



**AGENDA FOR THE PLANNING AND PLACE COMMITTEE  
THURSDAY 27<sup>th</sup> 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 27<sup>th</sup> April 2017 at 2pm** 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 6 <sup>th</sup> April 2017.	Minutes enclosed
3	To discuss the design of SHDC's new parking tariffs in Totnes with Cathy Aubertin (Operational Manager – Environmental Services, SHDC).	Discussion document enclosed.
4	<p>To note or make recommendations on tree works decisions and orders:</p> <p><b>Works to Trees in a Conservation Area:</b></p> <p>4.1) 1182/17/TCA – T1: Magnolia – fell. The Garden Cottage, 47 High Street, Totnes, TQ9 5NP</p>	Application available on the SHDC website – <a href="http://www.southhams.gov.uk">www.southhams.gov.uk</a>
5	<p>To make recommendations on the following planning applications:</p> <p>5.1) 1066/17/ARM – Outline application with all matters reserved for Change of use Class A1 (Shops) to Class A3 (Food &amp; Drink). 5a The Plains, Totnes, TQ9 5DR.</p> <p>5.2) 0922/17/LBC – Listed building consent for removal of footbridge and installation of stairs to provide access to Signal Box Café. Totnes Station, Station Approach From Station, Totnes, TQ9 5JR.</p> <p>5.3) 0708/17/ADV – Advertisement consent for rebranding of external sign work. Morrisons, Coronation Road, Totnes, TQ9 5GN.</p> <p>5.4) 0972/17/ADV - Advertisement consent for rebranding of external sign work. Morrison's Petrol Station, Station Road, Totnes, TQ9 5JG.</p> <p>5.5) 0573/17/FUL and 0574/17/LBC – Readvertisement: Listed building consent for installation of new external A/C units,</p>	Applications available on the SHDC website – <a href="http://www.southhams.gov.uk">www.southhams.gov.uk</a>

installation of small oven extractor to East elevation, new internal wall panelling, and associated shopfitting works. 44 Fore Street, Totnes, TQ9 5RP.

5.6) 1027/17/FUL and 1028/17/LBC – Listed building consent for installation of 2 No A/C units. 28 Fore Street, Totnes, TQ9 5DX.

5.7) 1071/17/ARC – Application for approval of details reserved by condition 3 of granted planning application 3282/16/FUL. River Dart (Railway Crossing North end) to Baltic Wharf (South end).

5.8) 1013/17/ARC – Approval of details reserved by condition number 3 of planning consent 3293/16/LBC. Apple Wharf, The Plains, Totnes TQ9 5QL.

5.9) 1014/17/ARC – Approval of details reserved by condition number 3 of planning consent 3281/16/LBC. The Malthouse, New Walk, Totnes, TQ9 5YY.

5.10) 1163/17/LBC – Listed building consent for rebuilding and reprofiling of the existing boundary wall of the Chapel to aid in providing a passive flood defence on the Ashford Slipway, adjacent to the footings of The Chapel. The Chapel, The Plains, Totnes, TQ9 5DW.

5.11) 1159/17/LBC – Listed building consent for the installation of exterior Individual Property protection (IPP) to three doors at the rear of the building, and one on the east elevation of the building. Seymour Court, Bridgetown, Totnes, TQ9 5AA.

5.12) 1062/17/FUL - Creation of a new dwelling from the ancillary spaces on the ground floor beneath an existing first floor apartment. 5A South Street, Totnes, TQ9 5DZ.

5.13) 0956/17/CLE – Lawful Development Certificate for existing use as a separate dwellinghouse (Class C3). Mount Studio Totnes, Down Hill, Totnes, TQ9 5ES.

5.14) 0986/17/HHO – Householder application to convert part of a garage into a studio space with a slide door, and bi-fold type patio doors on the rear elevation. 16 Little Batten Road, Totnes. TQ9 5GQ.

5.15) 1124/17/NMM - Non-material minor amendment to planning consent 56/0586/13/F – change of garage to Studio Annex at Plot 31. Plot 31, Follaton Oak, Plymouth Road, Totnes.

5.16) 1114/17/NMM – Application for non-material minor amendments following grant on permission 56/1792/15/RM to change from bi-fold doors to French doors on housetypes 34, 403, 405, D and P. Development Site at Sx 8102 5980 Weston Lane, Totnes.

**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.**

6	To note the draft Order Section 247 for the proposed stopping up of Highway at 5A The Plains, Totnes TQ9 5DR.	Documents enclosed.
7	To note the minutes of the Totnes and District Traffic and Transport Forum meeting on 8 <sup>th</sup> March 2017 and the Agenda for the meeting on 12 <sup>th</sup> April 2017.	Documents enclosed.
8	To consider the Footpath Diversion Order informal consultation – Dartington Footpath 19, Puddavine, Totnes.	Documents enclosed.
9	To discuss the Revised Settlement Boundaries	See enclosed pages 1-5 and 91. Full document available at: <a href="http://web.plymouth.gov.uk/ttv - settlement_boundaries.pdf">http://web.plymouth.gov.uk/ttv - settlement_boundaries.pdf</a>
10	To note the date of the next meeting – 15 <sup>th</sup> May 2017 at 3pm in the Guildhall.	



Sara Halliday  
Administrator

MINUTES OF THE PLANNING AND PLACE COMMITTEE  
THURSDAY 6<sup>th</sup> 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

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	It was <b>RESOLVED</b> 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 16 <sup>th</sup> March 2017.	Agreed.
3	<p>To note or make recommendations on tree works decisions and orders:</p> <p><b>Works to Trees in a Conservation Area:</b></p> <p>3.1) 0752/17/TCA – T1: Walnut - Lateral crown reduction and thin. 1 Cistern Street, Totnes, TQ9 5SP.</p>	<p>No objections.</p> <p>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 <b>AGREED</b>.</p> <p>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 <b>AGREED</b>.</p> <p>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.</p>
<p><b>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.</b></p>		
4	<p>To make recommendations on the following planning applications:</p> <p>4.1) 0740/17/FUL – Demolition of existing</p>	

	<p>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 &amp; 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> <p>4.6) 0857/17/HHO – Householder application for single-story side extension and conversion of garage. 36 Denys Road, Totnes, TQ9 5TL.</p>	<p>Cllr Hodgson declared an interest due to knowing the architect.</p> <p>No objections subject to the following being confirmed:</p> <ul style="list-style-type: none"> <li>- A privacy assessment has been done.</li> <li>- An adequate construction management plan has been done to assess any potential contamination risk during demolition, particularly in relation to asbestos in the property.</li> </ul> <p>No objections.</p> <p>It was felt that a hand painted sign and etched windows would be more in fitting with the rest of the town.</p> <p>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.</p> <p>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 <b>AGREED</b> to request a site visit.</p> <p>No objections.</p>
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 19 <sup>th</sup> April 2017 entitled '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 – 27 <sup>th</sup> April 2017 at 4pm in the Guildhall.	Agreed for 27 <sup>th</sup> April 2017 at 2pm.

