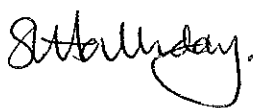


**AGENDA FOR THE PLANNING AND PLACE COMMITTEE
THURSDAY 26TH OCTOBER 2017 AT THE GUILDHALL TOTNES**

You are hereby SUMMONED to attend the Planning and Place Meeting, which is to be held in the Guildhall, Totnes on **Thursday 26th 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 5 th October 2017.	Minutes enclosed.
3	<p>To note or make recommendations on the following tree works orders:</p> <p>Works to Trees in a Conservation Area:</p> <p>3.1) 3149/17/TCA T1: Magnolia Grandiflora evergreen – Crown height reduction by approximately 1.2m, lateral crown reduction by approximately 2.4m to prevent overwhelming adjacent apple tree, damaging terrace railings and to allow more light into lower rooms at back of house; T2: Apple – crown height reduction by approximately 1.2m to remove recent top growth to promote health of tree, all advised by AJ Paine and Sons. Northgate Lodge, Castle Street, Totnes, TQ9 5NX.</p> <p>3.2) 3326/17/TCA T1: Damson – Fell, remove, rotten, threat to adjacent properties. 49a High Street, Totnes, TQ9 5NP.</p> <p>3.3) 3512/17/TPO T1: Ash – Crown thin by 20% to reduce excessive shading to property and garden. Burgage House, Victoria Street, Totnes, TQ9 5EG.</p> <p>3.4) 3342/17/TPO T1: Silver Birch – Dismantle, fell, previously neglected, threatening property foundations, lifting roots, damaging retaining garden wall, felling will also reduce threat of potential drainage issues due to proximity to water main. 4 Bank Lane, Totnes, TQ9 5EH.</p>	Application available on the SHDC website – www.southhams.gov.uk
4	<p>To make recommendations on the following planning applications:</p> <p>4.1) 3231/17/VAR – Application for removal or variation of a condition 2 following grant of planning permission (56/3099/14/RM). Development Site at Sx 8102 5980 [Riverside], Weston Lane, Totnes. Conditions are: Change the approved</p>	Applications available on the SHDC website – www.southhams.gov.uk

	<p>timber or concrete crib retaining walls to Redi-Rock Cobblestone; Removal of trees along South West elevation of the building; Introduction substation and associated landscaping in the southern corner of the site, adjacent to the entrance; Introduction of external lights to patio/balconies of all flats; and removal of coloured film/glazing.</p> <p>4.2) 3271/17/FUL – Change of use from D1 (day nursery) to C1 (guest house) and owners accommodation. Cocos Nursery, Ashburton Road, Totnes, TQ9 5JZ.</p> <p>4.3) 3359/17/HHO – Householder application for single storey bedroom extension to replace existing porch. 8 Weston Lane, Totnes, TQ9 5 UN.</p> <p>4.4) 3330/17/LBC – Listed building consent for replacement entrance signage. 27A High Street, Totnes, TQ9 5NP.</p>	
<p><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></p>		
5	To consider the location for a 'Totnes' sign on Kingsbridge Hill.	Cllr Hodgson
6	To consider Public Path Diversion Order for Public Footpath 5 (route through Totnes Railway Station).	Document enclosed.
7	To consider the minutes of the Totnes Neighbourhood Plan Steering Group meetings held on 20 th September and 10 th October.	Documents enclosed.
8	To note the minutes of the September Totnes Traffic and Transport Forum and the agenda for the October meeting.	Document enclosed.
9	To note the NALC email about the Department of Communities and Local Government consultation on planning for the right homes in the right places.	Document enclosed.
10	To note the following event requests received by SHDC: <p>8.1) Autumn Head Race, Longmarsh Car Park, 29th October.</p> <p>8.2) Christmas Shopping in Totnes, Civic Square, Civic Hall and Shady Garden, 5th, 12th and 19th December.</p>	Documents enclosed.
11	To note the proposed date of the next meeting – 16th November 2017 at 4pm in the Guildhall.	



Sara Halliday
Administrator

SOUTH HAMS DISTRICT COUNCIL**NOTICE OF PUBLIC PATH ORDER****TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257
& PARAGRAPH 1 OF SCHEDULE 14****SOUTH HAMS DISTRICT COUNCIL
(PUBLIC FOOTPATH NO 5, TOTNES)
PUBLIC PATH DIVERSION ORDER 2017**

The above order was made on Thursday 5th October 2017.

The effect of the order will be to divert part of Public Footpath No.5, Totnes as follows. The footpath (82 meters) shall be extinguished between point A (SX 80189 60927) and point B (SX 80137 60926).

A new footpath (126 meters) will be created from point A (SX 80189 60927), heading south west for 70 metres to point C (SX 80146 60881) before crossing the rail tracks to point D (SX 80122 60904) and returning north east for 20 metres to point B (SX 80137 60926). The reason for the diversion is to accommodate a new access for all pedestrian footbridge.

