



**AGENDA FOR THE PLANNING AND PLACE COMMITTEE
THURSDAY 16th MARCH 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 16th March 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 23 rd February 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) 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>	Application available on the SHDC website – www.southhams.gov.uk
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> <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>4.3) 3848/16/HHO – Application to replace wooden frame windows with UPVC. 5 Varian Court, Bridgetown, Totnes, TQ9 5BS.</p> <p>4.4) 0267/17/LBC – Listed building consent for internal alterations. 44 Fore Street, Totnes, TQ9 5RP.</p>	Applications available on the SHDC website – www.southhams.gov.uk

	<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>4.6) 0044/17/FUL – Change of use to residential accommodation. The Great Grubb Lower Broomborough, Plymouth Road, Totnes, TQ9 5LX.</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>4.8) 0663/17/PAS – prior approval for proposed demolition and reconstruction of footbridge. Totnes Station, Station Road, Totnes, TQ9 5JR.</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>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>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>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><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></p>		
5	To note the approval of the Atmos Community Right To Build Order at the former Totnes Creameries site.	
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.	
7	To note the school consultations on Bidwell Brook School, Southbrook School and Ilington Primary School. Responses should be sent to schoolconsultations@devon.gov.uk by 29 th March 2017.	
8	To note the Joint Local Plan consultation information.	Enclosed
9	To note the date of the next meeting – 6th April 2017 at 4pm in the Guildhall.	

**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	To note or make recommendations on tree works decisions and orders:	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.
	Works to Trees in a Conservation Area:	
	3a) 0190/17/TCA – Beech crown reduction by 30%. Fernleigh, Pomeroy Villas, Totnes, TQ9 5BE.	No objections.
	Works to Tree Preservation Order Trees:	
	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.	No objections. The Tree Warden, T.Hutchinson, had sent an e-mail in relation to this application confirming he had no concerns.

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.

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	To discuss the use of bio -fuels for Totnes public transport.	<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>Cllr 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>Cllr 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>

		Cllr Vint agreed to do a formal letter to Network Rail about the issue and copy in the complainant.
8	To note that SHDC Planning Department are not up to date with sending planning applications.	Cllr 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. Cllrs agreed that it is difficult to contact anyone there now and that the situation is not acceptable.
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

Totnes Town Council - Office

From: Totnes Town Council Clerk <clerk@totnestowncouncil.gov.uk>
Sent: 08 March 2017 10:15
To: 'Totnes Town Council - Office'
Subject: FW: Joint Local Plan Engagement Events

Importance: High

Helen Nathanson
Town Clerk
Totnes Town Council

01803 862147
<mailto:clerk@totnestowncouncil.gov.uk>
www.totnestowncouncil.gov.uk



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From: Lesley Crocker [mailto:Lesley.Crocker@swdevon.gov.uk]
Sent: 07 March 2017 10:57
To: SH-All Parish Clerks <SH-AllParishClerks@southhams.gov.uk>; WD-Parish Clerks <ParishClerks@westdevon.gov.uk>
Subject: Joint Local Plan Engagement Events
Importance: High

Dear Town and Parish Councils

The Joint Local Plan regulation 19 consultation will begin on 15th March. Please find below the latest information about the engagement events that we are planning. The specific details of one or two of the locations are yet to be finalised, but the majority have now been confirmed, we wanted you to have them as soon as possible.

I will resend these dates on the 15th when the consultation starts as a final confirmation of dates and times.

Joint Local Plan - Regulation 19 Consultation

15th March - 26th April

The following engagement events have been planned around the 6 main towns and the smaller towns and villages. There are two events at varying times in the 6 main towns and then further events in the smaller towns and villages.

Each event will be adverted in the paper and locally with posters. We will also promote through Social Media and directly to the Towns and Parishes. As soon as the posters we are preparing are ready I will forward them on to you.

At least one Strategic Planner will be available at each of the following events:

Date	Time	Town / Village	Location
Wednesday 15 th March	2-6	Dartington	Village Hall TBC
Thursday 16 th March	3-7	Yealmpton	Parish Room
Friday 17 th March	3-7	Tavistock	Elbow Lane
	3-7	Totnes	Library or Methodist Church
Saturday 18 th March	3-7	Okehampton	Ockment Centre
	10-2	Woolwell	The Woolwell Centre
Monday 20 th March	3-7	Dartmouth	Guildhall
	3-7	Hatherleigh	Community Centre
Tuesday 21 st	3-7	Kingsbridge	Town Council, Quay House, Room 3
	3-7	Bere Alston	Bere Alston Parish Hall
Wednesday 22 nd March	3-6	Ivybridge	Watermark Centre, Library
Thursday 23 rd March	3-7	Bickleigh	Bickleigh Village Hall
	3-7	Modbury	Memorial Hall, meeting room
Friday 24 th March	10-2	Ivybridge	Watermark Centre, Library
Saturday 25 th March	10-2	Tavistock	Farmers Market / TIC
	10-2	Totnes	TBC
Monday 27 th March	3-7	North Tawton	Town Hall or Town Council Offices
Tuesday 28 th March	3-7	Lifton	Arundal Arms
Wednesday 29 th March	3-7	Okehampton	Charter Hall
Saturday 1 st April	10-2	Dartmouth	Guildhall
Monday 3 rd April	3-7	Stokenham	Village Hall, Wesley Smith Room

Tuesday 4 th April	3-7	Salcombe	CofE School, School Hall
Saturday 8 th April	10-1	Kingsbridge	Library
Monday 10 th April	3-5	Neighbourhood Planning Groups - Kilworthy Park	Chamber TBC
Wednesday 12 th April	1-3	Neighbourhood Planning Groups – Follaton House	TBC

If your residents would like to view a copy

We are encouraging everyone if possible to view all of the documents online. This is a huge document with lots of supporting policies, the best way to view it and make comments is through the portal online (this portal will be live before the 15th March):

www.plymswdevonplan.co.uk

For those people who can't access the documents online or who want to view a hard copy, we are giving each Town and Parish Council one copy of the plan.

Every ward member will also be given a copy.

We will also make copies available at the following locations:

- Ivybridge Watermark Centre
- Totnes Library
- The Woolwell Centre
- Okehampton one stop shop
- Hatherleigh Community Centre
- Kingsbridge Library
- Salcombe Library
- Okehampton Library
- Tavistock Library
- Dartmouth Library
- Kilworthy Park reception
- Follaton House Reception

A flyer will be available at the events showing how and where to make comments. This is still in draft at the moment, we will provide copies of this to you once it is finalised, along with posters advertising the events in your areas.

If you have any questions please email: Communications@swdevon.gov.uk

Kind regards

Thomas Jones and Lesley Crocker

Lesley Crocker | Lead Specialist Communications and Media
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