**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

**THURSDAY 1ST FEBRUARY 2018 AT THE GUILDHALL TOTNES**

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

In Attendance: Sara Halliday (Administrator).  
Apologies: None.

Not Present: Councillors K Sermon and R Vint.

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| No | Subject | Comments |
| 1 | To receive apologies and to confirm that any absence has the approval of the Council. | No apologies had been received. |
|  | *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 11th January 2018. | The minutes were agreed. Matters arising:  Item 2.7 – a draft letter has been sent to Totnes Property 1 Ltd and to date no response has been received.  Item 3 – on the issue of tree works in a conservation area, the Administrator is to contact the SHDC Tree Officer about the practicalities of placing tree preservation orders on all trees in the conservation area in order to protect the future sky line and environmental benefits that tree bring to the town. |
| 3 | To make recommendations on the following planning applications:  3.1) 4374/17/FUL & 4375/17/LBC – Listed building consent for change of use from bank to shop at ground floor level and creation of 1no dwelling to first and second floor. 57 High Street, Totnes, TQ9 5NS.  3.2) 3993/17/HHO – Householder application for demolition of existing garage and construction of new garage with garden room/studio, ancillary to main dwelling. Greystones, Weston Road, Totnes, TQ9 5AH.  3.3) 4113/17/ADV - Advertisement consent to display a free-standing advertisement board. The Plains, Totnes, TQ9 5YS. [Note: Totnes Ramblers board for the Franklin Trail.]  3.4) 0009/18/LBC – Listed building consent for replacement of existing slate roof covering to rear extension with lead sheet cladding. Castle House, Plymouth Road, Totnes, TQ9 5PQ.  3.5) 0099/18/HHO – Householder application for proposed vehicle hardstanding. 13 Station Road, Totnes, TQ9 5JG.  3.6) 0187/18/HHO – Householder application for replacement of all windows for uPVC. 3 Varian Court, Bridgetown, Totnes, TQ9 5BS. | Applications available on the SHDC website – [www.southhams.gov.uk](http://www.southhams.gov.uk)  Cllr Simms declared a personal interest as he knows the applicants.  No objection – Cllrs agreed that it would be good to see the building in use and provide further accommodation in the town.  No objection to the plans, however the Committee would like confirmation that this is application is for ancillary use only and that it will not be used as a separate dwelling or as a commercial concern.  Cllr Simms declared a personal interest as he knows the objector, Ms Brown.  Object – the Committee supports the objection lodged by Ms Brown of concern that placement of this sign in the location proposed will be detrimental to a number of businesses in The Plains. The Committee would support the relocation of the sign to the area to be blocked up near the Ashford Slipway.  No objection.  No objection.  No objection. |
| **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 consider the minutes of the Totnes Neighbourhood Plan Task and Finish Group meeting held on 11th and 22nd January 2018. | The minutes of the 11th January meeting were noted (the minutes of 22nd January had not been circulated in advance). |
| 5 | To consider the following licensing application:    5.1) Variation to the premises licence of Morrisons Service Station, Station Road, Totnes, TQ9 5JR from Wm Morrison Supermarkets PLC. The application is to extend the hours for sale of alcohol for consumption off the premises to 24hrs. The hours currently licensed for the sale of alcohol is Monday to Sunday from 6am to midnight.  And to note the following new premises licence application (date for comment has now closed):  5.2) New premises licence for Drift Record Shop, 103B&C High Street, Totnes, TQ9 5SN by Mr Rupert Morrison and Mr Graeme Morrison. The application is for the sale of alcohol for consumption on and off the premises, Monday to Friday from 15:00 to 22:00; Saturday and Sunday from 13:00 to 22:00. | Object to the variation for the following reasons:  Public Safety – concern that the location could attract those driving under the influence of alcohol.  Prevention of Public Nuisance – the service station sits in a residential area.  Prevention of Crime and Disorder – 24 hour sale of alcohol could see this location become a magnet for the homeless, drug and alcohol addicts.  Cllr Simms declared a personal interest as he knows the applicants. As the deadline for comment had passed, the application |
| 6 | To note the following event requests received by SHDC.  6.1) Sompting Village Morris Ladies Weekend of Dance, Shady Garden, 14th April 2018 from 2.30-3.00pm.  6.2) Totnes 10K and Fun Run, 5th August 2018 from 10am-1pm. | Noted.  Noted. |
| 7 | To note the proposed date of the next meeting – **22nd February 2018 at 5pm** in the Guildhall. | Noted. |

CHAIR