

**MINUTES OF THE PLANNING AND PLACE COMMITTEE  
THURSDAY 26th NOVEMBER 2015 AT THE GUILDHALL TOTNES**

Present: Councillors Rosie Adams (Chair), Hendriksen, Hodgson (arrived at 4.05pm), Paine, Vint,  
Westacott MBE (arrived at 4.55pm), Whitty (arrived at 4.05pm)

In Attendance: Laura Shearer (Assistant to the Town Clerk), Steve Peacock (Totnes Times)

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	There were no apologies
	<i>The Committee will adjourn for the following item:</i>	The Committee adjourned for the following item:
	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.	One member of the public (SP) spoke regarding application 56/2524/15/F.
	<i>The Committee will convene to consider the following items:</i>	The Committee convened to consider the following items:
2	To address any matters arising from the minutes of the meeting of 5 <sup>th</sup> November.	An amendment to the previous minutes was suggested, cllrs would like to note that a discussion was had on the Master plan of Coco's Nursery application (56/2221/15/O) regarding other development sites in this area, including adjacent DPD site.
3	<p>To make recommendations on the following planning applications</p> <ol style="list-style-type: none"> <li>1) 56/2387/15/F – Erection of 3 bed terrace house with garden and relocation of garages. Development site at 5 Christina Parade, Totnes, TQ9 5UU. Applicant: Mr Lam. (Planning Officer: Clare Stewart)</li> <li>2) 56/2107/15/F – REVISED PLANS: Householder application for demolition of existing bungalow roof and replacement with new first floor extension and solar roof. Ground floor alterations with entrance hall and single storey garage extension. Winton, Higher Westonfields, Totnes, TQ9 QZ. (Planning Officer: Ben Gilpin)</li> <li>3) 56/1085/15/F – READVERTISEMENT: (amended development description) Demolition of existing single storey offices/workshops/shelter (B1/D1) &amp; erection of 5No. 2 storey units comprising 4No. B1 (light industry) and 1No. D1 (homeless persons shelter). 11-20 Burke Road, Totnes, TQ9 5XL. (Planning Officer: Matthew Jones)</li> </ol>	<p>Cllrs support the recommendation of SHDC officer to withdraw this application. Cllrs suggest the need for conditions of solar inclusions, more details on the redevelopment of garages, drainage reports, detailed access plans and a landscape plan to replace trees which were removed from this area.</p> <p>No objections. Cllrs are pleased that their previous recommendations have been taken on board.</p> <p>No objections. Cllrs feel this is a positive recognition of the need for the homeless shelter.</p>

	<p>4) 56/2502/15/F – Proposed new three bedroom dwelling house and new vehicular access. Proposed development site at SX 800 609, Quarrenden, Weirfields, Totnes, TQ9 5JS. Applicant: West Ella Housings Ltd. (Planning Officer: Wendy Ormsby)</p> <p>5) 56/2527/15/F – Single storey extension for new reception area, admin offices and toilets to garage unit. Harrisons Garage (Totnes) Ltd, Babbage Road, Totnes, TQ9 5JA. Applicant: Mr C Harvey. (Planning Officer: Ben Gilpin)</p> <p>6) A) 56/2497/15/AD – Installation of ATM machine B) 56/2496/15/F – Installation of ATM machine. Co-operative Food, Fore Street, Totnes, TQ9 5RW. Applicant: Cardtronics UK (t/a Cashzone). (Planning Officer: Ben Gilpin)</p> <p>7) 56/2505/15/F – Proposed new windows to South East elevation. South Devon House, Babbage Road, Totnes, TQ9 5JA. Applicant: South Devon Rural Housing Association. (Planning Officer: Clare Stewart)</p> <p>8) 56/2524/15/F – Erection of 2No. three bedroomed semi detached dwelling houses with garages and parking. Proposed development site at SX 7846 6054, Follaton Farm, Plymouth Road, Totnes. Applicant: Mr B T Perring. (Planning Officer: Ben Gilpin)</p> <p>9) 56/2504/15/LB – Listed building consent for removal of partition stud wall between kitchen and bathroom, change position of existing partition stud walls in en-suite wardrobe and replace wooden lounge door with wood and glazed door with glazed side panels (amendments to consent 56/1786/15/LB). 41 Seymour Court, Bridgetown, Totnes, TQ9 5AA. Applicant: Mr D Cottam. (Planning Officer: Kate Price)</p>	<p>No objections. Cllrs would like to ensure that the hanging slate is natural slate, see page 4 of the design statement. They would also like the applicant to consider the addition of solar panels. Cllrs like that the design matches the surrounding properties.</p> <p>No objections. Cllrs feel these plans could include solar power. Cllrs were very positive to see a local company thriving.</p> <p>No objections. Feel it will Support neighbouring businesses.</p> <p>No objections. Cllrs feel the proposed design has improved aesthetics.</p> <p>Objection. Cllrs would like more details on this site being adjacent to a development site and feel that both houses should be affordable, or 50% at the very least. Cllrs are concerned about overdevelopment, road safety, pedestrian safety and preservation of the trees. They would like an area of bank kept available for a potential pavement. Cllrs feel this would be a dangerous junction with poor visibility.</p> <p>No objections.</p> <p>NOTE: Cllrs JH and RV observed and did not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.</p>
4	To note or make recommendations on tree works decisions and orders:	

	1) AW/TPO824-56/2558/15/TW – Work to Tree Preservation Order trees. China Blue, Station Road, Totnes, TQ9 5JR. (Chris Brook SHDC)	Objection. Cllrs recommend that all trees remain as they see no reason for removal. They would like it noted that this site has already lost trees without replacement.
5	To note the following information from SHDC regarding the application at The Laurels, Sharpham Drive, Totnes (Jan 2015): <i>'Just a line to inform you that I have been investigating an alleged breach at the above property in that the studio attaching thereto was being used for independent living in breach of planning permission 56/3100/14/F. It has now been concluded that the studio is in fact being used ancillary to the main house and no breach is occurring. I will, therefore, now be closing the file in this respect.'</i>	This was noted. Cllrs Vint and Westacott declared a personal interest.
6	To receive an update on the Section 106 funding – Parish/Town Open Space, Sport and Recreation Plan workshop.	The following updates were received: The Deputy Town Clerk has been asked to forward the information to members of this committee and the People committee. Sarah Wollaston has asked Brandon Lewis to address our concerns on not being involved in the 106 money process. Cllr Vint is awaiting decisions from SHDC on the process.
7	To discuss if the Car Club parking space in the fore street should also be used as disabled or 'drop off' space.	This was discussed and it was agreed to review this in a year's time.
8	To note or discuss SHDC DMC decisions since the last meeting	This was noted.
9	To discuss the relationship between the Traffic and Transport Forum and the Town Council to ensure the work of the Forum does not undermine the NP.	It was agreed that there is no evidence that the work of the Traffic and Transport Forum undermines the NP and it was <b>RECOMMENDED</b> that this forum remains an advisory body to TTC.
10	To note minutes of community groups: <ul style="list-style-type: none"> <li>- Traffic and Transport Forum</li> <li>- Neighbourhood Plan</li> </ul>	Cllr Whitty will enquire about the TTC receiving minutes from the Traffic and Transport Forum.  Received an update from Cllr Adams on confidential matters regarding the NP. Cllrs voted in favour to clear the room due to the nature of the discussion.
11	To note the date of the next meeting – <b>17<sup>th</sup> December 2015 at 4pm</b> in the Guildhall	Cllrs have agreed to change the meeting time to 4pm

Meeting ended at 6.20pm

END

MAYOR