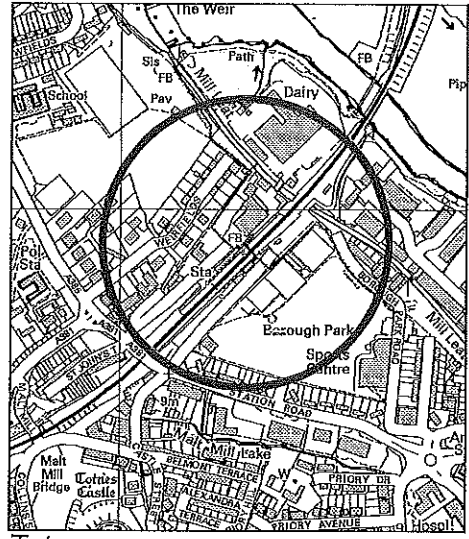
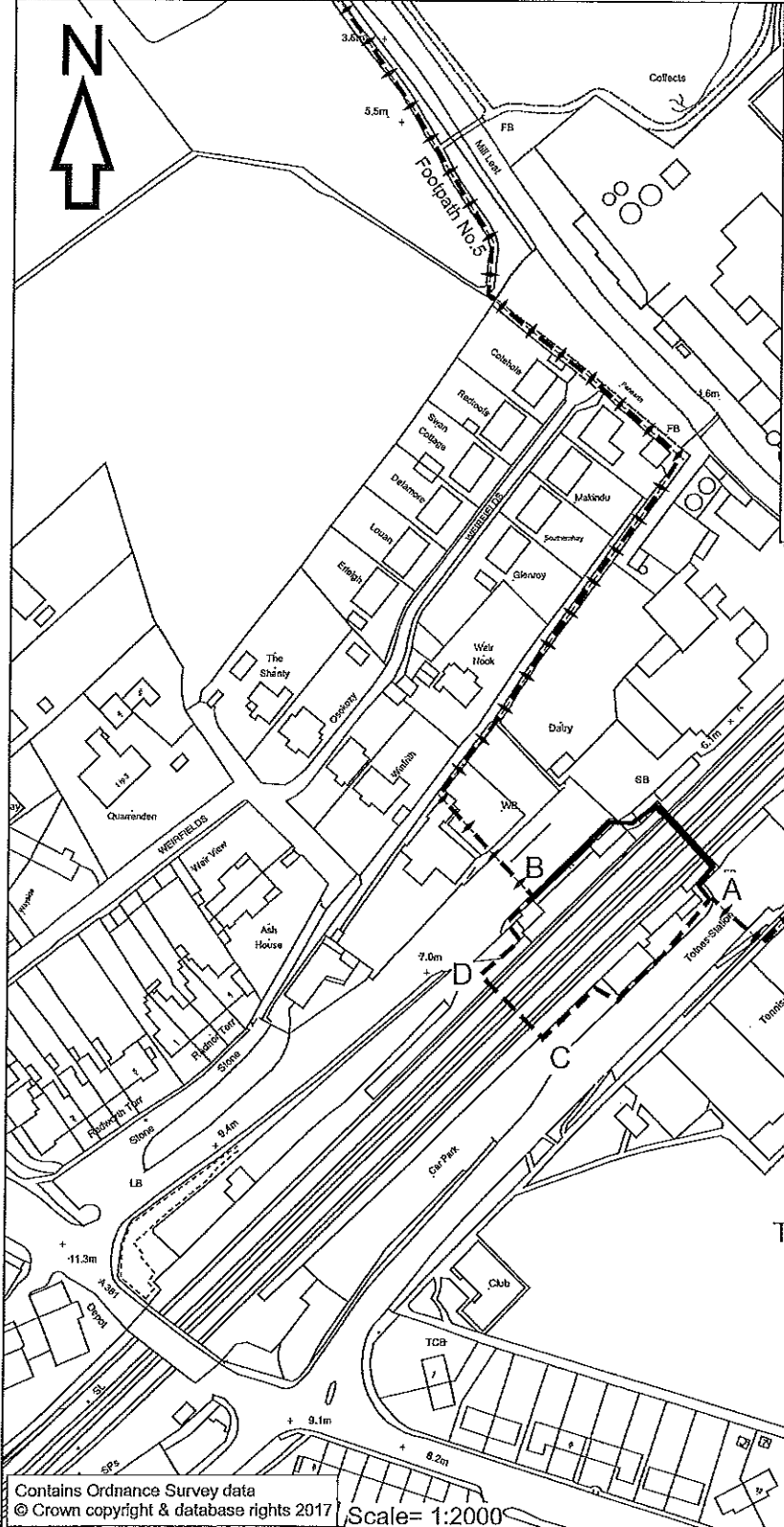
A copy of the Order and the Order map may be seen free of charge at the Council Offices, Follaton House, Totnes, between 9.00 am to 4.30 pm on Mondays to Fridays. Copies of the order and map may be bought there at the price of £5.00.