ENDED 5:25PM

MAYOR

SECRET

### AGENDA ITEM 3

#### THE DESIGN OF SHDC NEW PARKING TARIFFS IN TOTNES

Dear Town and Parish Clerks

You may be aware that the District Council has resolved to increase car parking income by 2% in the next financial year.

As we have a policy of 'community-led' tariffs, I am writing to ask if you would wish to work with us in designing the tariffs for your town/ village, if you have Pay & Display car parks in your area.

Things to consider include:

- How busy are the car parks in your area?
- Is there a type of parking you would wish to encourage (or even discourage), eg, commuters, shoppers, tourists etc?
- Would you like increases to be loaded onto one or two particular tariffs to encourage more use of other parking sessions?
- Would you like to eliminate overnight parking charges, where they apply, or discourage overnight parking?

Aside from the need to increase the overall amount of income, we have no preconceived ideas so would very much like to hear your views. It has also proved helpful to involve local Chambers or traders where there is interest.

We have had considerable success in tariff designs which have been built to suit specific areas, such as Ivybridge, Totnes and Kingsbridge to name a few.

Please let me know how you wish us to proceed with tariffs in your area in the next few weeks if possible. I am about to go on leave for two weeks, but will be happy to answer any concerns or queries when I return.

I'm happy to attend Parish/ Town Council meetings if this would help.

Best wishes - Cathy

Cathy Aubertin | Operational Manager (Environment Services)  
South Hams District Council | West Devon Borough Council

TOWN AND COUNTRY PLANNING ACT 1990

**THE STOPPING UP OF HIGHWAY (SOUTH WEST) (NO. ) ORDER 201**

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highway described in the Schedule to this Order and shown on the plan, in order to enable development to be carried out in accordance with the planning permission granted under Part III of the Act by South Hams District Council under reference 3282/16/FUL.

2. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.

3. In this Order

"the plan" means the plan numbered NATTRAN/SW/S247/2806, marked "Highway at Totnes in the District of South Hams", signed by authority of the Secretary of State and deposited at the Department for Transport, Deposit Document Service, F Floor, Ashdown House, St Leonards-on-Sea, Hastings, East Sussex TN37 7GA.

4. This Order shall come into force on the date on which notice that it has been made is first published in accordance with section 252(10) of the Act, and may be cited as the Stopping Up of Highway (South West) (No. ) Order 201 .

Signed by authority of  
the Secretary of State  
201

DAVE CANDLISH  
An Official in the  
National Transport Casework Team  
Department for Transport

THE SCHEDULE

Description of highway to be stopped up

The highway to be stopped up is at Totnes in the District of South Hams, shown on the plan as an irregular shaped area of highway at The Plains. It commences at grid reference E:280559 N:060276 and extends in a north easterly direction for a maximum distance of 8.2 metres. It has a maximum width of 1.5 metres.



# PUBLIC NOTICE

## DEPARTMENT FOR TRANSPORT

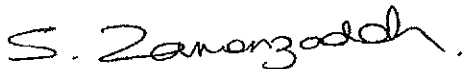
### TOWN AND COUNTRY PLANNING ACT 1990

The Secretary of State gives notice of the proposal to make an Order under section 247 of the above Act to authorise the stopping up of an irregular shaped area of highway at The Plains at Totnes in the District of South Hams.

If made, the Order would authorise the stopping up only to enable development as permitted by South Hams District Council, under reference 3282/16/FUL.

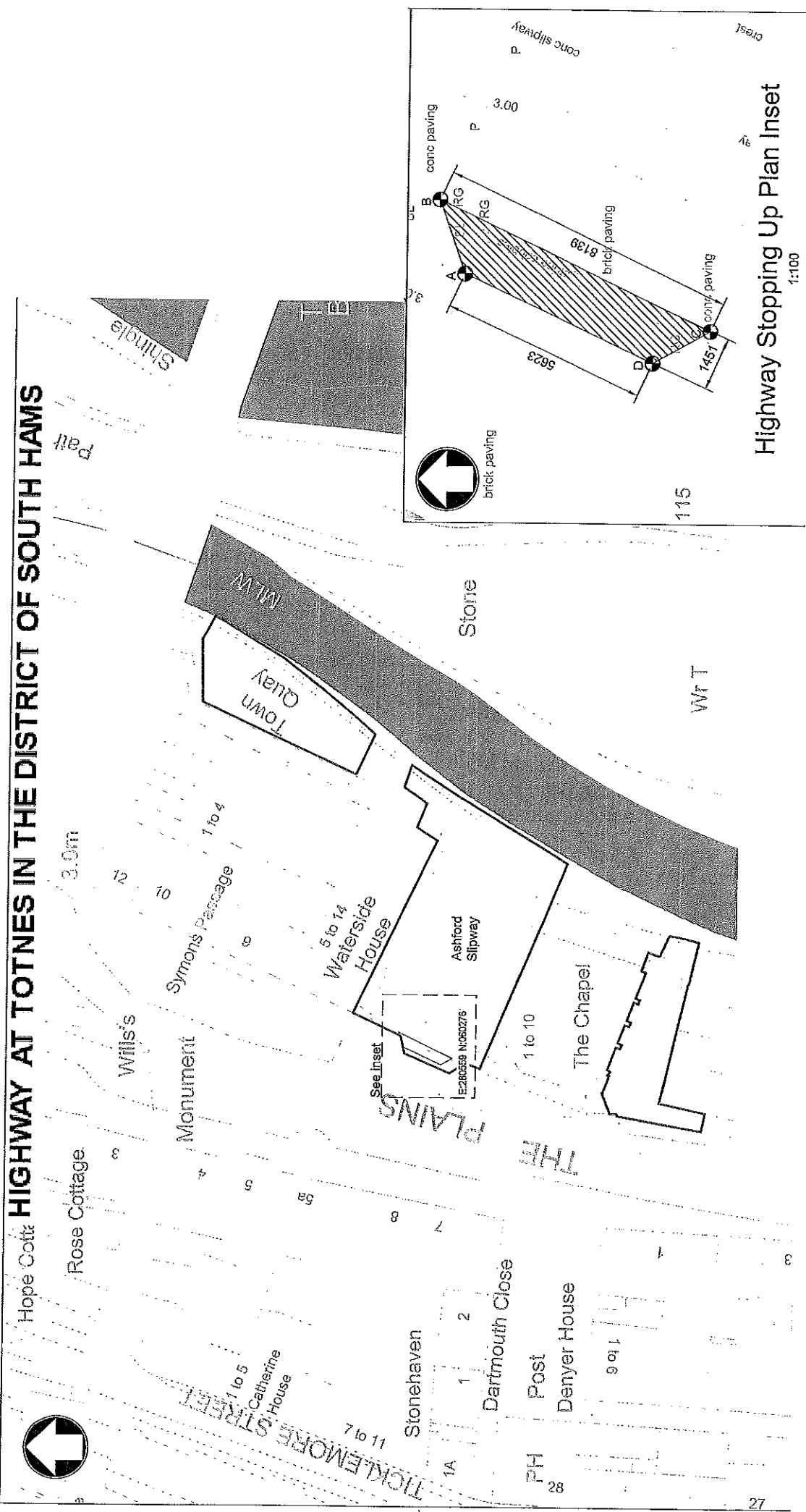
Copies of the draft Order and relevant plan will be available for inspection during normal opening hours at Totnes Library, The Mansion, 36 Fore Street, Totnes, Devon, TQ9 5RP in the 28 days commencing on 28 April 2017, and may be obtained, free of charge, from the address stated below (quoting NATTRAN/SW/S247/2806).

