



**AGENDA FOR THE PLANNING AND PLACE COMMITTEE
MONDAY 24TH JULY 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 **Monday 24th July 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 29 th June 2017.	Minutes enclosed.
3	To note or make recommendations on the following tree works orders: Works to Trees in a Conservation Area: 3.1) 2146/17/TCA T1: Cherry – Fell; T2: Apple – crown thinning by approx 20%, reduce lateral spread from pavement by approximately 1m back to wall. Seymour House, Bridgetown, Totnes, TQ9 5AB.	Application available on the SHDC website – www.southhams.gov.uk
4	To make recommendations on the following planning applications: 4.1) 2111/17/FUL – Modification to existing window on W elevation to form new doorway. Windmill House, Ashburton Road, Totnes, TQ9 5JT. 4.2) 2160/17/LBC – Listed building consent for removal of internal partition and alterations to WC. 36 High Street, Totnes, TW9 5RY. 4.3) 2393/17/LBC – Listed building consent application for re-instating a party wall on the ground floor. 11 & 12 Moorashes, Totnes, TQ9 5TN. 4.4) 1979/17/HHO – Householder application for demolition of existing porch and replacement with a larger porch/conservatory. 8 Springhill Road, Totnes, TQ9 5RD.	Applications available on the SHDC website – www.southhams.gov.uk
<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 Totnes Traffic and Transport Forum minutes for May and June 2017.	Documents enclosed.

6	To note the scaffolding on Bogan House beyond the DCC embargo date.	
7	To note the proposed date of the next meeting – 14th September 2017 at 4pm in the Guildhall.	



Sara Halliday
Administrator

**MINUTES OF THE PLANNING AND PLACE COMMITTEE
THURSDAY 29TH JUNE 2017 AT THE GUILDHALL TOTNES**

Present: Councillors Vint (Chair), Hodgson, Paine, and Sermon.

In Attendance: Sara Halliday (Administrator), public and press.

Apologies: Councillor Hendriksen.

Not Present: Councillor Hart-Williams.

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.	Five members of the public spoke who all raised concerns about the application to site a telecommunications mast in Babbage Road (see item 5.1). The public felt that there were issues around: adverse health effects from emissions from such masts – a number of those represented are suffering ill health, including cancer and electro-sensitivity; proximity of the proposed mast to those existing masts already in the vicinity of Borough Park Road – household radiation monitors are registering high levels of radiation; the lack of scientific research into the long-term effects of mast signal emissions – evidence is required to prove these masts are safe.
<i>The Committee will convene to consider the following items:</i>		
2	To approve the minutes of the meeting of 8 th June 2017.	Agreed. However, under item 4.1 the matter of an access road for the Riverside development will be raised with DCC.
3	To elect a deputy Chair.	
4	<p>To note the following tree works decisions:</p> <p>Works to Trees in a Conservation Area:</p> <p>4.1) Grant of Conditional Consent - 0725/17/TCA – T1: Walnut – lateral crown reduction by approx 2m, cuts to be no more than 75mm diameter, crown thin by approx 10% to remove crossing branches and epicormic growth. 1 Cistern Street, Totnes, TQ9 5SP.</p>	Noted.
<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	<p>To make recommendations on the following planning applications:</p> <p>To make recommendations on the following planning applications:</p> <p>5.1) 2021/17/COM Application for prior notification of proposed development by telecommunications code</p>	<p>Applications available on the SHDC website – www.southhams.gov.uk</p> <p>Questions to be raised with SHDC:</p> <ul style="list-style-type: none"> • What health risk assessment has been

