 2017 AT THE GUILDHALL TOTNES**

Present: Councillors R Adams (Chair), Hodgson, Paine, and Vint

In Attendance: Christina Bewley, Pip Howard (departed at start of meeting), one member of the public.

Apologies: Cllrs Hendriksen and Whitty

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	It was RESOLVED to accept the apologies.
<i>The Committee will adjourn for the following items:</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.		A member of the public raised concerns over a potential planning breach in connection with the conditional planning approval given for application 56/2244/14/F. The planning breach report had been submitted to SHDC but there has been no response. Cllr Vint agreed to look into the issue and provide feedback to the member of public.
<i>The Committee will convene to consider the following items:</i>		
2	To approve the minutes of the meeting of 12 th January 2017.	There were no matters arising.
3	<p>To note or make recommendations on tree works decisions and orders:</p> <p>Works to Trees in a Conservation Area:</p> <p>3a) 0190/17/TCA – Beech crown reduction by 30%. Fernleigh, Pomeroy Villas, Totnes, TQ9 5BE.</p> <p>Works to Tree Preservation Order Trees:</p> <p>3b) 0311/17/TPO – Western Red Cedar, section fell and dismantle to ground level due to significant structural defects. Redworth Court, Station Road, Totnes, TQ9 5EQ.</p>	<p>The Tree Warden, P.Howard, reported on the current heavy workload he and his colleague (T.Hutchinson) have due to existing and new diseases effecting trees in the area. Because of this he has not been able to look at the applications under 3a) and 3b) to gives us an opinion. He discussed possible changes to the TPO process, and advised about a Handbook that is being established for tree management along with training sessions. He suggested some of the tree work needed at the Cemetery could be done for free as part of the training sessions which Councillors welcomed.</p> <p>No objections.</p> <p>No objections. The Tree Warden, T.Hutchinson, had sent an e-mail in relation to this application confirming he had no concerns.</p>

<u>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.</u>		
4	<p>To make recommendations on the following planning applications:</p> <p>4.1) 0088/17/VAR – Variation of condition 2 (approved drawing) of granted planning consent 0929/16/FUL. Morrisons Service Station, Station Road, Totnes, TQ9 5JR. Applicant: Wm. Morrisons Supermarkets.</p> <p>4.2) 0092/17/FUL & 0093/17/LBC – Existing communal staircase to be removed/replaced to provide upgraded means of escape. 60 High Street, Totnes, TQ9 5SQ.</p> <p>4.3) 56/2221/15/O – Readvertisement (new description) – Outline application with all matters reserved for 5no. three bedroomed houses with 10no. parking spaces. Cocos Nursery, Ashburton Road, Totnes, TQ9 5JZ.</p> <p>4.4) 0107/17/LBC – Alterations and improvements to customer facilities (part retrospective). Resubmission of 3474/16/FUL & 3475/16/LBC. Watermans Arms, Victoria Street, Totnes, TQ9 5EF.</p>	<p>The paperwork provided by SHDC did not identify what changes had been made to the original application. The Cllrs therefore felt there was insufficient information to be able to comment, although they do not support the loss of any vegetation.</p> <p>No objections.</p> <p>No objections. Cllr Vint expressed regret that this development was not part of the Neighbourhood Plan.</p> <p>No objections.</p>
5	<p>To note minutes of community groups:</p> <ul style="list-style-type: none"> - Traffic and Transport Forum 	Noted
6	<p>To discuss the use of bio -fuels for Totnes public transport.</p>	<p>Cllr R Adams read out an e-mail received from a member of the public raising questions about the use of bio-fuels in Totnes and whether the Town Council has a Transport Policy.</p> <p>Previous studies that had been undertaken into the use of bio-fuels and the problems encountered were discussed.</p> <p>It was confirmed that the Council have a Transport Policy. Cllr Hodgson agreed to provide a Bio-fuel proposal that had been established but not progressed. It was hoped that an interested member of the public could become involved and take forward a bio-fuel project for the Town.</p>

7	To discuss the condition of the Railway bridge.	<p>ClIr R Adams read out an e-mail received from a member of the public which raised concerns over the poor appearance of the railway bridge.</p> <p>ClIr Vint advised that the Railway Bridge had been discussed at a previous Traffic Forum meeting, and that painting the bridge is the responsibility of Network Rail.</p> <p>ClIr Vint agreed to do a formal letter to Network Rail about the issue and copy in the complainant.</p>
8	To note that SHDC Planning Department are not up to date with sending planning applications.	<p>ClIr Vint reported that the Planning department performance indicators submitted to the SHDC Overview & Scrutiny Committee did not show a problem, although Customer Services scored low.</p> <p>ClIrs agreed that it is difficult to contact anyone there now and that the situation is not acceptable.</p>
9	To note that Brixham Peninsula Neighbourhood Plan are seeking views on their plan by 11 th March 2017. Representations should be sent to feedback@brixhampeninsula.com .	Noted.
10	To note that the alleged breach of condition 2 on the approval decision notice for 56/1509/15/F (Redlands, Bridgetown Hill, Totnes, TQ9 5BN) is a closed case.	Noted.
11	To note the date of the next meeting – 16th March 2017 at 4pm in the Guildhall.	This was noted.

ENDED 5:25PM

MAYOR

