****

**DRAFT MINUTES OF THE PLANNING COMMITTEE**

**THURSDAY 18TH JULY 2019 AT THE GUILDHALL TOTNES**

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

Apologies: Cllr V Trow.

Not Present: Cllrs J Hodgson and A Simms.

In Attendance: two members of the public and Sara Halliday (Committee and Cemetery Administrator).

|  |  |  |
| --- | --- | --- |
| 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. It was noted that Cllr Matthews has withdrawn from the Committee. |
|  | *The Committee will adjourn for the following items:* |  |
|  | 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 resident of Quayside flats spoke about the felling of trees and severe cutting back of bushes along the hedge line at the Rainbow View site, with mixed messages from the developers and builders about the works carried out. Cllr Allen said that she would look into this matter. |
|  | *The Committee will convene to consider the following items:* |  |
| 2 | To update on any matters arising from the minutes of 20th June 2019.  (Note: already agree through Full Council.) | The minutes have been agreed at Full Council.  Item 6 – Resolved by Full Council. The Totnes Town Council (TTC) Website and Facebook pages will be updated as agreed. |
| 3 | To make recommendations on the following tree works orders:  3a) 1704/19/TPO – G1: Sycamore x 20 – crown height reduction by 3-3.5m and crown raise to 8m from ground due to lack of light and encroachment on surrounding buildings and road. 2 Follaton Mount, Plymouth Road, Totnes, TQ9 5LX.  3b) 2121/19/TCA – T1: Rowan – reduce whole crown by up to 0.5 meters and remove dead wood (exempt) to have a more aesthetically pleasing tree. 2 Plym Villas, Totnes, TQ9 5PQ.  3c) 2120/19/TCA – T1: Bay leaf – fell to ground level – tree causing substantial structural defects to adjacent wall. 3 Devon Terrace, Bridgetown, Totnes, TQ9 5AZ. | Support.  Support.  Support. |
| 4 | To make recommendations on the following planning applications:    4a) 1683/19/FUL – Application for two additional storeys to existing 2-storey East- West wing of the building to provide 5no. 2-bedroom duplex units, alterations to roof of North-South wing to improve internal head- height above the second floor units approved in application 1483/17/POD, car parking for 20no. cars including 6no. ECV points, cycle parking for 36no. bicycles and associated landscaping, access, and waste and recycling storage. Rainbow View [previously known as Parkers Barn], Parkers Way, Totnes, TQ9 5UF.  4b) 1835/19/FUL – Construction of new offices and car park. Builders Yard, Babbage Road, Totnes, TQ9 5JA.  4c) 1851/19/HHO – Householder application for proposed extension and alteration to the rear including the construction of a basement. 2 Alexandra Terrace, Totnes, TQ9 5QF.  4d) 1172/19/HHO – READVERTISEMENT (Revised Plans Received) 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.  4e) 0150/19/HHO – Householder application for a first storey extension above current garage, with 1no. front (south) facing window, 1no. side (west) facing doors with Juliet balcony and 1no. side (west) facing window. 1 Broad Oak Crescent, Pathfields, Totnes, TQ9 5QS.  4f) 2179/19/HHO – Householder application for conversion of lower portion of garage into work space and addition of dormer to upper floor. Jackson House, Higher Westonfields, Totnes, TQ9 5QZ.  4g) 1860/19/HHO – Householder application for front porch. 27 Weston Lane, Totnes, TQ9 5UN.  4h) 2166/19/LBC – Listed building consent to replace existing single glazed sliding sash timber windows with double glazed sliding sash timber windows. Watermans Arms, Victoria Street, Totnes, TQ9 5EF.  4i) 2086/19/LBC – Listed Building Consent for proposed external installation of gas supply pipes and associated works to Bridgetown elevation and inner courtyard elevations, pipework boxed-in and painted to match existing coloured render of walls. Seymour Court, Bridgetown, Totnes.  4j) 1932/19/ARC – Application for approval of details reserved by Condition 4 of planning consent 4141/18/LBC. 4 Seymour Villas, Pathfields, Totnes, TQ9 5QR. | Object – concern about insufficient parking for the number of dwellings (20 spaces for 26 or 31 flats) which will impact on the neighbouring roads that are already overcrowded with vehicle parking.  The Committee has concerns about the removal of trees on the site and how this affects screening from neighbouring properties.  If permission is granted, the Committee would like to see a condition that at least one the five (no) 2-bedroom duplex units is affordable; and that ducting is installed in the car park for increasing the number of ECV points in the future.  Object – the Committee supports the Environmental Health assessment that raises concerns about unaddressed potential flooding and contamination risks.  Cllr Allen declared a personal interest.  Object – the density of the proposed dwelling (ratio of existing house to new) on the neighbouring properties and there will be the loss of off-road parking.  The Committee will conduct a site visit to assess the neighbour’s concerns about loss of privacy from the proposed dormer window.  Support, but the Committee would prefer to see the use of existing shingle tiles to cedral lap to maintain the visual appearance with neighbouring properties.  Support.  Support.  Cllr Paine declared a personal interest.  Support.  Support.    Support. |
| **NOTE: Cllr JH observes and does not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.** | | |
| 5 | To consider Councillor and public comments on the draft Totnes Town Council Transport Policy and Strategy and make a recommendation to Full Council. | It was **AGREED** that an extraordinary meeting of the Planning Committee will be held in early September, open to all Councillors, to go through the draft Totnes Transport Policy and Strategy. This meeting will propose a recommendation for the September Planning Committee to consider and refine before going to Full Council in October 2019. |
| 6 | To consider a request from KEVICC to support the continued use of the Art Building. | It was **AGREED** that the Officer will contact Devon County Council education department to clarify what the plans are for the KEVICC building.  To **RECOMMEND** to Full Council that TTC writes to Devon County Council supporting KEVICC’s request for the refurbishment of the art building rather than its demolition, as demolition would be the loss of an important facility. |
| 7 | To discuss the ATMOS site visit conducted on 24th June 2019. | Councillors shared their observations following the recent ATMOS site visit.  It was **AGREED** than the Officer would email Totnes Community Development Society (TCDS) to clarify the following points:   * How much of the site is owned by the TCDS? * What is the timeline for the ATMOS work? * What is the current financial situation regarding funding the various elements of the ATMOS project? |
| 8 | To note the following event requests received by SHDC:  8a) National Trust Promotional Event on Tuesday 30th July from 0930-1600hrs, Civic Hall Car Park. | Noted. |
| 9 | To note the date of the next meeting of the Planning Committee – **Thursday 15th August 2019 at 10.00am**. | To accommodate holidays and maximise attendance, it was **AGREED** to hold the next Planning Committee on Monday 19th August at 2pm. |