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**DRAFT MINUTES OF THE PLANNING COMMITTEE**

**THURSDAY 19TH SEPTEMBER 2019 AT THE GUILDHALL TOTNES**

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

Apologies: Cllr R Hendriksen.

Not Present: Cllrs J Hodgson, A Simms and V Trow.

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

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| 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. |
|  | *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. |  |
|  | *The Committee will convene to consider the following items:* | Cllr Vint asked whether the Conservation Area gave enough protection for trees (rather than having a Tree Preservation Order) and should consideration be given to requesting a TPO on the Sequoia in Station Road? It was suggested that Cllr Vint request independent advice form the Woodland Trust on the issue.  Cllr Vint also raised the issue of approaching local landowners to plant trees on their land – this matter will be put on the next Committee agenda. |
| 2 | To update on any matters arising from the minutes of 18th July 2019. | Item 2 – Resolved by Full Council. Two letters will be drafted for the Clerk to send to: South Hams District Council (SHDC); and the Devon County Archaeologist.  Item 4 – Resolved by Full Council. The Totnes Town Council website will be updated with the relevant information.  Item 6 – Resolved by Full Council, although the wording of the resolution changed from that proposed (see Full Council minutes).  Item 8 – Resolved by Full Council. A letter will be drafted for the Clerk to send. |
| 3 | To make recommendations on the following tree works order:  3a) 2728/19/TPO – T1: Lime – dead wood removal (exempt). T2: Horse Chestnut – lateral reduction by up to 1m on west side, branches encroaching adjacent dwellings. Redhills, Jubilee Road, Totnes, TQ9 5BP.  3b) 2780/19/TCA – T1: Cherry – Fell due to crown condition, excessive deadwood and one dead co-dominant stem; T2: Ash – Dismantle and fell due to structural condition, major decay and growing over neighbours property; G3 Cypress – Dismantle and fell as trees are of low amenity value and have outgrown space. Replant with birch, yew and magnolia. 4 Seymour Villas, Pathfields, Totnes, TQ9 5QR. | Support.  Support. |
| 4 | To make recommendations on the following planning applications:    4a) 2665/19/LBC – Listed Building Consent for proposed replacement of existing Velux window with new unit (same size), and addition of second identical Velux window to the rear roof of the building. 44A Fore Street, Totnes, TQ9 5RP.  4b) 2651/19/FUL – Retrospective change of use of residential flat above shop to ancillary shop accommodation. 99 High Street, Totnes, TQ9 5PF.  4c) 2508/19/HHO – Householder application for alteration and extension to dwelling to provide additional living accommodation. 1 North Castle Mews, North Street, Totnes, TQ9 5NQ.  4d) 2496/19/FUL – Erection of 3 light industrial units. Kingsfisher Print and Design, Wills Road, Totnes, TQ9 5XN.  4e) 2697/19/VAR – Variation of condition 2 (approved plans) of planning consent 3672/18/FUL (erection of dwelling). 47 Westonfields, Bridgetown, Totnes, TQ9 5QX. | Support.  Support.  Support, but the Committee would request that a slate roof is installed, rather than zinc, in the conservation area.  Support. The Committee would suggest that rain water harvesting is used to water the new landscape planting which would help to alleviate Highways concerns about runoff.  The Committee has concerns about the potential un-neighbourliness of this condition change, particularly the loss of privacy to neighbouring properties from the proposed rooflights. |
| **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 comments on the draft Totnes Town Council Transport Policy and Strategy and make a recommendation to Full Council. | It was **AGREED** to include a new objective in section 4 which covers the Town Council’s commitment to equality, diversity and access for all.  It was **AGREED** to ask Cllr Hodgson, in her capacity as County Councillor, to update the next Committee on the road improvements between Ermington and Wrangaton (A3121) as there could be traffic implications for Totnes.  To **RECOMMEND** to Full Council that the it approves the amended Totnes Town Council Transport Policy and Strategy as drafted. |
| 6 | To consider the Ministry of Housing, Communities and Local Government and Department of Digital, Culture, Media and Sport consultation on the “Proposed reforms to permitted development rights to support the deployment of 5G and extend mobile coverage” (date for responses is 4th November 2019). | To **RECOMMEND** to Full Council that Councillors respond to this consultation on an individual basis, and that Totnes Town Council responds to make the following points:   * Concerns about the extension of permitted development rights for communications; * Concerns about the height and size of the masts that will be permitted under the change of permitted development rights; * Concerns about how personal data may be gathered by 5G and how it might be used; and * Concerns about potential health risks caused by 5G based on a lack of scientific research into the issue. |
| 7 | To consider extending the Conservation Area. | It was **AGREED** that the Officer will liaise with the SHDC Conservation Officer to find out what the process to extend the conservation area is. The potential area to include in an extension to the zone is around Station Road. |
| 8 | To note the date of the next meeting of the Planning Committee – **Thursday 24th October 2019 at 10.00am**. | Noted. |