Any person may object to the making of the proposed order by stating their reasons in writing to the Secretary of State at [nationalcasework@dft.gsi.gov.uk](mailto:nationalcasework@dft.gsi.gov.uk) or National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle upon Tyne NE4 7AR, quoting the above reference. Objections should be received by midnight on **26 May 2017**. Any person submitting any correspondence is advised that your personal data and correspondence will be passed to the applicant/agent to be considered. If you do not wish your personal data to be forwarded, please state your reasons when submitting your correspondence.




S Zamenzadeh, Casework Manager

# HIGHWAY AT TOTNES IN THE DISTRICT OF SOUTH HAMS



Highway Stopping Up Plan Inset  
1:100

<p>Key Scale 1:500 @ A3</p>	<p>Highway to be stopped up</p> 
<p>National Transport Casework Team Department for Transport Plan No: NATTRAN/SW/S247/2806</p>	<p>Signed by Authority of the Secretary of State on .....2017 Signature..... DAVE CANDLISH An Official in the National Transport Casework Team Department for Transport</p>

## AGENDA ITEM 7

Totnes and District Traffic and Transport Forum

Advisory Body to TOTNES TOWN COUNCIL (TTC)

Co-Chairs: Peter Rees (pvrees@fiscali.co.uk) and John Birch (jpb1@hotmail.co.uk)

Vice-Chair: Alan Langmaid (alanlangmaid@hotmail.com)

Draft Minutes of Meeting held in the Guildhall, Totnes on Wednesday 8 March 2017.

Present: John Birch, Peter Rees, Robert Vint, James Bellchambers, Alan Langmaid, Simon Harrington, Julian Burn, Lynne Price and Chris Hall

Apologies: Helen Kumar, Tony Whitty, Sandi Whale

1. Minutes of meeting held on 8 February 2017 were agreed as correct subject to AL disputing the accuracy of a comment made concerning the St Mary's Partnership.

### 2. Matters arising not on this agenda:

RV reported on the possible Electric Charging Points and this will be the subject of a further report.

RV reported on the works carried out to The Lamb. It was agreed it was an improvement although there are still some minor works outstanding. Unfortunately the original S106 Agreement cannot be located.

AL is to draft a letter to be sent to DCC on the issue concerning True Street – No Right Turn. Draft to be sent to Berry Pomeroy PC for comment.

### 3. Current Draft Transport Strategy – Neighbourhood Plan

PR updated the meeting on progress in respect of that part of the document he was drafting. There was also discussion concerning the JLP and the numbers allocated to Totnes and Dartington.

### 4. Parking Group Progress Report

AL reported that data was awaited from DCC to be able to review on street parking. RV to chase DCC. Residents' Parking was to be reviewed. There was a discussion concerning the Budgen's car park and its availability following the closure of the store and its possible future development. There was also a discussion concerning the extent of the ownership of the site previously occupied by Budgens.

#### 5. Emergency Services

The Police and Fire Services are to be chased for a response

#### 6. Bob the Bus report

SM reported that BtB was still looking for premises for the operation. JB agreed to contact the officers at SHDC to see if they are able to assist. The Green Travel Plan for the Baltic Wharf development was discussed and Mary Popham was to be consulted.

#### 7. St Mary's Heritage Project

JB reported on developments and in particular the consultation process. The Town Council had now joined the partnership.

#### 8. Town, District and County Councillors' Reports:

RV reported on matters concerning the Littlehempston Cycle Path, the DCC Pothole Fund and the extension of the footpath at Follaton. JB reported on SHDC's proposed policy to charge charities for the use of its car parks for charitable events. The Forum agreed to oppose this policy.

Date of Next Meeting: Next meeting will be held on **Wednesday 12 April 2017** at 1830 in the Guildhall, Totnes.

## TOTNES AND DISTRICT TRAFFIC AND TRANSPORT FORUM

Advisory Body to TOTNES TOWN COUNCIL

Co-Chairs: Peter Rees [pvrees@tiscali.co.uk](mailto:pvrees@tiscali.co.uk) & John Birch [jpb1@hotmail.co.uk](mailto:jpb1@hotmail.co.uk)

Vice-Chair: Alan Langmaid [alanlangmaid@hotmail.com](mailto:alanlangmaid@hotmail.com)

**AGENDA** for meeting at 18.30 on **Wednesday 12 April 2017** in Totnes Guildhall

1. Apologies.
2. Minutes of the meeting of 8 March 2017
3. Matters arising not on agenda.
4. Neighbourhood Plan - Update
5. Parking Group Progress Report: (Alan Langmaid)
6. Meeting and communications with emergency services
7. Bob the Bus report
8. St Mary's Heritage Project
9. Highways markings
10. Town, District and County Councillor's reports
11. AOB
12. Date for next Meeting

+ see attached.

## Totnes Town Council - Office

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**From:** John Birch <jpb1@hotmail.co.uk>  
**Sent:** 05 April 2017 15:27  
**To:** John Birch  
**Subject:** Fw: Allocation of Pothole Action Fund

This item will be added to the agenda of the Totnes and District Transport Forum to be held on 12 April at 6.30pm at the Totnes Guildhall.