	<p>system operators for 17.5M shrouded monopole, 2no. microwave dishes and 2no. equipment cabinets. Highways Land off Babbage Road, Totnes.</p> <p>5.2) 1865/17/ADV – Advertising consent for rebranding of external sign work (resubmission of 0708/17/ADV). Morrisons, Coronation Road, Totnes, TQ9 5GN.</p> <p>5.3) 1837/17NMM – Non-material minor amendment application to relocate of customer entrance door following grant of planning consent 0088/17/VAR. Morrisons Filling Station, Station Road, Totnes, TQ9 5HW.</p> <p>5.4) 0613/17/FUL – Change of use from 2 storey garage/store room to 2 storey dwelling. Mannamead, 2a Sparrow Road, Totnes, TQ9 5PR.</p> <p>5.5) 2103/17/POD – Prior approval for a proposed change of use of a building from office use (Class B1(a)) to a dwellinghouse (Class C3). Rear of 24 Fore Street, Totnes, TQ9 5DX.</p> <p>5.6) 1970/17/LBC – Listed building consent to change the colour of paintwork to doors and windows. The Town Mill, Coronation Road, Totnes, TQ9 5DF.</p> <p>5.7) 1886/17/VAR – Variation of condition 2 (approved plans) of planning consent 2621/15/FUL (erection of 1 no dwelling) for changes to location of building, external material, removal of sun space, reduced roof glazing to allow for solar panels and reduced eaves and verge line. Land Adjacent, Weir Nook, Weirfields, Totnes.</p> <p>5.8) 1928/17/NMM – Non-material amendment application following grant of planning permission 56/2567/14/F. Printer’s Pie, South Street, Totnes, TQ9</p> <p>5.9) 1464/17/HHO – Householder application to build a retaining wall to level part of the back garden. Greeba, Bridgetown Hill, Totnes, TQ9 5BN.</p>	<p>carried out for this type of mast and its operating effect when considered alongside other nearby masts?</p> <ul style="list-style-type: none"> • Who owns the land for the proposed mast site? • Visual amenity concerns – does the mast need to be so high? • What is the assessed justification of need? <p>Objection – the illuminated column will disrupt the wildlife corridor along the Mill Leat. There are currently no illuminated signs in Totnes.</p> <p>No objections.</p> <p>No objections.</p> <p>Cllr Vint declared an interest. No objections.</p> <p>Cllr Vint declared an interest. Cllrs did not object to the painting of woodwork but requested that a heritage shade of white is used.</p> <p>Cllrs Hodgson and Vint declared an interest. No objections.</p> <p>Insufficient information to make a decision – the conservatory is not clearly indicated on the plans.</p> <p>No objections.</p>
6	<p>To note the SHDC Development Management Briefing Paper for June 2017.</p>	<p>Noted. Cllrs were concerned about the proposal to end the distribution of hard copy planning documents. Having large paper plans to examine as part of the Committee’s scrutiny of applications is extremely important.</p>

7	To note the Slapton Line Partnership public consultation in July inviting suggestions on how to protect the Slapton Line and A379 road from lowering beach levels and storm damage.	Noted. This is an important wildlife area.
8	To note the following event requests received by SHDC: 8.1) Totnes Young People's Street Theatre, Shady Gardens, 1 st July 2017. 8.2) Family Fun Dog Show, Longmarsh green space, 8 th July 2017. 8.3) Totnes 10K race and 1 mile fun run, Borough Park, 6 th August 2017. 8.4) Beer, Wine and Food Festival, Borough Park, 19 th August 2017.	Noted. Noted. Noted. Noted.
9	To note the proposed date of the next meeting – 20th July 2017 at 4pm in the Guildhall.	Date to be reviewed as Cllrs Hodgson and Vint are unavailable.

ENDED 5:20PM

CHAIR

Totnes and District Traffic and Transport Forum

Advisory Body to TOTNES TOWN COUNCIL (TTC)

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

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

Minutes of Meeting held in the Guildhall, Totnes on Wednesday 10 May 2017.

Present: John Birch, Peter Rees, Robert Vint, James Bellchambers, Alan Langmaid, Simon Harrington, Julian Burn, Mary Popham, Jack Patterson, Sandi Whale and Laura Howe

Apologies: Helen Kumar and Tony Whitty.

Special note

A vote of thanks was proposed in respect of the support and help provided to the Forum by Robert Vint in his capacity as County Councillor. This met with support from all members of the Forum present at the meeting. The newly elected County Councillor, Jacqi Hodgson, was not available to attend meetings on the second Wednesday of each month and John Birch will arrange future meetings to be held on a date and time when Jacqi is available.

1. Minutes of meeting held on 12 April 2017 were agreed as correct.

2. Matters arising not on this agenda:

In respect of item 9 of the previous minutes SR will prepare an itemised list of highway markings requiring attention.

3. EV Charge Points

MP presented her report that had been circulated prior to the meeting. She raised the matter of possible funding from DCC as well as the matter of possible location points. It was agreed that MP would write to Paul Bennett as Chair of the Neighbourhood Plan Steering Group, ATMOS, Morrisons as well as developers to raise the matter of the need for EV Charge Points.

4. 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 in particular the Transport Infrastructure Statement being a document included within the JLP. PR expressed disappointment on its lack of content as far as Totnes was concerned in that there was no mention of air quality or the problems associated with the A385.

5. Parking Group Progress Report

AL to prepare a report once he received the data that was awaited from DCC. 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. John Birch reported on the position concerning the planning application for housing on the car park at the rear of Lloyd's Bank. This was still to be determined. The Forum to object on the grounds of the loss of a local amenity.

