

**MINUTES OF THE PLANNING AND PLACE COMMITTEE
THURSDAY 7th April 2016 AT THE GUILDHALL TOTNES**

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

Apologies: Cllr Vint and Whitty

In Attendance: Laura Shearer (Planning Officer), Tom Buxton-Smith and Jim Faux (Environment Agency),
Steve peacock (Totnes Times)

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.	The Environment Agency (EA) spoke about the flood defence plans for Totnes. Councillors were encouraged to provide feedback at the drop-in session - see item 11. A representative from the EA will attend a future planning meeting to discuss their progress.
	<i>The Committee will convene to consider the following items:</i>	
2	To address any matters arising from the minutes of the meeting of 17th March.	Item 5 regarding the Station bridge footpath and underpass is ongoing and Cllrs feel this should also go to Neighbourhood Plan for discussion. Cllr Hendriksen has confirmed he will attend The South West Public Transport Users Forum (SWPTUF) meeting in October and it was agreed to revisit this item on the agenda before this meeting. Cllrs would like to enquire when the last safety check was done on this bridge.
3	To make recommendations on the following planning applications <ol style="list-style-type: none"> 1) 0853/16/LBC – Listed building consent for internal works including removing partition wall between kitchen and bathroom and changing position of existing partition wall in ensuite bathroom. 41 Seymour Court, Bridgetown, Totnes, TQ9 5AA. Applicant: Mr D Cottam. (Planning Officer: Richard Gage) 2) 0758/16/LBC – Listed building application for re-roofing front elevation. 9b Seymour Place, Totnes, TQ9 5AY. Applicant: Mrs M Guyon. (Planning Officer: Richard Gage) 3) 0519/16/HHO – Householder application for a single storey rear extension and conversion of roofspace to habitable use to include a rear dormer. 2 Orchard Waye, Totnes, TQ9 5PN. Applicant: Mr & Mrs D Eaton. (Planning Officer: Lucy Hall) 4) 0753/16/LBC – Listed building consent for roof works. 4 Devon Place, Bridgetown, Totnes. Applicant: Mr T Cook. (Planning Officer: Richard Gage) 	<p>No objections</p> <p>No objections.</p> <p>No objections</p> <p>No objections.</p>

	<p>5) 0668/16/OPA – Outline consent for the construction of 4 new dwellings. Quisty Beeches, Bourton Lane, Totnes, TQ9 5JF. Applicant: Mr Paul Hussell. (Planning Officer: Clare Stewart)</p>	<p>In principal there were no objections for development on this site, however Cllrs feel this could potentially be over development of this area due to the adjacent listed building. Cllrs also feel it is vital that wildlife habitats are protected and that any removal of trees results in replacements being planted. Specific concerns were raised over the house in the corner plot near the quarry due to the sensitivity of the wildlife habitat and close proximity to the quarry waste site. Cllrs would request an archaeological study of this site and concerns were raised over potential contamination from the quarry. Any hedge damaged along Bourton Road should be replaced like for like.</p> <p>NOTE: Cllr JH 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) 0889/16/TPO – Fell T1, T2 and T3 Poplar trees identified on sketch plan E1, in accordance with advice obtained from Devontreeservices. The report is attached for reference. We are happy to replant a replacement tree at approximately the position of existing Poplar 2, and to take advice concerning a suitable species. Land to rear of 18 Moorashes, Totnes.</p> <p>b) To note GRANT of Conditional Consent: 0467/16/TCA Beech – Reduce crown spread. Chy Vean, Priory Avenue, Totnes.</p>	<p>Objection. If pollarding is not an option, Cllrs would only recommend the removal of these trees on the condition that they are all replaced.</p> <p>Noted.</p>
5	<p>To discuss the possibility of a Community Helipad in Totnes.</p>	<p>It was RECOMMENDED to contact Toby Russell at Devon Air Ambulance Trust to request his attendance at a full council meeting to clarify the costs and procedures involved.</p>
6	<p>To discuss if the damaged “Welcome to Totnes” sign at Kingsbridge Hill can be replaced or repaired. The Planning Committee has been asked to write to DCC for information about this.</p>	<p>It was agreed to ask Devon County Council about costs for repairing/replacing this sign. Cllrs would also like a quote for the sign to include the Transition Town and Fairtrade Town logos.</p>
7	<p>To consider writing a letter to the Secretary of State regarding devolution in local government.</p>	<p>It was agreed the Planning Officer will draft a letter regarding the lack of consultation and public awareness. This will be sent to committee members for approval before sending.</p>
8	<p>To discuss advertising the Traffic & Transport Forum (TTF) meetings on the Council website.</p>	<p>Cllrs voted against the TTF advertising on the Town Council website.</p>
9	<p>To discuss a request from the Totnes Community Development Society for a letter of support from the</p>	<p>It was agreed to write a letter of support.</p>

	Town Council for the Heritage Lottery Fund bid on the Brunel building.	
10	To note the response from Devon County Council regarding herbicide use	Noted but Cllrs are disappointed and consider this unsafe to wildlife, waterways and the public.
11	To note the 'Future of flood defences in Totnes' drop-in session in the Civic Hall on Saturday 16 April between 11am and 7pm.	Noted.
12	To note the update from SHDC regarding improvements to the planning pages on their website.	Noted.
13	To receive an update from the Highways and Traffic Orders Committee meeting on Fri 1st April.	Due to unforeseen circumstances this update was not available.
14	To note the appeal is dismissed regarding Land at Lower Blakemore Farm, Harberton, TQ9 6DN. The appeal was against a refusal to grant planning permission of ground-mounted solar arrays.	Noted. Cllr Westacott declared a personal interest.
15	To set up a working group to discuss the Planning enforcement list and provide feedback to SHDC on how to reduce the list.	PINK PAPERS – Private & Confidential Cllrs will meet an hour early at the next meeting to discuss this.
16	To note or discuss SHDC DMC decisions since the last meeting	None available.
17	To note minutes of community groups: <ul style="list-style-type: none"> - Traffic and Transport Forum - Neighbourhood Plan 	Nothing to note Nothing to note
18	To note the date of the next meeting – 28th April 2016 at 4pm in the Guildhall	Noted.

Meeting ended at 5.50 pm

END

MAYOR