**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

**THURSDAY 6th APRIL 2017 AT THE GUILDHALL TOTNES**

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

In Attendance: Christina Bewley (Deputy Clerk)
Apologies: Cllrs Hendriksen

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| 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. |
|  | *The Committee will adjourn for the following items:* |  |
|  | 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. |
|  | *The Committee will convene to consider the following items:* |  |
| 2 | To approve the minutes of the meeting of 16th March 2017. | Agreed. |
| 3 | To note or make recommendations on tree works decisions and orders: **Works to Trees in a Conservation Area:**3.1) 0752/17/TCA – T1: Walnut - Lateral crown reduction and thin. 1 Cistern Street, Totnes, TQ9 5SP. | No objections.Cllr Vint suggested the Council writes to major landowners to ask that they inform us about any tree felling planned as a courtesy. This was **AGREED**.Cllr Vint advised that work on the flood defences for the town has resulted in some tree felling already which is concerning the public. It was suggested that signage is put in relevant places and posted on social media to let the public know what is happening. This was **AGREED**.Cllr Vint suggested that the Council should ask the Tree Wardens to do an audit of the trees in TPO areas. Cllr Hodgson agreed to contact the Chairman of the Tree Wardens organisation to arrange this. |
| **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 | To make recommendations on the following planning applications: 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.4.2) 0359/17/FUL – Replace an existing window with a door on the South East elevation. 17B Cistern Street, Totnes, TQ9 5SP.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,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.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.4.6) 0857/17/HHO – Householder application for single-story side extension and conversion of garage. 36 Denys Road, Totnes, TQ9 5TL. | Cllr Hodgson declared an interest due to knowing the architect.No objections subject to the following being confirmed:* A privacy assessment has been done.
* An adequate construction management plan has been done to assess any potential contamination risk during demolition, particularly in relation to asbestos in the property.

No objections.It was felt that a hand painted sign and etched windows would be more in fitting with the rest of the town.All Cllrs present declared an interest due to the application being made by Cllr M Adams.There was a concern over the appearance of the fencing in such a visible location. It was agreed there were no objections subject to something being done to soften the look of the galvanised steel, e.g. planting of vegetation in-front of the fence.This was not agreed due to the potential obstruction of the passageway and the detrimental impact of an extra piece of outdoor industrial furniture on a historic alleyway.It was **AGREED** to request a site visit.No objections. |
| 5 | To note the decision letter confirming Totnes Market Square has been designated as an Asset of Community Value. | Noted.Cllr Vint advised that the designation lasts for 5 years and highlighted the need for a reminder to resubmit the application in 4 ½ years time. |
| 6 | To note the public meeting by CPRE South Hams branch on 19th April 2017 entitles ‘How Can We Protect Our Devon Countryside?’ | Noted. |
| 7 | To note the dates of the Neighbourhood Planning sessions to discuss the Joint Local Plan with SHDC. | Noted. |
| 8 | To note the date of the next meeting – **27th April 2017 at 4pm** in the Guildhall. | Agreed for **27th April 2017 at 2pm**. |

ENDED 5:25PM

MAYOR