Any representation about or objection to the order may be emailed, sent or delivered in writing to Rob Sekula (Specialist), Assets Community of Practice, South Hams District Council at the address below not later than Friday 3rd November 2017. Please state the grounds on which it is made.

If no such representations or objections are duly made, or if any so made are withdrawn, South Hams District Council may itself confirm the order as an unopposed order. If the order is submitted to the Secretary of State for the Environment, Food and Rural Affairs for confirmation, any representations or objections which have not been withdrawn will be sent with the order.

DATED Thursday 5th October 2017

Mr Rob Sekula
Specialist (Assets Community of Practice)
South Hams District Council
Follaton House
Plymouth Road
TOTNES
TQ9 5NE
Community@swdevon.gov.uk



Totnes

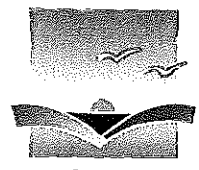
Contains Ordnance Survey data
© Crown copyright & database rights 2017 Scale= 1:2000

South Hams District Council
Proposed Public Path Diversion Order 2017
Footpath No.5 Totnes

- | | | |
|-----------------------|---|---|
| Existing
—+—+—+—+— | To be extinguished
A - B
(82 metres) | To be created
A - C - D - B
(126 metres) |
|-----------------------|---|---|

Map Reference: SX 801 609

Drawing No: 030
Scale: 1:2000
Date: 31/08/2017
Drawn by: TP



South Hams District Council

DATED

Thursday 5th October 2017

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 257

& PARAGRAPH 1 OF SCHEDULE 14

SOUTH HAMS DISTRICT COUNCIL

(FOOTPATH NO.5 TOTNES)

PUBLIC PATH DIVERSION

ORDER 2017

PUBLIC PATH DIVERSION ORDER
TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257
& PARAGRAPH 1 OF SCHEDULE 14

SOUTH HAMS DISTRICT COUNCIL (FOOTPATH NO. 5 TOTNES)

PUBLIC PATH DIVERSION ORDER 2017

W H E R E A S the SOUTH HAMS DISTRICT COUNCIL (hereinafter called "the Council") are satisfied that it is necessary to divert the footpath to which this Order relates in order to enable development to be carried out in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 namely the provision of an access for all pedestrian footbridge at Totnes railway station, Totnes.

N O W T H E R E F O R E the Council in pursuance of the powers in that behalf conferred by Section 257 of the Town and Country Planning Act 1990 hereby make the following Order:-

1. The footpath over the land shown by a bold black line on the map annexed hereto and described in Part I of the Schedule hereto shall be diverted as provided by this Order
2. There shall be created to the reasonable satisfaction of the Council an alternative highway for use as a replacement for the footpath referred to in Article 1 above as specified in and over the land described in Part II of the Schedule hereto and shown by bold black dashes on the map contained in this Order
3. The diversion of the footpath shall have effect on the date on which the Council certify that the terms of Article 2 have been complied with

4. The landowner is hereby required to pay the cost of carrying out the said works

5. Where immediately before the date on which the footpath is diverted there is apparatus under, in, on, along or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they then had

6. This Order may be cited as the South Hams District Council (Public Footpath No. 5, Totnes) Public Path Diversion Order 2017.

THE COMMON SEAL of SOUTH HAMS)
DISTRICT COUNCIL was hereunto))
affixed in the presence of:-))

.....
Solicitor / Legal Executive

SCHEDULE

PART I

DESCRIPTION OF SITE OF EXISTING PATH OR WAY

Section of path or way as indicated on map	Position	Width
A-B (82 meters)	From point A (SX 80189 60927) the footpath climbs up and over the rail tracks by means of a footbridge before continuing south west to point B (SX 80137 60926), a distance of 82 meters.	2 meters minimum

PART II

DESCRIPTION OF SITE OF ALTERNATIVE HIGHWAY

Section of highway as indicated on map	Position	Width
A - C - D - B (126 meters)	The footpath heads south west from point A (SX 80189 60927) for 70 meters to point C (SX 80146 60881) before crossing the rail track via the footbridge to point D (SX 80122 60904) and returning north east for 20 metres to point B (SX 80137 60926)	2 meters minimum

**Minutes of Totnes Neighbourhood Plan Steering Group
Wednesday, 20th September, Guildhall 7pm – 9.00pm**

Present – Peter Rees, Chris Balch, John Birch, Mary Coughlan-Clarke, Jacqi Hodgson, Tony Whitty, Andy Garner, , Robert Vint, Mary Popham,

