



**DRAFT MINUTES OF THE PLANNING COMMITTEE
THURSDAY 23RD MAY 2019 AT THE GUILDHALL TOTNES**

Present: Councillors G Allen (Chair), R Hendriksen, J Hodgson, C Luker, P Paine and A Simms.

Apologies: Cllr R Adams.

Not Present: Cllr V Trow.

In Attendance: Sara Halliday (Committee and Cemetery Administrator).

No	Subject	Comments
1	To appoint a Chair of Committee and Deputy (who will chair in Chair's absence).	The Chair was AGREED as Cllr Allen and the Deputy was AGREED as Cllr Hendriksen.
2	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.	There were no members of the public present.
	<i>The Committee will convene to consider the following items:</i>	
3	To make recommendations on the following tree works orders: 3.1) 1265/19/TCA – T1: Cherry – lateral reduction by 0.5-0.8 meters on all sides to keep tree from encroaching onto adjacent buildings and window. 90 High Street, Totnes, TQ9 5SN. 3.2) 1405/19/TCA – T1: Leylandii – fell and replace with smoke tree in the same position; T2: Pineapple broom – fell and replace with smaller shrubs and plants. 5B Spindle Cottage, South Street, Totnes, TQ9 5DZ. 3.3) 1527/19/TCA – T1: Walnut tree – crown reduction by up to 1.8m from the branch tips on North and East side, and up to 2m from the branch tips on South and West side. 71 Fore Street, Totnes, TQ9 5NJ.	No objections. No objections. Cllr Allen declared a pecuniary interest and left the meeting. Cllr Hendriksen took over as Chair. There were no objections raised. Cllr Allen rejoined the meeting and resumed the Chair.
4	To make recommendations on the following planning applications: 4.1) 1225/19/LBC – Listed Building application to re-purpose listed structure as a working building providing a mix of venue and workshop accommodation along with restaurant, café space, and community facilities to be preserved in perpetuity under community ownership, for long term community use. Former Creameries, Station Yard, Totnes, TQ9 5JR.	Concerns were raised about: - the loss of parking for the Whistlestop Café, and clarification of parking arrangements in general are sought; and - the impact on existing local businesses of another café and restaurant in the vicinity.

<p>4.2) 1050/19/FUL and 1051/19/LBC – Listed Building Consent for 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, TQ9 5BA.</p> <p>4.3) 1112/19/LBC – Part retrospective listed building consent for repairs to rear section and landscaping; and 1253/19/HHO – Part retrospective householder application for repair to collapsed wall and steps. Hatters Cottage, Collins Road, Totnes, TQ9 5PJ.</p> <p>4.4) 1172/19/HHO - Householder application for proposed alterations to existing dwelling including dormer to rear, second storey extension to side, window enlargement, and veranda to rear. Pine Trees, Jubilee Road, Totnes, TQ9 5BP.</p> <p>4.5) 1080/19/HHO - Householder application for replacement front porch and enlarged rear first floor window to French doors and Juliet balcony. 1 Priory Gardens, Totnes, TQ9 5HT.</p> <p>4.6) 1131/19/HHO – Householder application for proposed rear extension and proposed carport to the front of the house. Tor View, Plymouth Road, Totnes, TQ9 5LH.</p> <p>4.7) 1313/19/VAR – Application for removal of conditions 6 and 8 of planning consent 56/0649/01/F. 15 South Street, Totnes, TQ9 5DZ.</p> <p>4.8) 0892/19/FUL – READVERTISEMENT (Revised Plans Received) Application to regularise the addition of a boiler flue which was omitted from the previous application 0715/18/FUL. Mount Plym Mews, Plymouth Road, Totnes, TQ9 5PQ.</p> <p>4.9) 0332/19/FUL – READVERTISEMENT (Revised Plans Received) Construction of a new three storey private residence on a brownfield site currently occupied by three garages. Garages 7, 9 and 11 Christina Park, Totnes, TQ9 5UT.</p>	<p>The Committee supports the comments made by Historic Environment that a record of the historic fabric of the building is made.</p> <p>The Committee will request a site visit with the applicant.</p> <p>No objections.</p> <p>Cllr Allen declared a personal interest.</p> <p>No objections.</p> <p>Cllr Simms declared a personal interest.</p> <p>No objections.</p> <p>No objections.</p> <p>No objections.</p> <p>Objection, due to the loss of off-road parking through the conversion of a garage into accommodation and no alternative parking provision provided.</p> <p>The Committee decided to make a site visit.</p> <p>The Committee requests that the following conditions are included: - limitations on external lighting on the rear of the property to reduce light spill onto the wildlife corridor; and - additional planting in the garden to screen the wildlife corridor.</p>
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	<p>4.10) 1285/19/HHO – Householder application for replacement of existing hardwood Georgian style sash windows at the front of the property with white PVC double glazed sash windows, replacement of existing front door with similar design and colour PVC fronted door with semi-circular window at top. 4 Varian Court, Totnes, TQ9 5BS.</p> <p>4.11) 1288/19/HHO – Householder application for proposed front and rear single storey extension and internal alterations. 15 Higher Westonfields, Totnes, TQ9 5QY.</p> <p>4.12) 1445/19/HHO – Householder application for proposed loft conversion, associated roof extension with rooflight on North elevation and rooflights on South elevation, and replace entire slate roof of existing house. 8 Queens Terrace, Station Road, Totnes, TQ9 5JQ.</p>	<p>The Committee would like it noted that they were disappointed not to see any renewable energy provisions on a new build dwelling.</p> <p>Would request that a sustainable timber frame window is used rather than UPVC.</p> <p>No objection.</p> <p>No objection.</p>
<p><u>NOTE: Cllr JH observes and does not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.</u></p>		
5	To note the draft South Hams District Council Air Quality Action Plan.	Noted.
6	To note the Tree Preservation Order Parish of Totnes No 984 that has been served on a Black Pine at 5 Redworth Terrace.	Noted.
7	To receive an update on 39 High Street.	<p>Devon County Council Highways Department have issued the licence for the scaffolding on 39 High Street from 01/04/19 until 23/06/19. The next Planning Committee will consider planning applications 1321/19/HHO and 1322/19/LBC for this property, which includes the replacement of the windows on the front of the building.</p> <p>[Post-meeting note: on closer inspection, the planning applications relate to <u>Butterwalk Cottage</u>, 39 High Street (behind 39 High Street.)]</p>
8	<p>To note the following event requests received by SHDC:</p> <p>8.1) Totnes Gardens Big Reveal and Garden Stall on Saturday 1st June 2019 from 0900-1400hrs, Shady Garden.</p> <p>8.2) Totnes 10K Run on Sunday 4th August 2019 from 0800-1300hrs, Borough Park.</p>	<p>Noted.</p> <p>Noted.</p>
9	To note the date of the next meeting of the Planning Committee – Thursday 20th June 2019 at 10.00am.	Noted.