Regards

John Birch  
Co Chair

**From:** ROBERT VINT <rjvint@icloud.com>  
**Subject:** Fwd: Allocation of Pothole Action Fund  
**Date:** 4 April 2017 at 13:56:58 BST  
**To:** Cllr Robert Vint <rjvint@icloud.com>

Dear Town Councillors,

Last night I updated you on how the Highways Officer and I had decided to allocate the £34,599 that I had been provided with through the Pothole Action Fund for use in the Totnes Rural Division.

This is a Government fund, part of their their 'Roads Investment Funding Package' - and they gave DCC £3,192,000 for the 2017/18 financial year for individual County Councillors to allocate in their Divisions.

<https://new.devon.gov.uk/roadsandtransport/maintaining-roads/business-plan-2015-2021/pothole-action-fund/>

I'd far rather spend such a sum on benches, trees, noticeboards, grit bins and the like as it is scarcely enough to repair a hundred yards of road - however this is not an option.

I chose to tour the whole area with our highways officer, Darren Cole, visiting the key areas where problems have been identified.

The most severe problems were along long stretches of country roads that have light use and that would cost far more money than I have to repair.

Our assessment and decision is summarised below.

Please do keep reporting potholes and other highways problems via DCC's "Report a Problem" website: <https://new.devon.gov.uk/roadsandtransport/report-a-problem/> and upload digital photos of potholes there as the Council have as statutory requirement to repair potholes over 40mm deep and greater than 300mm wide - and I believe that many potholes in rural areas are not being repaired partly because they haven't been reported.

**From: Darren Cole, Neighbourhood Highway Officer**

Hi Robert,

Below is a list of sites we assessed with respect to your County Councillor Pothole Action Fund.

- o Ashwell, Diptford.
- o Belmont Road, Totnes.

- o Hernaford, Harberton.
- o Higher Westonfields, Totnes.
- o Manor Farm, North Huish.
- o Moat Hill, Totnes.
- o Spanish Lane End to Horner Tongue, Diptford.
- o Steamer Quay, Totnes.
- o Wheeldon, Diptford.

It was agreed that all these sites required funding and that in some cases; the funding available wouldn't actually be enough. It was also acknowledged that Totnes received no P.A. Funding last year and that this should be taken into account.

Having considered the options it was decided that Moat Hill in Totnes would receive the majority of the funding and what little was left would go towards repairing some of the deterioration in Higher Westonfields, Totnes. It was felt that this would benefit a greater populace on the whole and address at least some of the rapidly deteriorating roads evident in Totnes.

Regrettably many of the parish sites listed above are long rural roads leading to farms or associated conversions. In all cases substantial patching is required and the funding available could easily be spent in its entirety on any one of these roads. Not only would it be difficult to determine which is most deserving, the nature and category of the road must also be considered.

I personally think you have made the correct decision with respect to these allocations and hope others feel the same way. I appreciate that some people will be disappointed and realise that there is still a long list of roads that need extensive repair. Unfortunately this funding is limited and only stretches so far.

Kind regards

Darren

**Mr Darren Cole**

**Neighbourhood Highway Officer, Devon County Council, Lucombe House, County Hall, Topsham Road, Exeter EX2 4QD**

With best wishes,  
Robert.

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**Clr Robert Vint**, FRSA  
Devon County Councillor for Totnes Rural  
 Hope House, 75a High St.,  
 Totnes, Devon TQ9 5PB  
*h/w: 01803 868523*  
*mobile: 07596 470330*  
[linkedin.com/in/robertvint](https://www.linkedin.com/in/robertvint)  
[facebook.com/ClrRobertVint](https://www.facebook.com/ClrRobertVint)  
[twitter.com/Robert\\_Vint](https://twitter.com/Robert_Vint)  
*email: [rjvint@icloud.com](mailto:rjvint@icloud.com)*  
*email: [robert.vint@devon.gov.uk](mailto:robert.vint@devon.gov.uk)*

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PLEASE NOTE: I'm updating my home email address *from* [rjvint@globalnet.co.uk](mailto:rjvint@globalnet.co.uk) to [rjvint@icloud.com](mailto:rjvint@icloud.com) Please check your records are up to date.

**Totnes Town Council - Office**

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**From:** Totnes Town Council Clerk <clerk@totnestowncouncil.gov.uk>  
**Sent:** 12 April 2017 15:52  
**To:** TTC new address  
**Subject:** Fwd: Footpath Diversion Order - Dartington Footpath 19, Puddavine, Totnes - informal consultation  
**Attachments:** Existing PROW footpath.docx; Proposed PROW footpath.pdf; Site Plan inc PROW.pdf; Landscape Plan.pdf

Could you collate for the next planning agenda pack you have to pass to Sara please? Or shall I email her directly

----- Forwarded message -----

**From:** Rob Sekula <Rob.Sekula@swdevon.gov.uk>  
**Date:** Wed, Mar 22, 2017 at 10:45 AM  
**Subject:** Footpath Diversion Order - Dartington Footpath 19, Puddavine, Totnes - informal consultation  
**To:** Paul McFadden <paul.mcfadden@devon.gov.uk>, Totnes Town Clerk <clerk@totnestowncouncil.gov.uk>, "tonyrhillier@btinternet.com" <tonyrhillier@btinternet.com>  
**Cc:** Clare Stewart <Clare.Stewart@swdevon.gov.uk>

Dear All

SHDC have received a Section 257 Footpath Diversion Order application, which seeks to divert c.245m of Dartington Footpath 19 as it crosses a field directly to the south of the A385 (on the western side of Totnes, and to the west of Puddavine Court).

The Diversion Order is to enable the development of the field through which the footpath crosses for housing - this being subject to a planning application from Transition Totnes under ref. 2927/15/FUL.

Please find attached a screenprint of the existing route of the PROW (from the DCC Environment Viewer function), and the proposed PROW route received from the applicant. I have also included a plan of the proposed development to assist with seeing how the proposal lies alongside the development. Finally a Landscape Plan which shows how the proposed landscaping will create a 'green lane' effect for the northern part of the footpath (screening from the development)

The applicant within their Design and Access Statement indicates their belief that the actual route used by the public tends to follow the eastern boundary for some two-thirds of its length (i.e. the proposed route) save for the southern corner which is cut off by a direct line to the exit from the field. I do not have knowledge of the route on the ground, but I am sure you will know whether this is indeed the case.

It is my understanding that the route is currently grass, and that the applicant is not proposing any formal surfacing of the diverted route. The diverted route would pass through land under the ownership of the applicant, partly maintained as orchard/green lane/and open field, most likely to be managed and maintained by a residents management company.