Apologies- John Green, Jill Tomalin

Chair - Paul Bennett, **Observers**- Georgina Allen, Chris Hall, additional Member of the Public

Task/Issues	Detail
Chair Comments	Paul B Congratulated Chris Balch on his retirement as professor of Planning at Plymouth University. He was thanked for his consistent contribution since the inception of the Neighbour hood Planning process. Chris is now an Emeritus professor and will continue to act as a member of the Steering Group
Minutes of last meeting	<ul style="list-style-type: none"> • Approved • Matters arising:
Informal Draft Neighbourhood Plan Consultation	<p>The informal Consultation since the end of July had culminated in the two day Open Event in September.</p> <p>A analysis had been prepared of the comments received on the Open Events and circulated to the Steering Group (73 visitors with 174 responses) This had been summarised by</p> <ul style="list-style-type: none"> • Issues , market Sq, Parking, Shared Space, Environment etc • Quadrants • a separate section on Transport • and a section where the public had told us “What’s Missing” <p>A further initial analysis was made of the 64 emails, letters and website comments. Some of these were very detailed. A full set of these responses was shared with the Steering Group. All these comments would be examined and a decision whether it affected the report or a policy, why and what change to be made if any.</p>
Key Themes	<p>All the comments received had been reviewed, which covered Statutory Authorities, Local Interest groups, Councilors and Public. A total of 238 responses. Chris Balch provided a summary of the Issues with questions and discussion by the Steering Group</p> <p>COVERAGE</p>

	<ul style="list-style-type: none"> • Police , English Heritage, South Hams, Dart Harbour • Chamber of Commerce, Totnes Boating Association, Central Area Action Group • 5 Councillors • Cross section of members of the Public <p>Overview – General Observations</p> <ul style="list-style-type: none"> • Firstly, there were comments on presentation • Secondly, comments asking for things which the plan cannot deliver i.e bus services, medical services, Information centre, traffic management, tertiary education, water fountain, parking charges, fly posting etc • Some cynicism about planning, suspicion of motives – highlights different views across the Town in the form re “ordinary people” and “eco- brigade” <p>SPECIFICS –</p> <p>Town Core</p> <ul style="list-style-type: none"> • Strong support for protecting parking provision (need to look at specific wording) • Support for finding a balance between car and pedestrian friendly environment • Shared Space generally supported but clearly still lots of questions around the High Street • Protection of Market Square and Character, sensitive areas • Improvement of public realm which is falling behind other local centres e.g Newton Abbot • Unclear function of Shady garden and Rotherfold <p>Bridgetown</p> <ul style="list-style-type: none"> • Lots of concern about Steamer Quay- clear wish and emphasis on maintaining leisure and open space • But support for improved pedestrian links • + need to maintain moorings and recreational activities and tourism focus • Strong desire to see more protection for the green areas <p>Follaton</p> <ul style="list-style-type: none"> • Protection of Follaton house especially as an employment centre • Impact of traffic • Links to the town <p>Northern Quadrants</p> <ul style="list-style-type: none"> • No specific comments other than wanting to see protection of Lower field and foster improvement to the area for community sports <p>River Dart</p>
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	<ul style="list-style-type: none"> • There seems to be some difficulty grasping the concept but generally comments like the idea of improved access to waterside on foot • Challenge for the SG to be clear in presenting this to the community and perhaps more ambitious <p>Heritage</p> <ul style="list-style-type: none"> • Everyone recognizes this as very important but few specific points other than broad ones of history/culture. National planning and conservation provides clear protection • Would like to see more reflection on this in the plan though strong controls exist <p>Public Realm</p> <ul style="list-style-type: none"> • Covered by previous comments on heritage e.g improve Street furniture , signage, planters, public surfaces etc <p>Open Space</p> <ul style="list-style-type: none"> • Big desire to extend Local Green Space and Bio diversity space • Chicken Run and associated areas receiving lots of support <p>Housing</p> <ul style="list-style-type: none"> • Little or no comment about numbers • Focus almost entirely on affordability and how is the plan going to deliver this • South Hams raise issue of robust evidence to support a 40% target of affordable homes against their 30% target without public subsidy, subject to viability • Could apply only to Steamer Quay/ KEVICC but what happens if there are pressures in Follaton/Bourton Valley in the future <p>Economy</p> <ul style="list-style-type: none"> • Limited comments except re untidy industrial estate and absence of additional employment land allocations to accommodate ongoing businesses. Tourism contribution needs strengthening and widening. <p>Environment</p> <ul style="list-style-type: none"> • Generally supportive and strong desire to see more emphasis on ecological sustainability including approach used in Exeter <p>Transport</p> <ul style="list-style-type: none"> • Many looking for the plan to provide long term solution (what we need is a BY Pass) Lack of understanding that Neighbourhood Plans cannot deliver this. We can state aspiration and ambition • Parking and Parking Standards important • Support for sustainable transport and solutions but strong lobby from older people and surrounding villages re need for personal transport in the absence of community solutions <p>What's Missing</p>
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	<ul style="list-style-type: none"> • Future of the Co-op, need completion to Morrison as a food outlet and some wish for use as housing • Quantification of outputs and outcomes, How do we measure if the plan is a success ? • Suggest responsible Tourism Audit • Supporting Evidence • Section 106 delivery • Air Quality indicators <p>SG discussed the initial consultation feedback and the challenge of lack of infrastructure for the current level of development already passed which the plan cannot influence. Schools, Doctors etc</p> <p>The issue of external developments such as White Rock and its impact was raised including JLP allocations for Dartington</p> <p>A key lever current available was enforcement of Section 106 agreements relating to Green Travel manager, impact of role for the whole town</p> <p>Many example of traffic management elsewhere.</p> <p>Strong evidence base on Air Quality</p> <p>Plan needs to be stronger on need for infrastructure</p> <p>ACTION :Explore new policies for Consultation response areas and strengthen plan on infrastructure</p> <p>The designation of Green Space – updated schedule to be completed, request Bridgetown Alive to co-ordinate work- Tony Whitty to facilitate and link to allotment funds where possible</p> <p>ACTION: Work with Bridgetown Alive to draw up Green Space schedule and map</p> <p>The issue of Dartington Green wedge was raised this couldn't be classed as Green Local Space however the Settlement boundaries for both communities protect this.</p> <p>Challenge of request for more business space is where could it be located though increasing density would facilitate this. New web based business need different facilities to tradition estates etc</p> <p>ACTION: Update all areas of the plan taking into account informal consultation responses</p>
<p>Steamer Quay</p>	<p>Paul Bennett arranged to meet with the three District councillors on 26th September to discuss.</p> <p>John Birch reported on his meeting with Chris Brooks. It was suggested the way forward was a mini consultation with Bridgetown Alive.</p> <p>Some concern that the AECOM report would encourage rather than deter South Hams to consider development.</p> <p>Clarified that absence of Policy provides no protection</p> <p>Action: Meeting with District Councillors</p>

