**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

**THURSDAY 17TH MAY 2018 AT THE GUILDHALL TOTNES**

Present: Councillors R Vint (Chair), G Allen, J Hodgson and P Paine.

In Attendance: James Kershaw (SHDC Senior Specialist), Cllr John Green (SHDC), Public and Sara Halliday (Administrator).  
Apologies: Councillor R Hendriksen.

Not Present: Councillors K Sermon and A Simms.

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| 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. | A member of the public had two questions relating to item 2, the SHDC Air Quality Strategy consultation: what is the point of green travel vouchers if the impact on improving air quality is low; and how would a regional cycling strategy work? They congratulated SHDC on the decision to fund electric vehicle charging points at Follaton House. |
|  | *The Committee will convene to consider the following items:* |  |
| 2 | To discuss with South Hams District Council (SHDC) the proposals in the draft Air Quality Strategy (consultation until 20th June 2018). | James Kershaw explained the Clean Air Strategy consultation process which contains options to try and improve the Air Quality Management Area in Totnes along the A365. The options will need to be agreed with Devon County Council, to produce a realistic, measurable and deliverable Air Quality Action Plan.  Cllrs raised concerns about: the level of through traffic in Totnes (about 70%) and the impact of developments in Paignton and Brixham on air quality; green travel plans needing a joined-up approach; and the monitoring of air quality along the A385 in Totnes.  It was **AGREED** that SHDC would review the TTC Transport Policy and Strategy 2014 to see what elements could be included as options in the Air Quality Action Plan.  To **RECOMMEND** to Full Council that TTC responds to the SHDC Air Quality Action Plan consultation. The TTC response should reiterate: the TTC Transport Policy and Strategy 2014; and support for a cycle path with Littlehempston, and an underpass on Station Road, which are both important contributions to improving air quality for the town and the land should be protected for future development of these initiatives. |
| 3 | To approve the minutes of the meeting of 26th April 2018 and update on any matters arising. | The minutes have been agreed by Full Council. Matters arising:  Item 2 – Recommendation agreed by Full Council. Cllrs Hodgson and Piper expressed interest at Full Council in being involved. An email will be sent to all Councillors asking for their interest in participating and a date set for the first meeting.  Item 5.5 – Conditional approval has been given, with one of the conditions being that the building is only to be used as ancillary to the main dwelling, and that the unit is unsuitable for separate occupation.  Item 7 – The following groups have been emailed encouraging them to respond directly to the SHDC consultation: Devon Wildlife Trust; Bat Conservation Trust; Devon Bat Research and Conservation Group; and Devon Greater Horseshoe Bat Project. |
| 4 | To note or make recommendations on the following tree works orders:  **Works to Trees in a Conservation Area:**  4.1) 1342/18/TCA T1: Bay – reduce to approx 4 metres above parking ground level, reduce lateral spread towards building and over café seating area by approx 2 metres. Little Priory Court, Fore Street, Totnes, TQ9 5NJ.  4.2) 1273/18/TCA T1: Cherry – Fell, very close to stone wall, roots pressuring wall structure, possibly self-seeded, tree not maintained. Half Moon House, Leechwell Street, Totnes, TQ9 5SU. | Applications available on the SHDC website – www.southhams.gov.uk  No objection.  Objection. Cllrs agreed with TTC tree warden advice that the tree should be retained if possible and that cherry tree roots are unlikely to cause damage to the wall. |
| 5 | To make recommendations on the following planning applications:    5.1) 0386/18/OPA – READVERTISEMENT (Revised Plans Received) Outline planning application with all matters reserved for new dwelling in front garden at 4 Argyle Terrace. 4 Argyle Terrace, Totnes, TQ9 5JJ.  5.2) 1412/18/HHO - Householder application for a single storey side extension with roof terrace over and raised decked area. 2 Home Reach Avenue, Totnes, TQ9 5FS.  5.3) 1266/18/LBC – Listed Building Consent for refurbishment of first floor sash windows, and replacement of double-glazed lounge window. 29 Bridgetown, Totnes, TQ9 5AD. | Applications available on the SHDC website – [www.southhams.gov.uk](http://www.southhams.gov.uk)  Cllr Hodgson declared an interest as she lives in a nearby property and is unable to comment. Cllrs Allen and Vint declared a personal interest as they know the applicant. Cllrs raised concerns about the number of properties being built on this strip of land next to the railway line.  Objection. The proposed extension and roof terrace is un-neighbourly and will significantly overlook the neighbouring properties in Lansdowne Park.    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.** | | |
| 6 | To consider the minutes of the Totnes Neighbourhood Plan Task and Finish Group meeting held on 23rd April 2018. | Noted. It was **AGREED** to request the following from the Totnes Neighbourhood Plan Task and Finish Group:  - a copy of the minutes of the meeting held on 19th March 2018 with Harberton Neighbourhood Plan; and  - a revised timeline/project plan for the Totnes Neighbourhood Plan. |
| 7 | To note the invitation to the next Devon Community Resilience Forum on 14th June at Cruwys Morchard, Tiverton and the Spring 2018 newsletter. | Noted. |
| 8 | To note the Devon Local Flood Risk Management Strategy Update April 2018 newsletter. | Noted. |
| 9 | To note the following event request received by SHDC:  9.1) Artisan Market, 1000-16000hrs on Saturday 26th May, the Rotherfold, Totnes.  9.2) Longbow Canoe Festival, 1200-1700hrs on Saturday 10th June, Longmarsh greenspace and car parks, Totnes.  9.3) Family Fun Dog Show, 1230-1700hrs on Saturday 7th July, Longmarsh greenspace, Totnes. | Noted.  Noted. Cllr Paine suggested that TTC should engage with the Totnes Boating Association ahead of the 2019 event to increase the river space for competition alongside Vire Island to encourage local attendance and spectators.  Noted. |
| 10 | To note the proposed date of the next meeting – **7th June 2018 at 5pm** in the Guildhall. | Noted. |

CHAIR