Please take this as the initial informal consultation, however if this proves to be straightforward with support all round (namely from Ramblers, Town Council and DCC PROW officer), I would anticipate following this up immediately with the formal steps of wider consultation (site notice, press and consultees) on the Diversion Order.

After today I am on leave until April, however I will be looking to progress this as a priority on my return (and accordingly would be grateful for any comments before April). I am of course happy to organise a site



visit if required (with the applicant), however suspect it may not be necessary in this case.

Kind regards  
Rob

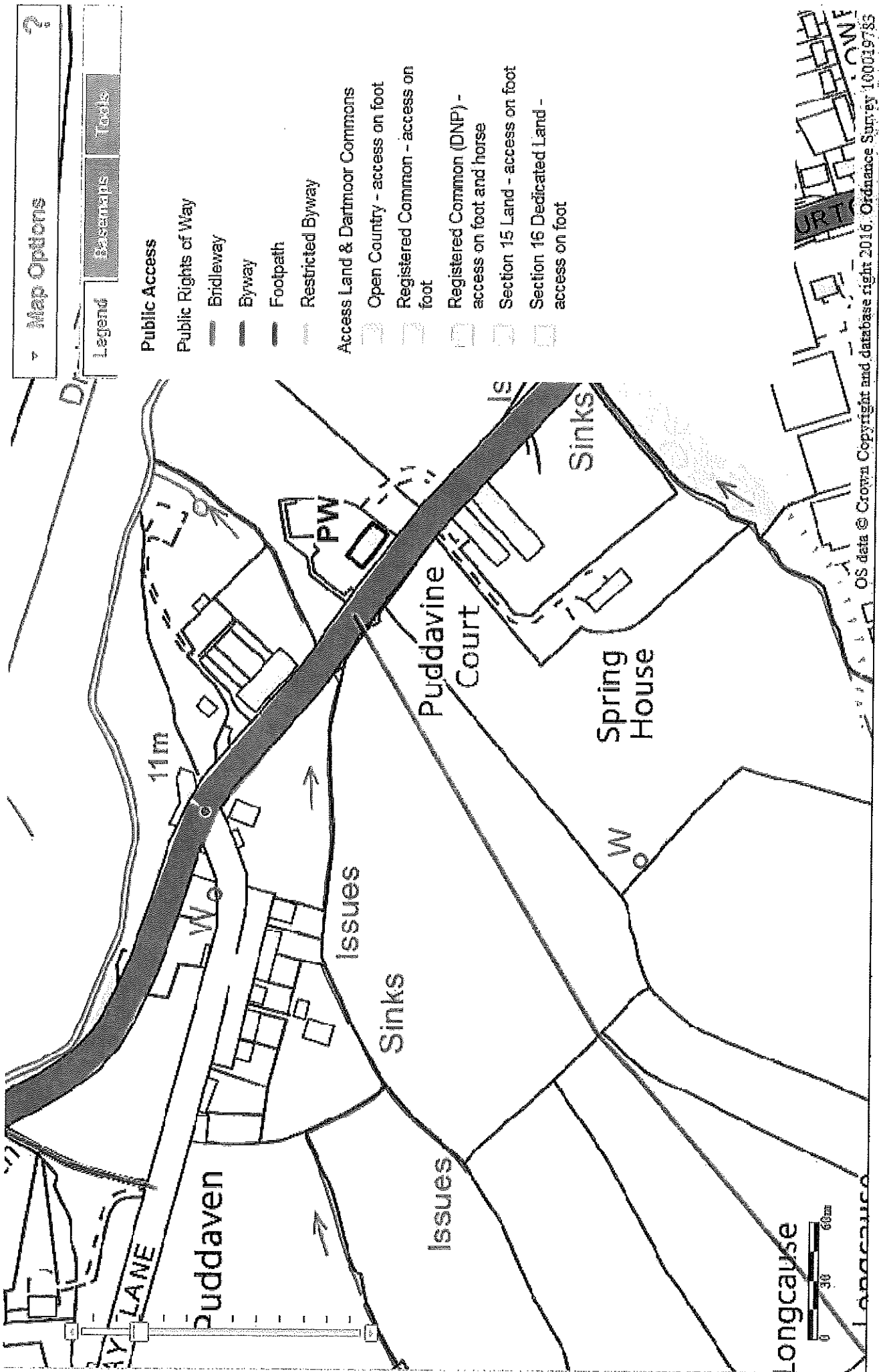
Paul - I believe I have the right contact for the Ramblers (but don't yet have the local knowledge!) - if you have a different email address to that which I have sent this email, I would be grateful if you could forward for me, thanks

Rob Sekula | Specialist - Assets & Place Making  
South Hams District Council | West Devon Borough Council  
Email: [rob.sekula@swdevon.gov.uk](mailto:rob.sekula@swdevon.gov.uk)  
Tel: 01822 813701 | 07989 669459  
[Ready for Winter] <<http://swdevon.gov.uk/>>

### **Disclaimer**

This e-mail is strictly confidential and is intended only for use by the addressee. If you are not the intended recipient, any disclosure, copying, distribution or other action taken in reliance of the information contained in this e-mail is strictly prohibited. Furthermore, if you are not the intended recipient, please notify the sender immediately and then delete this e-mail from your system. Incoming and outgoing e-mail messages are routinely monitored for compliance with our policy on the use of electronic communications. This e-mail message has been scanned for computer viruses; however, no liability in respect of damage caused by any virus which is not detected will be accepted.

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Catherine Marlton  
Town Clerk  
Totnes Town Council



