



**AGENDA FOR THE PLANNING AND PLACE COMMITTEE
THURSDAY 5TH OCTOBER 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 5th October 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 14 th September 2017.	Minutes enclosed.
3	To note or make recommendations on the following tree works orders: Works to Trees in a Conservation Area: 3.1) 2979/17/TPO T1: Ash – fell, danger of falling branches and excessive shading. 48 Denys Road, Totnes, TQ9 5TL.	Application available on the SHDC website – www.southhams.gov.uk
4	To make recommendations on the following planning applications: 4.1) 2917/17/FUL – New 3 bedroom house in the garden of 75 Higher Westonfields. 75 Higher Westonfields, Totnes, TQ9 5QZ. 4.2) 3071/17/FUL – Replacement of existing 2 no.2 storey dwellings with a single new dwelling with room in the roof and roof top terrace. 18A & 18B Leechwell Street, Totnes, TQ9 5SX. 4.3) 2339/17/LBC – Listed Building Consent for replacement of skylight, gate and frame. Tudor Cottage, Atherton Lance, Off Fore Street, Totnes. 4.4) 3088/17/HHO – Householder supplication for formation of single off-road parking space. 35 Swallowfields, Totnes, TQ9 5LA.	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 consider the Devon County Council consultation on the draft Mineral Safeguarding Supplementary Planning Document.	Document available at: https://new.devon.gov.uk/haveyour-say/consultations/draft-supplementary-planning-document-

		<u>mineral-safeguarding/</u>
6	To note the following event requests received by SHDC: 11.1) Fashion Show, Civic Hall, Civic Square, 6 th October 2017.	Document enclosed.
7	To note the proposed date of the next meeting – 26th October 2017 at 4pm in the Guildhall.	



Sara Halliday
Administrator

**MINUTES OF THE PLANNING AND PLACE COMMITTEE
THURSDAY 14TH SEPTEMBER 2017 AT THE GUILDHALL TOTNES**

Present: Councillors R Vint (Chair), J Hodgson, P Paine, K Sermon and A Simms.

In Attendance: Sara Halliday (Administrator).

Apologies: Councillor R Hendriksen.

Not Present: Councillor N 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.	No members of the public were present at the meeting.
	<i>The Committee will convene to consider the following items:</i>	
2	To approve the minutes of the meeting of 29 th June 2017.	Agreed. There were no matters arising.
3	To note or make recommendations on the following tree works orders: Works to Trees in a Conservation Area: 3.1) 2813/17/TCA T1: Lawsons Cypress – Fell. The Gardens Priory Orchard, Priory Avenue, Totnes, TQ9 5HR. 3.2) 2910/17/TCA T1: Conifer – Fell, branches only on neighbour side, choked by ivy, causes excessive shading, poor view from dwellings, low amenity value, competition with nearby better holly trees.. 1a River House, Seymour Terrace, Bridgetown, Totnes, TQ9 5AQ. 3.3) 2913/17/TCA T1: Laurel; T2: Lime; T3: Laurel; T4: Holly; T5: Laurel. 1 Seymour Terrace, Bridgetown, Totnes, TQ9 5AQ. 3.4) 2969/17/TPO T1: Sycamore; T2: Sycamore; T4: Sycamore; T6: Sycamore. St Peter’s Quay, Totnes, TQ9 5EW.	No objections. No objections. No objections. No objections.
<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>		
4	To make recommendations on the following planning applications: 4.1) 2528/17/LBC – Application for listed building consent for replacement windows. 97 High Street, Totnes, TQ9 5PB.	Applications available on the SHDC website – www.southhams.gov.uk No objections.