Reg 14	SEA outcome provided and NP work can progress subject to addressing comments received by Nov 6 th
Co-ordinator Report	<ul style="list-style-type: none"> • Mary CC provided the co-ordinators report .
AOB	None

Task/Issues	<ul style="list-style-type: none"> • ACTION :Explore new policies for Consultation response areas and strengthen plan on infrastructure • ACTION: Work with Bridgetown Alive to draw up Green Space schedule and map • ACTION: Update all areas of the plan taking into account informal consultation responses • CTION: Meeting with District Councillors
Date of next meeting	October 18 th 2017, 7pm, Guildhall.



**Minutes of Totnes Neighbourhood Plan Steering Group
Extraordinary meeting
Tuesday, 10th October, Totnes Musuem 10.30am – 12.00pm**

Present – Peter Rees, Tony Whitty, Robert Vint, Jill Tomalin, Mary Popham , Andy Garner, John Green, Mary Coughlan-Clarke, Jacqi Hodgson

Apologies- , Chris Balch, John Birch

Chair – Paul Bennett **Observers:** Margie Barker,

Task/Issues	Detail
Open meeting to Press	<ul style="list-style-type: none"> • The steering Group agreed that in line with all previous meetings that the meeting was open to the public
Background	<ul style="list-style-type: none"> • The meeting had been called to discuss the recent Press reports and discussions concerning Steamer Quay and the AECOM report. • Paul Bennett opened the discussion with the background . It had arisen out of the Sites Group which had been given the remit as a Task & Finish Group chaired by Chris Balch to review all sites in the town with respect to potential for development. This is an essential part of a Neighbourhood Plan's evidence base to inform policies concerning future capacity or development. This group had concluded in 2016 that there were only two sites within the town where any substantial development might take place over the 20 year lifespan of the NP. • KEVICC had already been identified in the past as part of South Hams – Our Plan. Steamer Quay though not identified was already a mixed use developed site and in the ownership of South Hams. • Dave Chapman- TCDS- who had been involved in Locality suggested there could be some support from Locality in assessing these sites. Proposed that a parallel process known as Neighbourhood Development Orders could run alongside the Draft Neighbourhood Plan which could provide what was essentially outline planning permission based on a Community Led process for Master Planning. • A application for Technical Support was made to Locality who appointed AECOM to undertake a study of feasibility of the sites. • It became apparent at the end of last year that there was no capacity or resources to progress with the extensive work required to progress with NDOs and the work would form part of general evidence to the NP.