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Map Options





Legend

Basemaps






Tools

**Public Access**

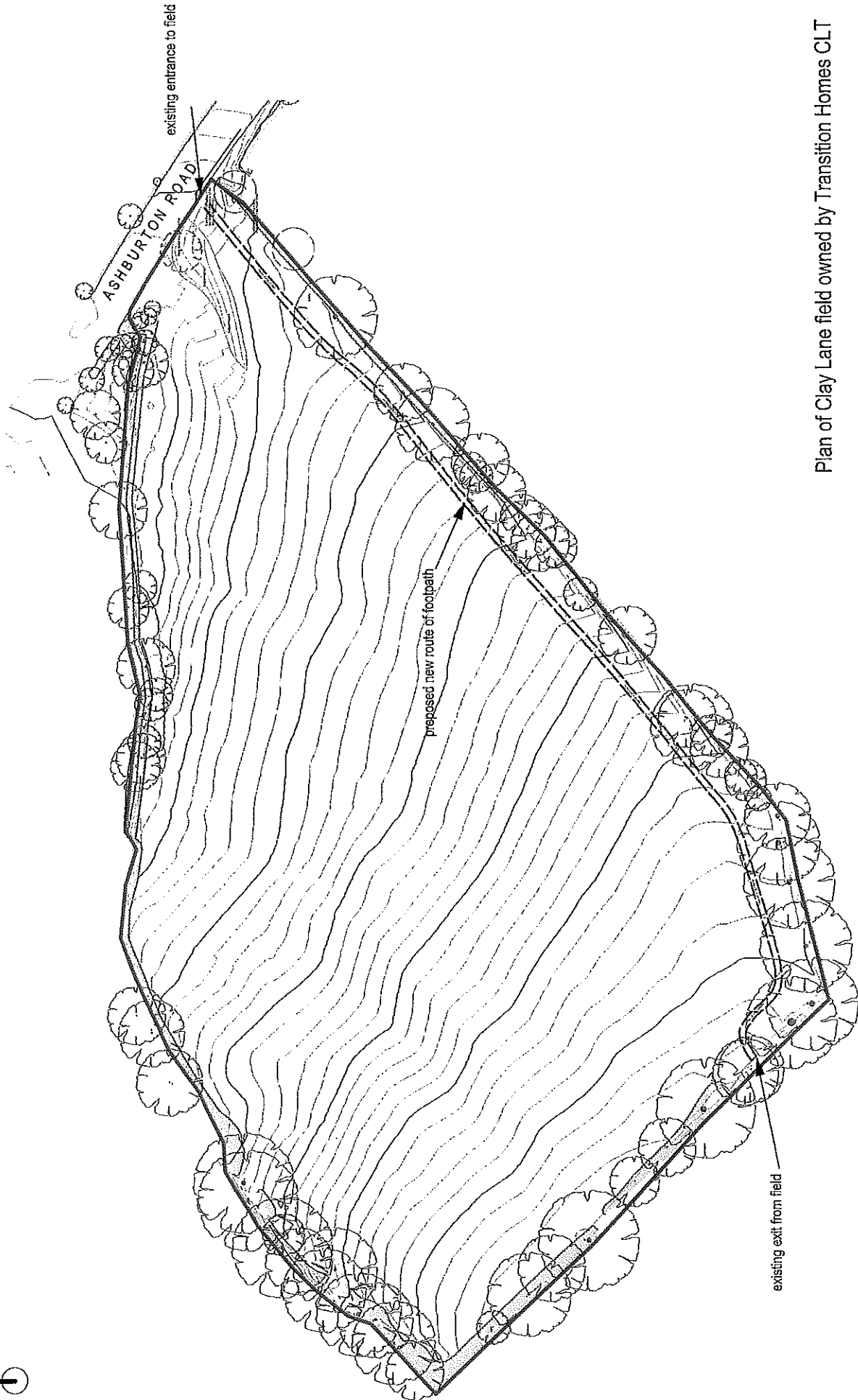
**Public Rights of Way**

-  Bridleway
-  Byway
-  Footpath
-  Restricted Byway

**Access Land & Dartmoor Commons**

-  Open Country - access on foot
-  Registered Common - access on foot
-  Registered Common (DNP) - access on foot and horse
-  Section 15 Land - access on foot
-  Section 16 Dedicated Land - access on foot

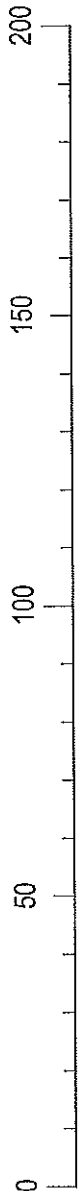
OS data © Crown Copyright and database right 2016, Ordnance Survey 100019785



