



**AGENDA FOR THE PLANNING COMMITTEE
THURSDAY 24TH OCTOBER 2019 AT THE GUILDHALL TOTNES**

You are hereby SUMMONED to attend the Planning and Place Meeting, which is to be held in the Guildhall, Totnes on **Thursday 24th October 2019 at 10am** for the purpose of transacting the following business:

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	
	<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.	
	<i>The Committee will convene to consider the following items:</i>	
2	To update on any matters arising from the minutes of 19 th September 2019. (Note: already agreed through October 2019 Full Council.)	Document enclosed.
3	To make recommendations on the following tree works orders: 3a) 3109/19/TCA – T1: Beech - Reduction of Northern stem by 8m, lateral reduction of the other two stems by 8m each to balance tree. Tree is leaning towards house and is at risk of falling. Fernleigh, Pomeroy Villas, Bridgetown, Totnes, TQ9 5BE. 3b) 3237/19/TPO – T1: Pine – Lateral reduction of lower primary branch on southwestern side (4m from ground level) by 2m to reduce overhang onto driveway. 6 Varian Court, Bridgetown, Totnes, TQ9 5BS.	Applications available on the SHDC website – www.southhams.gov.uk
4	To make recommendations on the following planning applications: 4a) 2688/19/HHO – Householder application for proposed single storey side/rear extension, replacement flat roof, demolition of existing garage and erection of new double garage. Rosearn, Hillbrook Rise, Totnes, TQ9 5AU. 4b) 3195/19/FUL – Replacement of existing garage/store to provide one dwelling. Glebe Coach House, Manor Way, Totnes, TQ9 5HP. 4c) 2709/19/HHO – Householder application for kitchen extension with loft space (amendment to 4423/17/HHO). 7 Cherry Cross, Totnes Down Hill, Totnes, TQ9 5EU. 4d) 2958/19/HHO and 2959/19/LBC – Householder application and Listed Building Consent for roof alterations and introduction of new windows and doors to single storey kitchen at rear of existing dwelling. 6 Seymour Place, Totnes, TQ9 5AY.	Applications available on the SHDC website – www.southhams.gov.uk

	<p>4e) 2527/19/VAR – Variation of conditions 2, 3 and 4 of planning consent 56/2244/14/F (Erection of apartment building comprising 3no. apartments and associated parking). 9 Queens Terrace, Kistor House, Station Road, Totnes, TQ9 5JQ.</p> <p>4f) 2787/19/HHO – Householder application for renovations including a new porch, rear extension, new and replacement windows and a replacement garage. Endsleigh, Jubilee Road, Totnes, TQ9 5BP.</p> <p>4g) 3102/19/ARM - Approval of reserved matters following outline approval 0386/18/OPA. 4 Argyle Terrace, Totnes, TQ9 5JJ.</p> <p>4h) 2734/19/FUL – Change of use of commercial premises from A3 Restaurant to B1 Office. 1 New Walk, Totnes, TQ9 5HA.</p> <p>4i) 2125/19/HHO - READVERTISEMENT (Revised Plan Received) Householder application for proposed single storey rear extension and raised deck. 37 Follaton, Plymouth Road, Totnes, TQ9 5ND.</p> <p>4j) 3259/19/HHO – Householder application for proposed single storey rear extension. 16 Follaton, Plymouth Road, Totnes, TQ9 5NB.</p> <p>4k) 2922/19/LBC – Listed Building Consent for removal of cracked cementitious render back to original stone on gable.17A Cistern Street, Totnes, TQ9 5SP.</p> <p>4l) 3106/19/LBC - Listed Building Consent for the creation of a new doorway (access to garden) within the aperture of an existing window. 57 High Street, Totnes.</p> <p>4m) 2951/19/LBC – Listed Building Consent for amendments to previous listed building permission 3636/18/LBC, including replacement windows and doors, new roof lights, details of coping, floor finishes etc. 4 Seymour Villas, Pathfields, Totnes, TQ9 5QR.</p> <p>4n) 2952/19/LBC - Listed Building Consent for amendments to existing Listed Building permission 4141/18/LBC. 4 Seymour Villas, Pathfields, Totnes, TQ9 5QR.</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 consider the structural safety of buildings in Fore Street and High Street.	
6	To consider a new premises licence application from Wine and Greene for 91 High Street.	Document enclosed.
7	To consider how to encourage local land owners to plant trees.	
8	To consider a request for a name plate for Windeatt Lane off Plymouth Road.	Document enclosed.
9	To note the status of the community garden behind Baltic Wharf.	Document enclosed.