	<ul style="list-style-type: none"> • Paul Bennett said that if an NDO had progressed then there would have been a community led master planning process with wide consultation at that stage and he should have addressed the issue of the AECOM report coming into the public domain. • The email correspondence from South Hams to John Birch and John Green made it clear that it needed to be in the public domain so it was released with a Background Statement. • The existence of the work and report had been previously reported on and was not a secret though content had not been circulated. • Regarding KEVICC – Governors had agreed that it was essential to assess educational needs first. • Paul was thanked for the explanation and the following points were made in general discussion • It was not a masterplan -it was a number of options • There was a need to listen to the town community specifically about this area • The timing was unfortunate as it was influencing public perception about the wider Neighbourhood Plan following on from informal consultation. • If we don't have a Neighbourhood Plan we have no protection • The issues around a specific site can create the context which gives the community the best chance to express its priorities and ensure they set the planning policy • The Steering Group were informed that the Terms of Reference had been re-provided to the Town Council together with a Draft Interim Consultation Statement covering consultation to date. • A description of NDO would be circulated. • This will be updated as part of the Formal Reg 14 submission following the Formal 6 week Consultation on the Draft and how this has affected the Draft. • The SG was reminded that for the first time since 1974, the NP was an opportunity to expand the powers of the Town. • Meeting closed
Date of next meeting	October 18 th 2017, 7pm, Guildhall.

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 REconomy Centre, The Lamb, Totnes on Wednesday 27 September 2017.

Present: John Birch, Peter Rees, Robert Vint, James Bellchambers, Alan Langmaid, Simon Harrington, Julian Burn, Sandi Whale, Jacqi Hodgson and Tracy Cheesman

Apologies: Helen Kumar, Mary Popham, Tony Whitty and Jack Patterson

1. Redworth Junction proposal

The meeting started with the viewing of a live camview of various examples of traffic roundabouts in Amsterdam which accommodated both motor vehicles and cyclists. A proposal in respect of the Redworth Junction, and based on the examples just viewed, was tabled by JBu and a copy is attached to these minutes. The proposal met with approval and it was agreed that a meeting should be set up with DCC. JH to organise a meeting with Andrew Hardy of DCC.

2. Minutes of meeting held on 26 July 2017 were agreed as correct.

3. Matters arising not on this agenda:

In respect of item 2(a) of the previous minutes concerning the Plymouth Road/Smithfields turning the proposal showing bollards was to be forwarded by JBu to JH for her to take up with DCC. In respect of item 2(b) concerning the Plymouth Road pedestrian crossing at Follaton – this will be followed up by TC. JH to follow up the True Street Junction proposal at HATOC.

4. EV Charge Points

EV Charge Points are mentioned in the draft Neighbourhood Plan and this is welcomed after PR raised the matter with Neighbourhood Plan Steering Group. The possibility of EV Points at the railway station was discussed.

5. Neighbourhood Plan

PR reported on the informal consultation process and highlighted areas of the draft plan where he was of the view that there should be further detail or policies especially in respect of the town's traffic issues. Shared space in the High Street was

discussed. PR will bring to the next meeting proposals for improved access to the railway station from the Industrial Estate.

6. Parking Group Progress Report

The on-street car parking policy was to be reviewed later this year by DCC. AL's previous proposal for a public meeting to be called was to be progressed by JH.

7. Bob the Bus report

SM reported that BtB was continuing its discussion with SHDC officers on the possibility of leasing property on the Industrial Estate to form its HQ and general overnight parking area. Matters were being delayed as a result the flood prevention scheme works. SH raised the possible threat to services being provided by private transport concerns as a result of pending legislation. However he didn't believe it would affect BtB. The proposed legislation was currently the subject of consultation.

8. Emergency Services

JBe reported on the meetings with the emergency services and this highlighted the problems of access to various parts of Totnes being experienced by the Fire Service. This matter to be progressed with the Fire Service and the restricted areas to be publicised

9. Town, District and County Councillors' Reports:

JH provided a comprehensive report on DCC matters including highway remedial works, cycle routes and various matters to be raised at HATOC.

RV reported on monies that had previously been allocated for pothole repairs and yet works still to be carried out. He also highlighted the need for repair works to be carried out at Heath's Nursery Car Park.

10. Any other business

SH reported on the problems that BtB had experienced as a result of Blue Badge holders parking in such a way so as to cause an obstruction and holding up services.

TC was welcomed as Mary Popham's replacement as the Follaton Oak transport co-ordinator.

Date of Next Meeting: Next meeting will be held on **Wednesday 25 October 2017** at 1830 in REconomy Centre, The Lamb, Totnes.

