

**MINUTES OF THE PLANNING AND PLACE COMMITTEE
THURSDAY 4th FEBRUARY 2016 AT THE GUILDHALL TOTNES**

Present: Councillors R Adams (Chair), Westacott MBE, Paine, Vint, Hendriksen and Hodgson

Apologies: Councillor Whitty.

In Attendance: Laura Shearer (Planning Officer)

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.
	<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.	It was discussed that construction lorries from the care home development on Steamer Quay have been taking a shortcut by turning left at the bottom of Bridgetown Hill instead of continuing along the A385 and turning left at the roundabout after the new bridge. Cllr Vint has spoken to DCC about this and is awaiting a reply. Cllrs would like to keep an eye on this development which will be ongoing for some time.
	<i>The Committee will convene to consider the following items:</i>	
2	To address any matters arising from the minutes of the meeting of 14 th January.	There were no matters arising
3	To make recommendations on the following planning applications <ol style="list-style-type: none"> 1) 2735/15/LBC – Listed building consent for internal and external alterations and replacement conservatory. 6 Warland, Totnes, Devon, TQ9 5EL. Applicant: Miss K Williamson. (Planning Officer: Kate Price) 2) 0140/15/LBC – Listed building consent to replace existing sash windows with exact like for like, with single glazing. Pleases Passage, High Street, Totnes, Devon. Applicant: Mrs C Nash. (Planning Officer: Richard Gage) 3) 0020/16/HHO – Retrospective householder application for timber steps and raised decking area. Clifton, Maudlin Road, Totnes, Devon, TQ9 5TG. Applicant: Mr P Tweed. (Planning Officer: Ben Gilpin) 4) 2861/15/HHO – Retrospective householder application for garden decking. 57 Smithfields, Totnes, Devon, TQ9 5LR. Applicant: Mr David Santer. (Planning Officer: Ben Gilpin) 5) 2744/15/LBC – Listed building consent to move non original partition wall to increase the size of shower bathroom. Create new doorway to bathroom from existing landing. 17 Bridgetown, Totnes, Devon, TQ9 5BA. Applicant: Mr Alex Stevens. (Planning Officer: Sarah Cawrse) 6) 150265 2825/15/HHO – Retrospective householder application for construction of shed and fence. Parkside, 21 Borough Park 	<p>No objections.</p> <p>No objections</p> <p>No objections.</p> <p>No objections.</p> <p>No objections.</p> <p>No objections.</p>

	<p>Road, Totnes, Devon, TQ9 5XW. Applicant: Mr F Checkley. (Planning Officer: Lucy Hall)</p> <p>7) 154391 2923/15/FUL – Conversion to two dwellings. 16 Lower Collapark, Totnes, Devon, TQ9 5LP. Applicant: Mr D Iles. (Planning Officer: Clare Stewart)</p> <p>8) 154465 3017/15/HHO – Householder application for demolition of existing single storey extension. Alterations and extension to create larger kitchen, dining area and utility room, and associated external works. Replacement of existing roof covering, installation of over rafter insulation and 3 no. rooflights. 1 Follaton Bungalows, Totnes, Devon, TQ9 5LZ. Applicant: Mr & Mrs P Jennings. (Planning Officer: Charlotte Howrihane)</p> <p>9) 154323 2853/15/HHO – Householder application for proposed roof conversion to include rear facing flat roof dormer. 7 Lower Collins Road, Totnes, Devon, TQ9 5PS. Applicant: Mrs Fossick. (Planning Officer: Tim Furmidge)</p>	<p>CLRs feel there is insufficient detail in this application to make a recommendation. In particular they would like to see where the extra car spaces would be placed.</p> <p>CLr Westacott declared a personal interest as she previously sat on a committee with Mrs Iles.</p> <p>No objections.</p> <p>No objections.</p> <p>NOTE: CLRs 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	<p>To note or make recommendations on tree works decisions and orders:</p> <p>a) 0046/16/TPO – T1 Beech – Crown lifting and removal of two overhanging branches on roadside. Roskilde, Bourton Road, Totnes.</p> <p>b) 0129/16/TCA – T1 Magnolia - Crown reduce overall by 2 to 3 metres. Crown lift over footpath and driveway to 3m. ‘Little Priory Court’, Fore Street, Totnes.</p> <p>c) 0096/16/TPO – T1 and T2 Lime - Crown Lift over grass area and boundary of Steam Packet pub to 4m. T3 and T4 Limes – Crown lift on all sides to 4m. T5 Lime – Crown lift to 3m. Throgmorton House, New Walk, Totnes, Devon.</p>	<p>This application was approved by SHDC before the meeting. CLRs have no objections.</p> <p>No objections.</p> <p>No objections.</p>
5	<p>To note the following application is being re-advertised to highlight that it ‘Affects Conservation Area’ and ‘Setting of Listed Building’ as this was mistakenly omitted during the first advertisement. CLRs previously had no objection to this application.</p> <ul style="list-style-type: none"> 2612/15/HHO – Householder application for first-floor development to replace roof terrace. 	<p>This was noted</p>

	Camelia Cottage, North Street, Totnes, TQ9 5NZ. Applicant: Mr & Mrs A Hornsey. (Planning Officer: Sarah Carroll.	
6	To discuss the Totnes on the Move (ToM) website content. ToM have asked that their content be added to the Totnes Town Council (TTC) website due to the cost of web hosting. There is too much content for the TTC website but it has been suggested that TTC could have the key documents on the website whilst the remainder of content could be available on request.	Cllr Vint PROPOSED to have a summary on the TTC website with a link to the Neighbourhood Plan website which would store all of the documents. Cllrs were all in favour. Planning Officer will speak to NP to see if their website has adequate space to store this data.
7	To discuss the National Association of Local Councils (NALC) policy consultation on the 'New Homes Bonus'. The deadline for submitting comments is 10 th March 2016.	It was RECOMMENDED to comment on the New Homes Bonus and request 75% of funds for social housing.
8	To discuss the need for a tree survey in Totnes in relation to the Treeconomics presentation, to include ideas on funding, volunteers and the desired outcome for the town.	Cllr Hodgson has been in discussion with the NP network with the suggestion of having another presentation from Treeconomics and all current responses have been positive. This will progress through the NP network.
9	To note the national call for a UK Charter for trees, woods and people.	It was RECOMMENDED to send a letter of support from the council
10	To note the meeting with Sophie Hosking and Chris Brook (SHDC) took place on 21 st January as requested.	Cllr Vint would like his apologies noted for this meeting.
11	To note the withdrawal of the following Devon County Council application: DCC/3814/2015 - Waste transfer station, site office buildings, external skip storage area, weighbridge, packaged sewer treatment plant and importation of soil/rubble to raise site levels. Cockwells Nursery, Bluepost to Hazard, Harberton, Devon, TQ9 7LP	This was noted Cllrs would be interested in the proposals for the transport requirements to remove the waste materials from this land. The Planning Officer will contact Harberton Parish Clerk.
12	To note the update from Sophie Hosking at SHDC regarding the issues with their updated website and the delay in uploading content to the planning applications.	This was noted.
13	To note or discuss SHDC DMC decisions since the last meeting	These were noted.
14	To note minutes of community groups: <ul style="list-style-type: none"> - Traffic and Transport Forum - Neighbourhood Plan 	No minutes were available. The minutes of the December NP Steering Group Meeting were noted.
15	To note the date of the next meeting – 25th February 2016 at 4pm in the Guildhall	This was noted

Meeting ended at 5.45pm

MAYOR