

**MINUTES OF THE PLANNING AND PLACE COMMITTEE  
THURSDAY 25th FEBRUARY 2016 AT THE GUILDHALL TOTNES**

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

In Attendance: Laura Shearer (Planning Officer)

| No | Subject   | Comments   |
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| 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 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.  | A member of the public talked about the health and safety in and around Totnes railway station. Cllrs agreed to formally discuss this at the next meeting.   |
|    | <i>The Committee will convene to consider the following items:</i>  |  |
| 2  | To address any matters arising from the minutes of the meeting of 4 <sup>th</sup> February.   | <p>The Grove school crossing was due to be completed last week, as confirmed by Sophie Hosking from SHDC, but these works have not been done. Cllr Vint has spoken to DCC and SHDC but neither have provided any conclusive answers. It was <b>RECOMMENDED</b> to raise this as a priority at Full Council due to safety reasons.</p> <p>Cllrs noted the response from the Traffic &amp; Transport Forum regarding safety in Station Road and Fore Street. Cllr Vint confirmed that the upcoming minutes will also cover this topic.</p> |
| 3  | <p>To make recommendations on the following planning applications</p> <ol style="list-style-type: none"> <li>1) 0122/16/FUL – Proposed conversion of former cart building to single dwelling with use of attached listed building as laundry. The Old Forge, Seymour Place, Totnes, TQ9 5AY. Applicant: Mr &amp; Mrs M Hughes. (Planning Officer: Sarah Cawrse)</li> <li>2) 3021/15/LBC – Listed building application to put a damp proof course into dwelling. Church Close, High Street, Totnes, TQ9 5QQ. Applicant: Victoria Patch. (Planning Officer: Sarah Cawrse)</li> <li>3) 0297/16/LBC – Retrospective listed building consent for restorative structural works including replacement beams and works to shop front. 5 High Street, Totnes. Applicant: 5 High Street Totnes Management Company Ltd. (Planning Officer: Kate Price)</li> <li>4) 3121/15/HHO – Householder application for removal of existing Conservatory and construction of new Sun Room and associated sunken patio, raised garden and re-configured stepped access. Park View, Priory Hill, Totnes,</li> </ol> | <p>No objections. Cllrs recommend timber is used on all external windows and balcony, to be in keeping with the rest of the building.</p> <p>No objections.</p> <p>No objections.</p> <p>No objections</p>   |

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|   | <p>TQ9 5QG. Applicant: Mrs P Sewell. (Planning Officer: Charlotte Howrihane)</p> <p>5) 0093/16/HHO – Householder application for demolition of existing conservatory and replacement single storey extension. Devon Terrace, 1 Bridgetown, Totnes, TQ9 5AZ. Applicant: Mr &amp; Mrs R Garton. (Planning Officer: Lucy Hall)</p> <p>6) 2986/15/HHO &amp; 2987/15/LBC – Householder &amp; Listed Building consent application for removal of modern external door and alteration to masonry of historic doorway to accommodate new window (resubmission of consent 56/0856/15/F). Bowden House, Lane to Bowden House, Totnes, TQ9 7PW. Applicant: Mr H van Koten. (Planning Officer: Richard Gage)</p> <p>7) 2984/15/HHO – Householder application for first floor extension over existing flat roof to form additional bedroom. 16 Warland, Totnes, TQ9 5EL. Applicant: Mr &amp; Mrs McCormick. (Planning Officer: Tim Furmidge)</p> <p>8) 3135/15/LBC – Listed building consent for alterations to rear single storey extension. Devon Place, Bridgetown, Totnes, TQ9 5AE. Applicant: Ms M Stidson. (Planning Officer: Sarah Cawrse)</p> <p>9) 0015/16/LBC – Listed building consent to replace existing casement window, existing conservatory and internal alterations to existing rear extension. 6 Warland, Totnes, TQ9 5EL. Applicant: Miss K Williamson. (Planning Officer: Kate Price)</p> <p>10) 2706/15/HHO – READVERTISEMENT (Revised Plans Received) Householder application for two storey side and rear extension to dwelling including conversion of existing garage and internal alterations. 5 Priory Avenue, Totnes, TQ9 5HR. Applicant: Mr &amp; Mrs Doyle. (Planning Officer: Sarah Carroll)</p> | <p>No objections.</p> <p>No objections.</p> <p>No objections. Cllrs recommend timber frame windows.</p> <p>No objections.</p> <p>No objections. Cllrs feel this will be an improvement.</p> <p>No objections. Cllrs feel this is an improvement on the original plans.</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 | <p>To note or make recommendations on tree works decisions and orders:</p> <p>a) 0467/16/TCA Beech – Reduce crown spread over garden area on 3 sides and trim back over the road. ‘Chy Vean’, Priory Avenue, Totnes. Applicant: Mrs Jennifer Griffin.</p>   | <p>No objections</p>  |
| 5 | <p>To discuss the need for a response to the Torbay Local Transport Delivery Plan 2016-2021 Consultation.</p>   | <p>Cllrs would like to request a meeting with Torbay Council to discuss the impact this will have on Totnes, possible cycle routes and public transport links. It was suggested to send them a copy of our Transport Policy &amp; Strategy 2014.</p>  |

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| 6  | To recommend any appropriate topics for the Annual Town Meeting 2016.  | Suggested topics:<br>Increase in council tax.<br>Tourism partnership.  |
| 7  | To note the response from Totnes Community Development Society regarding consultations with Network Rail and Great Western Railway in relation to the Atmos proposals. | This was noted.  |
| 8  | To note the submission of the Devon Minerals Plan.   | This was noted. Cllr Vint informed the committee that DCC will not be consulting again once the changes have been made. It was <b>RECOMMENDED</b> to write to DCC expressing disappointment with their consultation process. |
| 9  | To note that DCC plans to use some S106 funding for Green Travel Manager for Totnes and to share any updates.  | This was noted.<br>Cllr Vint confirmed that the aims and outcomes from the post will be part of the job description which is still being consulted upon through the Neighbourhood Plan.                                      |
| 10 | To note an alleged breach regarding the placing of a shed affecting 8 and 9 Bank Lane has been investigated and it was determined that no breach had occurred.         | This was noted.  |
| 11 | To note or discuss SHDC DMC decisions since the last meeting   | This was noted.  |
| 12 | To note minutes of community groups:<br>- Traffic and Transport Forum<br>- Neighbourhood Plan  | These were noted<br>These were noted.  |
| 13 | To note the date of the next meeting – <b>17<sup>th</sup> March 2016 at 4pm</b> in the Guildhall   | This was noted   |

Meeting ended at 5.40pm

MAYOR