6. Bob the Bus report

SM reported that BtB was still looking for premises for its operation. John Birch had arranged a meeting with SHDC officers on June 7th to see if SHDC will be able to assist. SM reported on advertising projects with a view to raising funds. BtB currently carries 27,500 passengers per annum.

7. Paignton Neighbourhood Plan

This was discussed and it was agreed that Julian Burn will prepare a draft response to those parts that affect Totnes. This will be circulated for comment prior to submission,

8. St Mary's Heritage Project

JB reported on developments and in particular the consultation/community engagement exhibition to take place at St Mary's Church on 8/9/10/15/16 and 17 June from 10.00am to 4.00pm.

9. Town, District and County Councillors' Reports:

RV reported on the work to be carried out by DCC in respect of potholes. He also reported on the Air Quality monitors that had been installed within Totnes. The data resulting from the monitoring showed a breach of air quality regulations.

John Birch reported on the possible enforcement action to be taken against Morrisons as a result of its illuminated signs that had been erected in advance of a possible planning permission.

10. Any other business

a) Access to Smithfields from the Plymouth Road was discussed. Julian Burn to prepared a drawing showing bollards and this to be submitted to DCC by RV

b) James Bellchambers raised concerns in respect of the capacity and strength of the railway bridge adjacent to the station entrance. RV to contact Network Rail.

c) MP raised the need for a pedestrian crossing on the Plymouth Road near to the new housing development at Follaton. Cllr Roger Croad of DCC to be contacted.

Date of Next Meeting: Next meeting will be held on **Wednesday 28 June 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) 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 28 June 2017.

Present: John Birch, Peter Rees, Robert Vint, James Bellchambers, Alan Langmaid, Simon Harrington, Julian Burn, Mary Popham, Jack Patterson, Sandi Whale Jacqi Hodgson, Alan White and Andrew Thompson

Apologies: Helen Kumar.

1. Minutes of meeting held on 10 May 2017 were agreed as correct.

2. Matters arising not on this agenda:

In respect of item 2 of the previous minutes SH has reported the lack of road markings to DCC via its website. In respect of item 10(a) concerning the Plymouth Road/Smithfields turning the proposal showing bollards had been submitted to DCC. by RV. Item 10(b) – railway bridge capacity and strength – PR to contact Network Rail. Item 10(c) – Plymouth Road pedestrian crossing at Follaton – MP in touch with Neil Oxten of DCC.

3. EV Charge Points

The matter of possible location points was discussed. PR to raise with Neighbourhood Plan Steering Group. MP to approach ATMOS, Morrisons as well as the owners of the Budgen car park.

4. Current Draft Transport Strategy – Neighbourhood Plan

PR updated the meeting on progress in respect of that part of the document he was drafting and matters generally concerning the Plan

5. Parking Group Progress Report

AL submitted his report concerning parking and this was discussed. It was reported that the on street car parking policy was to be reviewed later this year by DCC. AL proposed that a public meeting be called prior to any review by DCC to ascertain the views of the residents and traders. This was agreed and JH offered to organise such a meeting

6. Bob the Bus report

SM reported that BtB was in discussion with SHDC officers on the possibility of leasing property on the Industrial Estate to form its HQ and general overnight parking area. There were highway issues to be resolved. SM thanked Cllrs Birch, Vint and Green for their assistance in discussions with SHDC. The AGM OF BtB is to be held on 3 July.

7. St Mary's Heritage Project

JB reported on developments and in particular the consultation/community engagement exhibition that took place at St Mary's Church on 8/9/10/15/16 and 17 June. A consultation report will be issued and circulated.

8. Redworth Junction

JBe submitted his proposal in respect of the Redworth Junction and the Coronation Road roundabout. Sketch plans were viewed and discussed. Concerns were raised on the age and condition of the rail bridge. The use of S106 funds for the proposed schemes was considered. JH agreed to raise the matter at HATOC as well as obtain further information from JBe and JBu.

9. Town, District and County Councillors' Reports:

JB reported on the position concerning the planning application for housing on the car park at the rear of Lloyd's Bank. This was still to be determined. The Forum objected on the grounds of the loss of a local amenity.

JH provided a comprehensive report on DCC matters including rail travel, Parkers Barn and various matters to be raised at HATOC, including the proposed Rainbow Crossing, A385 Air Quality Plan, shared space and funding for transport projects.

10. Any other business

- a) Andrew Thompson of Plymouth Bike Hire gave a presentation on the cycling opportunities available for visitors and tourists should he set up his bike hire business in the town. Possibilities for bike hire stations were discussed.
- b) MP to discuss with JBu the positioning of more bike storage racking in the town.

Date of Next Meeting: Next meeting will be held on **Wednesday 26 July 2017** at 1830 in the Guildhall, Totnes.