**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

**THURSDAY 11TH JANUARY 2018 AT THE GUILDHALL TOTNES**

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

In Attendance: Sara Halliday (Administrator).
Apologies: Councillor K Sermon.

|  |  |  |
| --- | --- | --- |
| 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. | There were no members of the public present. |
|  | *The Committee will convene to consider the following items:* |  |
| 2 | To approve the minutes of the meeting of 14th December 2017. | Agreed. Matters arising:Item 7 – a draft letter to send to Totnes Property 1 Ltd was amended, agreed and signed by the Chair.Item 8 – Cllr Hodgson has agreed the location of the Totnes signs with DCC. The cost of the additional ‘Fairtrade Town’ signs is between £520-570 and Cllr Hodgson asked whether TTC would meet this cost or alternatively her locality budget could be used.Item 9 – DCC has no plan to replace the Redworth Junction traffic lights at this time. As the ATMOS plans develop, the wider road system will need to be reviewed.Item 10 – Administrator to contact the NHS to encourage future consideration of using the Morrison’s car park. |
| 3 | To note or make recommendations on the following tree works orders: **Works to Trees in a Conservation Area:**3.1) 4098/17/TCA – T1: Leylandii – dismantle and remove and T2: Leylandii – Dismantle and remove due to excessive shading, overbearing and low amenity value. Glebe House, Manor Way, Totnes, TQ9 5HP.3.2)Tree Preservation Order 949 – Cedar. The Cedars, Jubilee Road, Totnes, TQ9 5YR. | Applications available on the SHDC website – [www.southhams.gov.uk](http://www.southhams.gov.uk) No objection to the felling. The Committee make an informal comment to encourage replanting with a suitable native tree.No objections. |
| **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.** |
| 4 | To make recommendations on the following planning applications: 4.1) 4165/17/FUL – Application for creation of a 68-bed Care Home (use Class C2) with associated car parking, refuse and extended landscaping. Development site at SX809597, Steamer Quay Road, Totnes.4.2) 4104/17/FUL – Extension to existing petrol filling station kiosk. Morrisons Service Station, Station Road, Totnes, TQ9 5JR. 4.3) 3884/17/HHO – Householder application for proposed side extension and garage replacement. Craig Goch, Jubilee Road, Totnes, TQ9 5BP.4.4) 4153/17/HHO – Householder application for glass canopy over existing deck, a 2.4m high pergoda over front gate, 1.8m high fence along common path on eastern boundary and retrospective permission for 1.8m high fence on northern boundary between nos 5 and 6. Tree Tops, 6 Cherry Cross, Totnes Down Hill, Totnes, TQ9 5EU.4.5) 3491/17/COU – Readvertisement (revised description) Change of use of industrial unit to children’s play centre (Use Class D1) and ancillary cafe. 10 Babbage Road, Totnes, TQ9 5JA. | Applications available on the SHDC website – [www.southhams.gov.uk](http://www.southhams.gov.uk) The Committee has a number of questions which require clarification before comment can be made:* Is the development classed as employment or residential?
* Has the installation of photovoltaic cells been considered as a source of renewable energy for the building (no mention was found in the supporting documentation)?
* The Committee seek an assurance that the proposed car parking provision is sufficient, as the estimates seem low.
* Will the developer be required to make an S106 or CIL contribution?
* If S106 money is anticipated, in what area would it be spent and can elected members and TTC be involved in the decision regarding its distribution?
* What is the percentage of affordable housing across all Riverside developments (Quayside, Camomile Lawns and Luna Rock Care Home) against the DPD?

No objections.Cllr Hodgson declared an interest as she knows the residents of the neighbouring house, Fairlight. Cllrs decided to conduct a site visit on 13th January 2018.No objections.Whilst there is no objection to the change of use in principle, concerns were raised about the volume of industrial traffic and no provision for drop off at this location. Councillors also asked about security into and out of the building, for example double doors to reduce the risk of a child running out onto the street. |
| 5 | To consider the minutes of the Totnes Neighbourhood Plan Task and Finish Group meeting held on 18th December.  | The minutes were noted. |
| 6 | To note the minutes of the November Totnes Traffic and Transport Forum and 2016 AGM, and the agendas for the January meeting and AGM. | The minutes were noted. The plans for the Redworth Junction roundabout was raised. Cllr Simms reported that more work needs to be carried out (including modelling and relocation of the bus stop) and DCC need to be engaged before the idea is presented to TTC. |
| 7 | To note the proposed date of the next meeting – **1st February 2018 at 5pm** in the Guildhall.  | Noted.  |

CHAIR