

**MINUTES OF THE PLANNING AND PLACE COMMITTEE
THURSDAY 17th March 2016 AT THE GUILDHALL TOTNES**

Present: Councillors R Adams (Chair), Hodgson (arrived at 4.10pm), Paine, Vint, Westacott MBE and Whitty

Apologies: Cllr Hendriksen

In Attendance: Laura Shearer (Planning Officer), Vincent Gough (DCC)

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.	No members of the public were in attendance.
	A period of 15 minutes will be given to discuss how the Road Warden Scheme could be adapted to suit the needs of Totnes, with Victor Gough from Devon County Council (DCC) Highways team.	This scheme is looking for volunteers to help with general highway maintenance including road signs, footpaths and grass cutting duties that DCC no longer undertake. DCC still have an obligation with safety defects. Victor would like more feedback on how this could help Totnes specifically. Cllrs have requested more information on the following: <ul style="list-style-type: none"> • costs involved in equipment/insurance/staff • man hours required • feedback from other parishes in the scheme • liability/insurance protocol. It was suggested to take this to Full Council when more information has been received.
	<i>The Committee will convene to consider the following items:</i>	
2	To address any matters arising from the minutes of the meeting of 25 th February.	There is still no date for the works on the Grove School crossing. Torbay Council will be making changes to the Torbay Local Transport Delivery Plan 2016-2021. Cllrs would like to request details on the updated plan.
3	To make recommendations on the following planning applications <ol style="list-style-type: none"> 1) 0047/16/HHO – Householder application for single storey extension and raised deck to the rear. 1 Hilldown, Totnes, TQ9 5RE. Applicant: Mrs Emma van der Velde. (Planning Officer: Lucy Hall) 2) 0312/16/HHO – Householder application to erect Upvc conservatory to existing rear extension. 24 Swallowfields, Totnes, TQ9 5LA. Applicant: Ms Suzanne Leaman. (Planning Officer: Sarah Carroll) 3) 56/1893/15/F – Erection of single dwelling with an undercroft parking space 	No objections. Cllrs are satisfied this doesn't overlook other properties. No objections. Cllrs would prefer this wasn't Upvc. No objections. Cllrs feel the revisions to the road access has resolved their safety concerns.

	<p>(resubmission of 56/2362/14/F). 1 Ashleigh, Kingsbridge Hill, Totnes, TQ9 5SZ. Applicant: Carfrae Sustainable Design. (Planning Officer: Ben Gilpin)</p> <p>4) 0228/16/LBC – Listed building consent to recover roofs and replace external door and window. 32 High Street, Totnes, TQ9 5RY. Applicant: Ashilford Properties Ltd. (Planning Officer: Sarah Cawrse)</p> <p>5) 0471/16/LBC – Listed building consent to replace 1st and 2nd floor landing windows like for like. Birdwood House, 44 High Street, Totnes, TQ9 5SQ. Applicant: Dr John Stevern. (Planning Officer: Richard Gage)</p> <p>6) 0339/16/FUL - Conversion of B1 office to C3 residential including demolition of modern extensions to listed building. Construction of detached dwelling to rear garden of property. 18 Bridgetown Totnes Devon TQ9 5BA. Applicant: Mr D Goulden. (Planning Officer: Graham Lawrence)</p> <p>7) 0515/16/OPA – Outline planning with all matters reserved for the erection of a new accessible, sustainable dwelling. Endsleigh, Jubilee Road, Totnes, TQ9 5BP. Applicant: Mr A Garside.</p> <p>8) 0440/16/CRB – Community Right to Build Order: Atmos Community Right to Build – proposed development to support mixed use establishing approximately 3.5 hectares of employment land capable of supporting over 99 homes, 160 jobs and range of community facilities. Former Totnes Creameries, Totnes, TQ9 5JP. (Planning Officer: Bryony Hanlon)</p>	<p>Cllrs Westacott, Vint, Hodgson and Whitty declared an interest as they know Mr Carfrae personally.</p> <p>No objections.</p> <p>No objections. Cllr Westacott declared a personal interest.</p> <p>No objections. Cllrs feel this is part of Bridgetown’s heritage and are therefore pleased to see this building being restored. Cllr Adams declared an interest.</p> <p>No objections</p> <p>No objections at this stage. Cllr Paine declared an interest as he has personally commented on this application.</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) 160634-0577/16/TPO: T3 English Elm – Dismantle/Fell and remove due to signs of advancing Dutch Elm disease. Redhills, Jubilee Road, Totnes.</p> <p>b) 0728/16/TPO: Oak Tree TPO T1 261 – reduce crown by approx. 12 branches and various dead wood. Holly Tree House, Lower Broomborough, Plymouth Road, Totnes.</p> <p>c) Notification to Undertake Works. 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>d) Grant of Conditional Consent. 0096/16/TPO: T1 and T2 Lime – Crown lift over grass area and boundary of Steam Packet pub to 4m. T3</p>	<p>No objections but Cllrs would like to suggest a replacement native tree is planted.</p> <p>No objections.</p> <p>Noted</p> <p>Noted</p>

	and T4 Limes – Crown lift on all sides to 4m. T5 Lime – Crown lift to 3m. Throgmorton House, New Walk, Totnes.	
5	To discuss safety issues regarding the road junctions around the railway bridge on Station Road and to make recommendations.	<p>Cllrs would like to make the bridge pedestrian free, providing a safer walking route. They would like the Traffic & Transport Forum to research the possibilities, Cllrs have suggested an underpass or footbridge added to the side of the bridge.</p> <p>Cllrs would also like to write to Network Rail and copy in Sarah Wollaston, asking for previous proposals on this topic.</p>
6	To receive an update about the site access at the Steamer Quay.	The committee received an update from Cllr Vint.
7	To receive an update about the proposed tree felling on Steamer Quay.	<p>Notes from the meeting with Chris Brook on Tues 15th March will be sent to councillors.</p> <p>Cllrs would like to request a copy of the flood defence plan from the Environment Agency.</p>
8	To recommend the features required of a new projector in preparation of SHDC's plan to become paper free.	<p>Cllrs would like a projector with a zoom function and a long range so it can be placed at the back of the room. There is also requirement for a laptop as the committee will need to have a direct link with the SHDC website.</p> <p>The Committee would like the office staff to look into the options available.</p>
9	To receive an update regarding the disposal of waste materials from the Cockwells Nursery site at Bluepost to Hazard, Harberton.	Harberton Parish Council and DCC have agreed that the rubble, plasterboard and wood on the site should be removed and the remaining soil be tested for contamination. A destination and traffic plan will be agreed in advance of materials being removed.
10	To note or discuss SHDC DMC decisions since the last meeting	No decisions to note.
11	To note minutes of community groups: <ul style="list-style-type: none"> - Traffic and Transport Forum - Neighbourhood Plan 	<p>Noted</p> <p>Noted</p>
12	To note the date of the next meeting – 7th April 2016 at 4pm in the Guildhall	Noted

Meeting ended at 5.40pm

END

MAYOR