10	To consider a change in Councillor representation at the Totnes Travel Partnership.	Document enclosed.
11	To note the following event requests received by SHDC: 10a) Rubber Duck Race on Saturday 9 th November from 1100-1600hrs, Vire Island.	
12	To note the date of the next meeting of the Planning Committee – Thursday 21st November 2019 at 10.00am.	

Sara Halliday
Committees and Cemetery Administrator

Future meetings agenda items:

- To receive an update on proposed road improvements between Ermington and Wrangaton (A3121), and any effect on Totnes. (Nov)

Committee Membership (quorum is 3 members):

- Cllr Allen (Chair)
- Cllr Hendriksen
- Cllr Hodgson
- Cllr Luker
- Cllr Paine
- Cllr Simms
- Cllr Trow
- Cllr VInt

ITEM 6 – NEW PREMISES LICENCE APPLICATION

From: [REDACTED] >
Date: Thu, 10 Oct 2019, 15:51
Subject: New Premises licence application - Wine and Greene, Totnes
To: [REDACTED] >

Dear All Members and Town/parish Clerks

We have received an application for a new premises licence from Wine and Greene Ltd for Wine and Greene 91 High street, Totnes TQ9 5PB

The application is for:

Sale of alcohol for consumption on and off the premises: Mon-Sat from 09:00 to 22:00; Sun from 11:00 to 17:00. Alcohol will only be sold for consumption on the premises during pre-arranged tasting events and the annual Totnes Christmas Night Market event.

If you would like to make a representation, please send to the Licensing Department at South Hams District Council or email licensing@swdevon.gov.uk no later than **06/11/2019**. Please do not hesitate to contact me if you would like any further information.

ITEM 8 – NAME PLATE FOR WINDEATT LANE

This item was been referred to the Planning Committee from the Town Matters Committee and returns to Committee following confirmation of the location – see attached map.

The following email was received from a member of the public:

I think that you mentioned that street names are being reviewed at the moment. One that has never been signed is Windeatt Lane in Plymouth Road.

We put it to [REDACTED] [a previous Town Clerk], a very long time ago, and something was going to be done – but nothing happened. There are now even more residents along the lane and it seems to be a good idea to have another go. We would have safer access for emergency vehicles and more ease for delivery vehicles as well.

We had broadly agreed on the name Windeatt - (not Windeatt with an 'S' as the position of the apostrophe would always cause arguments).

The Windeatt family lived at the top of the lane back in the last centuries...

Officer Advice - Having looked at the SHDC Planning website there is a section on new street names – whilst this might be known among locals as Windeatt Lane it doesn't come up in any Google or i-map searches. Trying to get this signed as Windeatt Lane is likely to be unsuccessful as the SHDC policy advice is that you should avoid any duplication of names in a town (there is already a Windeatt Square at the bottom of the town) and using 'street, road, avenue' is not sufficiently different to consider use.

The cost of the application is £36.

The Committee should make a recommendation to Full Council whether to support or reject this request, based on the likelihood of success outlined above.

ITEM 9 – BALTIC WHARF COMMUNITY GARDEN

Officer Report – an update on the Baltic Wharf development community garden and play areas has been received from SHDC.

- The ‘Brutus’ play/educational area (designed by Grenspace Designs Ltd) has received approval and work should be starting imminently, if not already.
- The orchard is planted.
- The kitchen garden was originally planned as part of the Co-housing scheme. When the Co-housing group disbanded the commitment to the kitchen garden was maintained subject to there being sufficient Baltic Wharf residents coming forward who could organise themselves into a suitable body and take responsibility for the kitchen garden on an ongoing basis. The Developer has had some discussions with residents who are in the process of seeing if there is sufficient support amongst existing residents. If insufficient in this Phase the offer may roll forward into future phases, and existing residents will also be invited to participate.

ITEM 10 – TOTNES TRAVEL PARTNERSHIP REPRESENTATION

At the Town Matters Committee in September 2018 it was recommended and agreed by the October 2018 Full Council that the Chair of Town Matters would be the Totnes Town Council Councillor representative at Totnes Travel Partnership meetings. With the change in the committee structure in May 2019 seeing the Planning Committee re-established, and with Standing Orders 2019 stating that the Planning Committee will consider all traffic and transport issues, the TTC Cllr representation should be updated so that the Chair of Planning now attends these meetings.

Background - SHDC set up the Totnes Travel partnership to ensure that S106 monies are appropriately spent. Representation includes County and District Councillors and officers, and a Totnes Town Council officer, with other representatives from the community invited to attend as required. Whilst wishing to keep the membership numbers to a minimum, it was proposed at an initial scoping meeting that the Chair of the Totnes Town Matter Committee forms part of the core membership to ensure an elected Councillor presence. The meetings will take place roughly quarterly (the next is due to be held in early 2020).