



**AGENDA FOR THE PLANNING AND PLACE COMMITTEE
THURSDAY 6th APRIL 2017 AT THE GUILDHALL TOTNES**

You are hereby SUMMONED to attend the Planning and Place Meeting, which is to be held in the Guildhall, Totnes on **Thursday 6th April 2017 at 4pm** for the purpose of transacting the following business:

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	
	<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.	
	<i>The Committee will convene to consider the following items:</i>	
2	To approve the minutes of the meeting of 16 th March 2017.	Minutes enclosed
3	<p>To note or make recommendations on tree works decisions and orders:</p> <p>Works to Trees in a Conservation Area:</p> <p>3.1) 0752/17/TCA – T1: Walnut - Lateral crown reduction and thin. 1 Cistern Street, Totnes, TQ9 5SP.</p>	Application available on the SHDC website – www.southhams.gov.uk
4	<p>To make recommendations on the following planning applications:</p> <p>4.1) 0740/17/FUL – Demolition of existing bungalow and garage and construction of new eco home (amendments to approval 56/2107/15/F). Winton, Higher Westonfields, Totnes, TQ9 5QZ.</p> <p>4.2) 0359/17/FUL – Replace an existing window with a door on the South East elevation. 17B Cistern Street, Totnes, TQ9 5SP.</p> <p>4.3) 0582/17/FUL & 0583/17/ADV – Proposed change of use from A1 Retail to A2 Financial or Professional Services Offices. Advertisement consent for fascia, wall mounted sign and glass advertisement. Lifeline House, Station Road, Totnes, TQ9 5HW,</p> <p>4.4) 0502/17/FUL – Replacement of rotten wooden and chain link wire fencing with 2.4m high angle section galvanised steel fence and gates between Boat Storage Compound and Steamer Quay. Totnes Boating Association, Steamer Quay Road, Totnes, TQ9 5AL.</p> <p>4.5) 0573/17/FUL – Continuing use as A1 Retail, new external A/C units, installation of small oven extract to East elevation, new internal wall panelling, installation of shop floor counter and banquette seating, and associated works.</p>	Applications available on the SHDC website – www.southhams.gov.uk

	4.6) 0857/17/HHO – Householder application for single-story side extension and conversion of garage. 36 Denys Road, Totnes, TQ9 5TL.	
<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>		
5	To note the decision letter confirming Totnes Market Square has been designated as an Asset of Community Value.	
6	To note the public meeting by CPRE South Hams branch on 19 th April 2017 entitled 'How Can We Protect Our Devon Countryside?'	
7	To note the dates of the Neighbourhood Planning sessions to discuss the Joint Local Plan with SHDC.	
8	To note the date of the next meeting – 27th April 2017 at 4pm in the Guildhall.	

C. Bewley

Christina Bewley
Deputy Clerk

**MINUTES OF THE PLANNING AND PLACE COMMITTEE
THURSDAY 16th MARCH 2017 AT THE GUILDHALL TOTNES**

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

In Attendance: Christina Bewley.

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.	None.
	<i>The Committee will convene to consider the following items:</i>	
2	To approve the minutes of the meeting of 23 rd February 2017.	Item 6 – the information provided by Cllr Hodgson was passed on to the member of public who sent the e-mail.
3	<p>To note or make recommendations on tree works decisions and orders:</p> <p>Works to Trees in a Conservation Area:</p> <p>3.1) 0544/17/TCA – Ash – Fell. 5 Barings Cottages, Weston Lane, Totnes, TQ9 5AP.</p> <p>Works to Tree Preservation Order Trees:</p> <p>3.2) 0421/17/TPO – Fagus Sylvatica Purpurea – 20 year management plan for regular pruning – crown reduction by 2 – 2.5m at regular intervals. Half Moon House, Leechwell Street, Totnes, TQ9 5SU.</p> <p>To review report from Pip Howard, Tree Warden, regarding St John’s Primary School felling and setting up a South Hams Tree Wardens Network.</p>	<p>No objections.</p> <p>No objections.</p> <p>Noted.</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) 0368/17/FUL – Application for erection of dwelling. Springfields, Jubilee Road, Totnes, TQ9 5BW</p>	No objections.

<p>4.2) 0620/17/HHO – Application to replace existing timber balcony balustrade with stainless steel and frosted glass. 76 Higher Westonfields, Totnes, TQ9 5QZ.</p>	<p>No objections.</p>
<p>4.3) 3848/16/HHO – Application to replace wooden frame windows with UPVC. 5 Varian Court, Bridgetown, Totnes, TQ9 5BS.</p>	<p>Cllrs objected on the grounds that this is incompatible with the conservation area and out of keeping with neighbouring buildings.</p>
<p>4.4) 0267/17/LBC – Listed building consent for internal alterations. 44 Fore Street, Totnes, TQ9 5RP.</p>	<p>Cllrs would like a conservation officer’s assessment before giving their approval.</p>
<p>4.5) 0257/17/LBC – Listed building consent for proposed alterations to doors and windows (part retrospective). Little Meadow House, Plymouth Road, Totnes, TQ9 5LH.</p>	<p>No objections.</p>
<p>4.6) 0044/17/FUL – Change of use to residential accommodation. The Great Grubb Lower Broomborough, Plymouth Road, Totnes, TQ9 5LX.</p>	<p>No objections.</p>
<p>4.7) 0472/17/LBC – Retrospective application for listed building consent for repairs and works to listed building. 1 Plymouth Road, Totnes, TQ9 5PH.</p>	<p>No objections.</p>
<p>4.8) 0663/17/PAS – prior approval for proposed demolition and reconstruction of footbridge. Totnes Station, Station Road, Totnes, TQ9 5JR.</p>	<p>No objections.</p>
<p>4.9) 0382/17/LBC – Listed building consent to replace turnerised roof and dormer window at rear with reclaimed Delabole slates and re rendering of rear lowered chimney. 41 High Street, Totnes, TQ9 5NP.</p>	<p>No objections.</p>
<p>4.10) 0560/17/HHO – Householder application for new window aperture in North Elevation of property. Long Barn, Rowsells Lane, Totnes, TQ9 5AG.</p>	<p>No objections.</p>
<p>4.11) 0262/17/HHO – Householder application for retrospective permission for installation of 6 x PV solar panels to front roof. 3 Bertram House, Victoria Street, Totnes, TQ9 5EF.</p>	<p>No objections.</p>
<p>4.12) 0723/17/HHO – Internal and external alterations, demolition of outbuilding and construction of two storey side extension and associated landscaping. Treetops, Barracks Hill, Totnes, TQ9 6DG.</p>	<p>Cllrs felt that the style of the windows on the extension should be more in keeping with the existing building. Cllr Vint believes this site lies in Dartington not Totnes parish.</p>

5	To note the approval of the Atmos Community Right To Build Order at the former Totnes Creameries site.	Noted
6	To review the NP Housing Paper. The document can be found at http://totnesneighbourhoodplan.org/evidence-housing/ . Please read the paper in advance of the meeting.	The increase in housing and building on green spaces was not welcomed by the Committee. However the allocation of £1.8million in South Hams to support community led housing projects is welcome if it is spent in its entirety on actual housing stock.
7	To note the school consultations on Bidwell Brook School, Southbrook School and Ilsington Primary School. Responses should be sent to schoolconsultations@devon.gov.uk by 29 th March 2017.	Noted.
8	To note the Joint Local Plan consultation information.	Noted. It was AGREED that the information would be add to the TTC website.
9	To note the date of the next meeting – 6th April 2017 at 4pm in the Guildhall.	This was noted.

ENDED 5:45PM

MAYOR