Plan of Clay Lane field owned by Transition Homes CLT

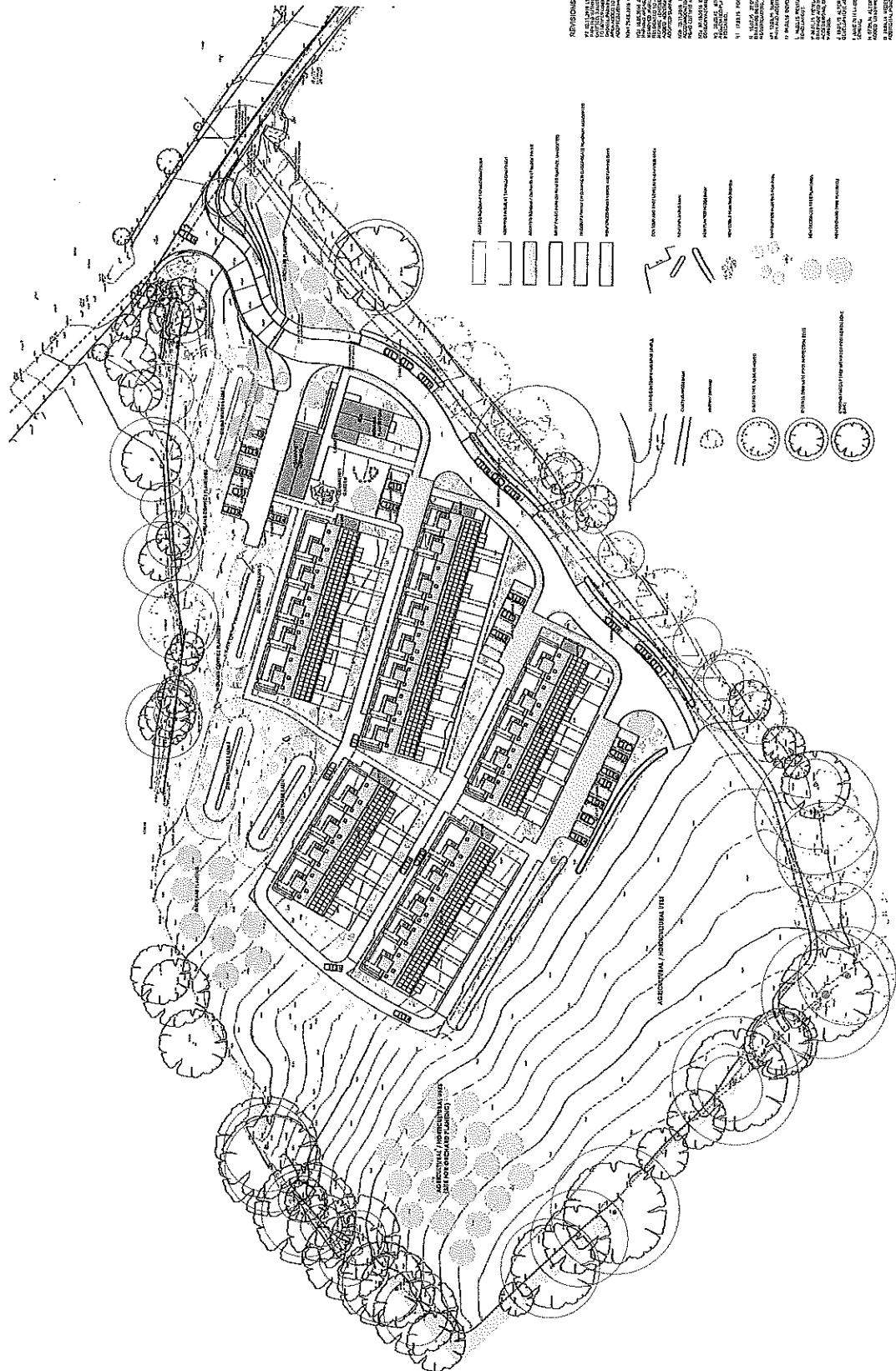
scale 1:1250

December 2015

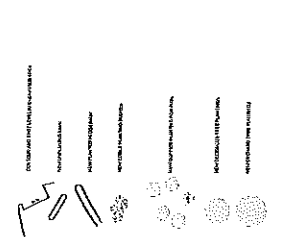


metres

This drawing is complete, including all sheets and details, and is intended for construction. It is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing or any other drawings or specifications prepared by or for the architect, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by negligence on the part of the architect.



- 1. 1/4" = 1' - 1/4" SCALE
- 2. 1/4" = 1' - 1/4" SCALE
- 3. 1/4" = 1' - 1/4" SCALE
- 4. 1/4" = 1' - 1/4" SCALE
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- 7. 1/4" = 1' - 1/4" SCALE
- 8. 1/4" = 1' - 1/4" SCALE
- 9. 1/4" = 1' - 1/4" SCALE
- 10. 1/4" = 1' - 1/4" SCALE



**REVISIONS**

1. 1/4" = 1' - 1/4" SCALE

2. 1/4" = 1' - 1/4" SCALE

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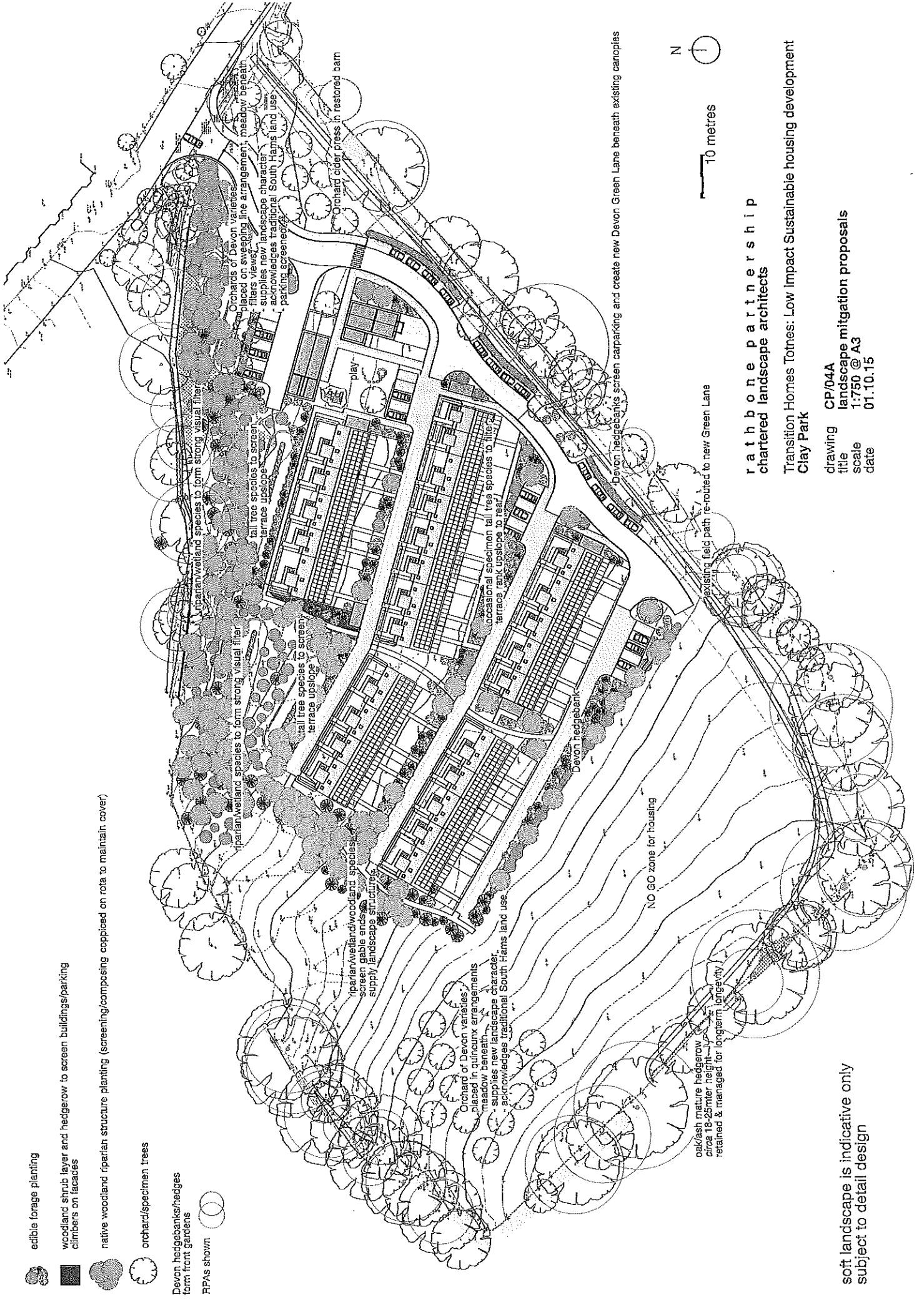
9. 1/4" = 1' - 1/4" SCALE

10. 1/4" = 1' - 1/4" SCALE

**CLAY PARK HOLIDAY FIELD**  
**CONTRIBUTION FROM TRUST**  
**SITE LAYOUT**  
 400211515  
 1000 1000 0A1  
 1000 1000 0A1

SCHEDULE OF ACCOMMODATION

NO.	DESCRIPTION	AREA	NO.	AREA
1	PARKING	100	1	100
2	LANDSCAPE	200	2	200
3	ROADWAY	100	3	100
4	LANDSCAPE	100	4	100
5	ROADWAY	100	5	100
6	LANDSCAPE	100	6	100
7	ROADWAY	100	7	100
8	LANDSCAPE	100	8	100
9	ROADWAY	100	9	100
10	LANDSCAPE	100	10	100
<b>TOTAL</b>		<b>1000</b>		<b>1000</b>



rathbone partnership  
 chartered landscape architects

Transition Homes Tolmes: Low Impact Sustainable housing development  
 Clay Park

drawing CP/04A  
 title landscape mitigation proposals  
 scale 1:750 @ A3  
 date 01.10.15

soft landscape is indicative only  
 subject to detail design

## **Plymouth & South West Devon Joint Local Plan**

### **Thriving Towns and Villages Settlement Boundary Topic Paper**

Draft – March 2017

## Introduction

The NPPF requires the planning system to deliver sustainable development that meets the evidence based needs of identified areas.

