**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

**THURSDAY 27th APRIL 2017 AT THE GUILDHALL TOTNES**

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

In Attendance: Sara Halliday (Administrator)
Apologies: Cllr Vint

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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 6th April 2017. | Agreed. |
| 3 | To discuss the design of SHDC’s new parking tariffs in Totnes with Cathy Aubertin (Operational Manager – Environmental Services, SHDC). | Ms Aubertin explained the background to the Pay and Display car parking tariff review and the options available for Committee consideration to meet the 2% SHDC target. It was **AGREED** that Ms Aubertin would: carry out some financial modelling which the Committee could discuss with Chamber of Commerce and Tourism representatives; and would investigate the selling of a special permit to regular traders at the Friday and Saturday markets. |
| 4 | To note or make recommendations on tree works decisions and orders: **Works to Trees in a Conservation Area:**4.1) 1182/17/TCA – T1: Magnolia – fell. The Garden Cottage, 47 High Street, Totnes, TQ9 5NP | All councillors felt that if the magnolia is to be felled it should be replaced with a tree that will not overcome the garden with shade, such as a rowan or silver birch. |
| **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.** |
| 5 | To make recommendations on the following planning applications: 5.1) 1066/17/ARM – Outline application with all matters reserved for Change of use Class A1 (Shops) to Class A3 (Food & Drink). 5a The Plains, Totnes, TQ9 5DR.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.5.3) 0708/17/ADV – Advertisement consent for rebranding of external sign work. Morrisons, Coronation Road, Totnes, TQ9 5GN.5.4) 0972/17/ADV - Advertisement consent for rebranding of external sign work. Morrison’s Petrol Station, Station Road, Totnes, TQ9 5JG. 5.5) 0573/17/FUL and 0574/17/LBC – Readvertisement: Listed building consent for installation of new external A/C units, 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. | Applications available on the SHDC website – [www.southhams.gov.uk](http://www.southhams.gov.uk) This was not agreed due to insufficient information on the proposed final use of the premises. Details on, for example, opening hours, how many covers it will seat, will an alcohol license be applied for are required for Cllrs to make an informed decision. Concerns were raised that change of use would be a significant loss of retail space in the town.No objections.No objections.No objections.This was not agreed. No satisfactory alternative, such as routing the A/C units through the roof, has been submitted to address Committee concerns about the potential obstruction and visual impact on the historic alleyway. There were also concerns that a noise impact assessment has still not been provided.This was not agreed on conservation grounds for the visual impact on a listed building and the potential obstruction of a historic alleyway.No objections.No objections.No objections.No objections.No objections. No objections.Cllr Hodgson declared an interest due to possibly knowing the applicant. This was not agreed due to insufficient information - more detailed plans are required.No objections.This was not agreed due to insufficient information.No objections. |
| 6 | To note the draft Order Section 247 for the proposed stopping up of Highway at 5A The Plains, Totnes TQ9 5DR. | Noted. |
| 7 | To note the minutes of the Totnes and District Traffic and Transport Forum meeting on 8th March 2017 and the Agenda for the meeting on 12th April 2017. | Noted. Cllrs discussed the future use of the car park on Station Road near the former Budgens store. It was **AGREED** to try and determine ownership in order to approach the owners with potential options.  |
| 8 | To consider the Footpath Diversion Order informal consultation – Dartington Footpath 19, Puddavine, Totnes. | Noted.  |
| 9 | To discuss the Revised Settlement Boundaries. | All Cllrs agreed that circulating the document for comment without giving a clear deadline for responses was unhelpful. Concerns were raised about the methodology and assumptions used in drawing these boundaries, and that more information is required for TTC to give an informed view.It was **AGREED** that: additional time is required to take this issue to Full Council; SHDC would be requested to explain the background to this review to Cllrs prior to the next Full Council; and that the views of Dartington and Berry Pomeroy Parish Councils would be sought. |
| 10 | To note the date of the next meeting – TBC in the Guildhall.  |  |

ENDED 3:35PM

CHAIR