TOTNES AND DISTRICT TRAFFIC AND TRANSPORT FORUM

Advisory Body to Totnes Town Council

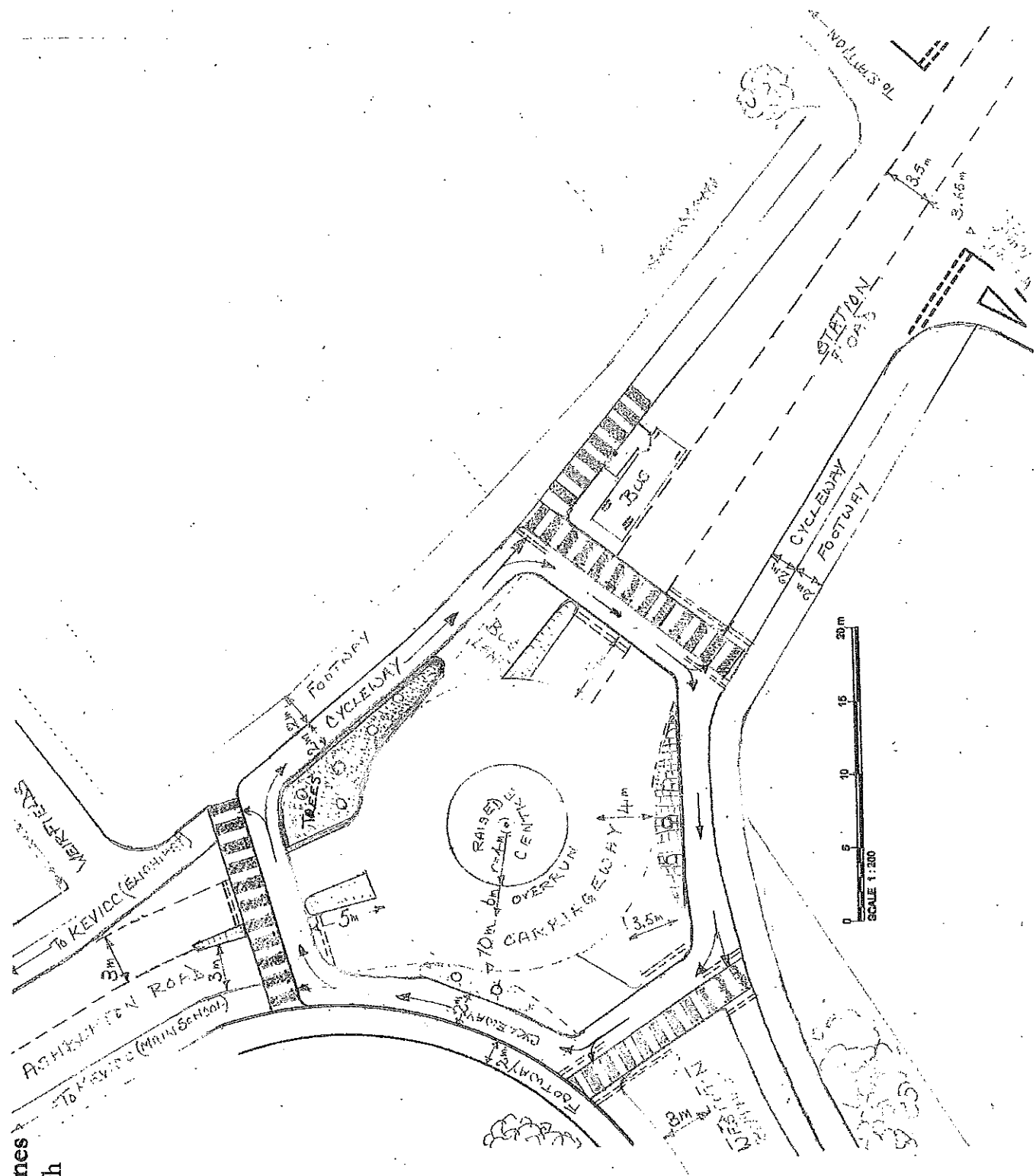
Co-Chairs: Peter Rees pvrees@tiscali.co.uk & John Birch jpb1@hotmail.co.uk

Vice-Chair: Alan Langmaid alanlangmaid@hotmail.com

AGENDA for meeting at 18.30 on **Wednesday 25 October 2017** at the **REconomy Centre, The Lamb, Totnes**

1. Apologies.
2. Minutes of the meeting of 27 September 2017 and matters arising not on agenda
3. EV Charge Points.
4. Neighbourhood Plan - Update
5. Parking Group Progress Report
6. Bob the Bus report
7. Redworth Junction proposal
8. Town, District and County Councillors' reports
9. AOB
10. Date for next Meeting

Redworth Junction, Iotnes
Proposed remodelling with
Roundabout



From: Jessica Lancod-Frost [mailto:Jessica.Lancod-frost@nalc.gov.uk]
Sent: 03 October 2017 12:07
To: County Associations <CountyAssociations@nalc.gov.uk>
Subject: Consultation: Planning for the right homes in the right places