There are two parts to the consideration of what constitutes 'sustainable development'. First, a proposal needs to be located in a demonstrably sustainable location. Using the NPPF definition of sustainability as a guide, this requires a site to have safe and reliable access to a range of economic, environmental and social facilities and infrastructure.

Secondly, the proposal needs to show that it contributes net economic, social and environmental benefits to the immediate site and adjoining settlement.

Consideration of whether a proposal can be considered sustainable always requires a balanced understanding of benefits and impacts. In established towns and large villages the principle of sustainability is well accepted, given the good level of access to a wide range of services and facilities that is typical in larger settlements. A proposal site still needs to show how these facilities can be satisfactorily accessed, but the balance of consideration is often, though not always, straightforward.

For smaller settlements understanding the balance of benefits and impacts can be complicated by the limited range of services and facilities found within a settlement.

The NPPF states in paragraph 10 that "Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas."

In order to help inform the balance of considerations, an assessment of all rural settlements in the TTV policy area has been undertaken, providing an up-to-date framework that understand the behavioural patterns of rural communities, and how they interact with each other and the wider world.

Crucially, this assessment takes into account not only the physical assets of a settlement, but how a community benefits from digital connectivity, the proximity to larger settlements and the availability of public transport.

The Joint Local Plan identifies a list of settlements that meet a minimum level of sustainability. The assessment that led to the list of sustainable settlements was subject to two rounds of public consultation, and reflects the views of rural communities in terms of which services and facilities they feel are required to create a sustainable settlement. These settlements will have settlement boundaries drawn around them in order to clarify how development will be managed, and which policy criteria apply in which areas.

The Joint Local Plan applies different criteria to locations that are considered sustainable, and those that can be considered in the countryside. Settlement boundaries around identified sustainable settlements helps to understand where these different policy criteria will be applied.

## **The application of Settlement Boundaries**

Within identified sustainable settlements, the principle of development is broadly accepted, subject to considerations of neighbour amenity and good design.

Outside settlement boundaries, proposals need to show how they meet a different set of criteria that places emphasis on, amongst others, minimising landscape impact and responding to local housing need.

Therefore the settlement boundaries that are drawn around the rural settlements in the TTV policy area need to be reviewed against a consistent set of criteria, to ensure that there is a sound understanding of which JLP policies will apply to which areas, and why.

Both West Devon Borough Council and South Hams District Council have adopted settlement boundaries, although they have been drawn at different times, using slightly different criteria, and are applied in slightly different ways. The purpose of this topic paper is to introduce the principles that will be used to redraw the boundaries across both areas, with the intention of creating consistent boundaries that will allow for better and more consistent decision making.

Crucially, these boundaries are not intended to be used in a way that prevents any development coming forward outside the boundary. Sound planning requires that we are clear about the criteria that any proposal outside a boundary needs to meet. It is appropriate for these criteria to be demanding, because allowing development outside settlement boundaries, on un-allocated sites, are only expected to occur in exceptional circumstances.

When reviewing the settlement boundaries, two key questions were applied to each settlement.

**What is the physical extent of the settlement?**

**Does the land within the boundary form a functional part of the settlement, or the countryside?**

The principles applied to the revision of settlement boundaries are proposed as:

- Include all gardens to the edge of curtilage, as these form part of the functional settlement as an ancillary part of a residential dwelling, and as such is more appropriately understood within the settlement than outside, where it would be subject to countryside policies. The JLP proposes policies that seek to resist the creation of new dwellings within residential gardens unless the proposal makes a positive contribution to the character of the settlement. Extending the settlement boundary to include all gardens rectifies the current situation where boundaries have been drawn arbitrarily across residential gardens with no justification for the extent of the boundary.



- Include all play and amenity space where the space adjoins the built form. The exceptions are seasonal cricket pitches that are used for agriculture for the majority of the year.
- Include all churches and churchyards where they adjoin the built form, as these often provide a strong edge of settlement and contribute to the high quality built character of our rural settlements.
- Edge of settlement farms form an area of transition, from residential based land-use to agricultural land use. Buildings that are used for residential purposes should form the furthest extent of the settlement boundary.
- Campsites on the edge of settlement have not been included because, although the consequence of human activity, they do not form part of the functional settlement by meeting the day-to-day needs of the local population. There are clear provisions for dealing with this type of land use in the Development in the Countryside policy.
- Schools have been included, because they form an integral part of how the settlement functions. The exception is where the school is edge, or beyond edge, of settlement and forms an anomalous part of the settlement edge – Stoke Fleming for example.
- Include what appear to be heritage assets. These often form part of the historic fabric of the settlement, influencing how a settlement has evolved, and are subject to their own set of policy requirements.
- Include edge of settlement employment areas, where they form part of the settlement edge, and do not form an incongruous extension into the countryside.
- Departure sites, and sites with current planning permissions will be included.

### **The Policy Implications**

The crucial aspect of any development proposal, is whether it delivers sustainable development as defined by the NPPF. Settlement boundaries help to understand what is required to deliver sustainable development, but the line itself should not be used to pre-determine the assessment of a proposal. All proposals should strive to meet the policy requirements of STP1 and STP2 of the Joint Local Plan. In addition, policy TTV2 contains more criteria that have been refined to apply to the rural areas, and the achievement of these should be a requirement of all development proposals, either within or outside a settlement boundary.

For sites that are outside a settlement boundary, the criteria of policy TTV31 – Development in the Countryside, will also apply. If a proposal can satisfy the relevant criteria in TTV31, then a planning permission may be granted.

All other policies designed to assess the various types of impact of a development proposal will apply to all development proposals.

The settlement boundary line will be used to differentiate which policies and criteria will need to be achieved by a development proposal, and not be used to form a

judgement about the suitability of a proposal before a thorough assessment has been made.

For the purposes of this consultation, we are seeking responses to the following questions:

Do you agree with the principles for reviewing the settlement boundaries that will be drawn around identified sustainable settlements in the TTV policy area?

If not, what principles would you add/amend, and why?

Totnes



South Devon  
Partnership  
District Council

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