	<p>4.2) 2499/17/HHO & 2500/17/LBC – Householder application and listed building consent for replacement roof, replacement bedroom floor, replacement porch, replacement garage and door, replacement utility room, reinstate door and to raise boiler flue. 2 Weston Road, Totnes, TQ9 5AH.</p> <p>4.3) 2672/17/HHO – Householder application for proposed rear single story dining room extension. 17 Priory Avenue, Totnes, TQ9 5HR.</p> <p>4.4) 2752/17/HHO – Householder application for extension of roof to side including dormer to rear and cladding of existing and proposed dormers with Cedral cladding. 32 Elmhirst Drive, Totnes, TQ9 5UX.</p> <p>4.5) 2904/17/HHO – Householder application to create an additional window. 2 Maudlin Cottages, Maudlin Road, Totnes, TQ9 5TG.</p> <p>4.6) 2863/17/FUL & 2864/17/LBC – Listed building consent for conversion of part of shop into self contained flat. 94 High Street, Totnes, TQ9 5SN.</p> <p>4.7) 2933/17/HHO – Householder application for alterations and extension, increase in roof height with rear facing dormer, vehicular access and raised parking area. Dorey, Higher Westonfields, Totnes, TQ9 5RB.</p>	<p>No objections.</p> <p>If this property lies within the Totnes conservation area the Council would object to PVC windows being installed.</p> <p>The Council supports the concern raised that the proposed cedral cladding is not in keeping with other local buildings. The council would prefer the front elevation to be either rendered or slate hung to match surrounding properties. The Council requests that Building Control checks the fire safety qualities of any cedral cladding proposed for any use.</p> <p>No objections.</p> <p>No objections.</p> <p>No objections.</p>
5	<p>To note the following planning applications (the date for comments has now closed):</p> <p>5.1) 2576/17/LBC – Listed building consent for partial internal refit of ground floor, including updating existing sales counters, cashier desks, furniture, marketing, floor finishes, new Deposit Point, new IDM (Immediate Deposit Machine) and new ATM enclosed in secure ATM room. Lloyds Bank, 31-33 Fore Street, Totnes, TQ9 5HH.</p> <p>5.2) 2660/17/LBC – Listed building consent for creation of additional dwelling unit via internal split of existing unit and modification of window to form doorway with external timber landing and stairs. Silverbirch Bowden House, Lane to Bowden House, Totnes, TQ9 7PW.</p> <p>5.3) 2144/17/HHO – Householder application for conversion of garage to bedroom with full height</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

	<p>glazed access replacing existing door. 80 The Carrions, Totnes, TQ9 5XX.</p> <p>5.4) 2308/17/HHO – Householder application to replace the existing conservatory to front with a rendered block, flat roofed extension. 27 Christina Park, Totnes, TQ9 5UR.</p> <p>5.5) 2553/17/HHO – Householder application for proposed internal alternations and formation of rear extension. 14 Jordans Brook, Totnes, TQ9 5FR.</p> <p>5.6) 2620/17/HHO – Householder application for zinc roofed extension with rooflights to rear side alley way. 6 Devon Terrace, Totnes, TQ9 5AZ.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
6	To consider the proposal to divert part of Public Footpath No 5, through Totnes railway station.	Noted. No objections.
7	To consider the Devon County Council consultation on the draft Mineral Safeguarding Supplementary Planning Document.	This item will return to the next meeting. Cllrs Hodgson and Vint have offered to review the draft document.
8	To note the appeal APP/K1128/W/17/3179162 of the decision on application 0368/17/FUL, application of erection of dwelling, Springfields, Jubilee Road, Totnes, TQ9 5BW.	Noted.
9	To note the Totnes Traffic and Transport Forum minutes for July 2017.	Noted.
10	To note the South Devon AONB Partnership Meeting Committee highlights for June 2017.	Noted
11	<p>To note the following event requests received by SHDC:</p> <p>11.1) Local Food Festival, Vire Island, 23rd September 2017.</p> <p>11.2) River Dart Charity Raft Race, Vire Island and Longmarsh, 1st October 2017.</p>	<p>Noted.</p> <p>Noted.</p>
12	To note the proposed date of the next meeting – 5 th October 2017 at 4pm in the Guildhall.	Noted and agreed.

ENDED 5:25PM

CHAIR

Community of Practice: Assets
Please ask for: Jane Hoff
E-Mail: jane.hoff@southhams.gov.uk
Telephone No: (01803) 861234

Your Ref:
Our Ref: Car Parks/Events/2017
Date: 19th September 2017

Dear Councillor

Please note that permission has been sought by – **Totnes Community Development Society**

to hold the following event - **Fashion Show**

activities proposed – **Fashion show with runway at the base of the Civic Hall staircase. Performance of dance and recorded music. Circus act Poi Poi will open the show with fire. PA system.**

on – **6th October 2017 between 7.10pm and 9.10pm**

at – **Civic Square, Totnes**

If you have any objections, or know of anyone who may have objections to the above, would you please notify this office as soon as possible. In the first instance please contact Jane Hoff on 01803 861219 or at jane.hoff@southhams.gov.uk

If we do not hear from you, we will assume you have no objections.

Yours sincerely

Emma Widdicombe

**Emma Widdicombe
Senior Specialist – Car Parks**

c. c Totnes Town Council