Dear colleague,

As you may know, the Department Communities and Local Government recently issued a consultation on Planning for the right homes in the right places. The consultation document can be found here: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/644955/Planning_for_Homes_consultation_document.pdf

NALC will be responding to consultation on behalf of the local councils that we represent and we would like you to email your thoughts to us on a number of key questions of relevance to local councils. These include:

- Question 1: a) do you agree with the proposed standard approach to assessing local housing need? If not, what alternative approach or other factors should be considered?
- b) how can information on local housing need be made more transparent? **The proposed approach is detailed on page 10 of the consultation.**
- Question 2: do you agree with the proposal that an assessment of local housing need should be able to be relied upon for a period of two years from the date a plan is submitted? **The proposal is detailed on page 15 of the consultation.**
- Question 3: do you agree that we should amend national planning policy so that a sound plan should identify local housing need using a clear and justified method?
- Question 5: b) do you consider that authorities that have an adopted joint local plan, or which are covered by an adopted spatial development strategy, should be able to assess their five year land supply and/or be measured for the purposes of the Housing Delivery Test, across the area as a whole?
- c) do you consider that authorities that are not able to use the new method for calculating local housing need should be able to use an existing or an emerging local plan figure for housing need for the purposes of calculating five year land supply and to be measured for the purposes of the Housing Delivery Test?
- Question 7a) do you agree with the proposed administrative arrangements for preparing the statement of common ground? **The proposed administrative arrangements are detailed on page 25 of the consultation.**
- b) how do you consider a statement of common ground should be implemented in areas where there is a Mayor with strategic plan-making powers?
- c) do you consider there to be a role for directly elected Mayors without strategic plan-making powers, in the production of a statement of common ground?

- Question 8: do you agree that the proposed content and timescales for publication of the statement of common ground are appropriate and will support more effective co-operation on strategic cross-boundary planning matters? **The proposed content and timescales are detailed on page 26**

- Question 9a) do you agree with the proposal to amend the tests of soundness to include that:

plans should be prepared based on a strategy informed by agreements over the wider area; and

plans should be based on effective joint working on cross-boundary strategic priorities, which are evidenced in the statement of common ground?

b) do you agree to the proposed transitional arrangements for amending the tests of soundness to ensure effective co-operation? **The proposed transitional arrangements for amending the tests of soundness are detailed on page 27 of the consultation.**

- Question 11: a) should a local plan set out the housing need for designated neighbourhood planning areas and parished areas within the area?

b) do you agree with the proposal for a formula-based approach to apportion housing need to neighbourhood plan bodies in circumstances where the local plan cannot be relied on as a basis for calculating housing need? **The proposal for a formula based approach to apportion housing can be found on pages 31-32 of the consultation.**

- Question 12: do you agree that local plans should identify the infrastructure and affordable housing needed, how these will be funded and the contributions developers will be expected to make?

- Question 17: a) do you agree that local planning authorities should set out in plans how they will monitor and report on planning agreements to help ensure that communities can easily understand what infrastructure and affordable housing has been secured and delivered through developer contributions?

c) how can local planning authorities and applicants work together to better publicise infrastructure and affordable housing secured through new development once development has commenced, or at other stages of the process?

- Question 19: having regard to the measures we have already identified in the housing White Paper, are there any other actions that could increase build out rates?

Local councils are at the very heart of their local community and that is why NALC thinks it is vital we hear from them.

The deadline for responses to us is **5pm Friday 27 October**.

Please email me with any thoughts you have on any of the points included above on Jessica.Lancod-frost@nalc.gov.uk

If you have any queries please do let me know.

I look forward to hearing from you.

Kind regards,

Jessica Lancod-Frost

Jessica Lancod-Frost
POLICY AND DEVELOPMENT OFFICER

National Association of Local Councils
109 Great Russell Street
London
WC1B 3LD

Direct Line 020 7290 0317

www.nalc.gov.uk



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: 10th October 2017

Dear Councillor

Please note that permission has been sought by – **Dart Totnes Amateur Rowing Club**

to hold the following event - **Autumn Head Race**

activities proposed – **loading and unloading of boats**

on – **29th October 2017 between 8am and 6pm**

at – **Longmarsh car park, 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

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

Your Ref:
Our Ref: Car Parks/Events/2017
Date: 12th October 2017

Dear Councillor

Please note that permission has been sought by – **Totnes Night Market and Redhouse Events**

to hold the following event - **Christmas Shopping in Totnes**

activities proposed – **late night shopping. Market stalls with gazebo. Catering vehicle. Alcohol sellers. Entertainment. Musicians at Shady gardens between 5pm and 9pm. First aid vehicle in place from 2pm.**

on – **Tuesday, 5th, 12th and 19th December 2017 between 11am and 11pm**

at – **Civic Square, Civic Hall car park and Shady garden, 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@swdevon.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