



**DRAFT MINUTES OF THE PLANNING COMMITTEE
THURSDAY 24TH OCTOBER 2019 AT THE GUILDHALL TOTNES**

Present: Councillors G Allen, R Hendricksen (Chair), J Hodgson, P Paine and R Vint.

Apologies: Cllrs C Luker and V Trow.

Not Present: Cllr A Simms.

In Attendance: 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. Cllr Hendriksen chaired as Cllr Allen was unwell and unlikely to attend all of the meeting, with a re-ordered agenda.
	<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>	
2	To update on any matters arising from the minutes of 19 th September 2019. (Note: already agreed through October 2019 Full Council.)	Item 5 – Resolved by Full Council. The Totnes Town Council Transport Policy and Strategy is now on the Totnes Town Council website. Item 6 – Resolved by Full Council. These comments have been entered into the online public consultation questionnaire. Item 7 – The Heritage Officer at South Hams District Council has advised that extensions to conservation areas is part of a formal review process and unlikely to take place any time soon. It was AGREED that the Heritage Officer would be invited to attend the next meeting to discuss the concerns that the Committee has, particularly in relation to Item 5 on the agenda – building safety in the town.
3	To consider a change in Councillor representation at the Totnes Travel Partnership.	To RECOMMEND to Full Council that with the reinstatement of the Planning Committee, the Planning Committee Chair (and not the Chair of Town Matters) should represent Totnes Town Council at these South Hams District Council meetings.
4	To note the status of the community garden behind Baltic Wharf.	Concerns had been raised with Councillors out of Committee about the delivery of the community gardens at the Baltic Wharf development. Complaints include few trees planted in the community orchard and no work in creating a kitchen garden.

		It was AGREED that Councillors would suggest that the newly created Residents Association at Baltic Wharf works with the Town Council on a tree planting day on 24 th November as part of Tree Charter day, and keeps Councillors updated on their discussions with the developer regarding progress in creating the community garden areas.
4	To consider how to encourage local land owners to plant trees.	It was AGREED to bring this issue to the next meeting and that Cllr Vint would invite individuals involved in local schemes to attend. Landowners would need to be written to and the financial benefits of tree planting made clear. Castle Meadow was suggested as a potential location for tree planting, but it was acknowledged that there may be archaeological factors to consider.
6	To make recommendations on the following tree works order: 6a) 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. 6b) 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.	Support. Support.
7	To make recommendations on the following planning applications: 7a) 3102/19/ARM - Approval of reserved matters following outline approval 0386/18/OPA. 4 Argyle Terrace, Totnes, TQ9 5JJ. 7b) 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.	Cllrs Allen and Hodgson declared personal interests. Object. The Committee has concerns that: <ul style="list-style-type: none"> Ash trees have been felled which were part of the planning conditions and the Committee requests that the Tree Officer advises what enforcement actions can be applied in relation to this breach. The Committee asks that suitable trees are planted as replacements. The flood risk issues raised by the Environment Agency need to be addressed. No comment. The Committee continue to have concerns about drainage issues at this development and would suggest that trees are planted to help alleviate the problem. [Cllr Allen left the meeting at 11am.]

	<p>7c) 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.</p> <p>7d) 3195/19/FUL – Replacement of existing garage/store to provide one dwelling. Glebe Coach House, Manor Way, Totnes, TQ9 5HP.</p> <p>7e) 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.</p> <p>7f) 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.</p> <p>7g) 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>7h) 2734/19/FUL – Change of use of commercial premises from A3 Restaurant to B1 Office. 1 New Walk, Totnes, TQ9 5HA.</p> <p>7i) 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>7j) 3259/19/HHO – Householder application for proposed single storey rear extension. 16 Follaton, Plymouth Road, Totnes, TQ9 5NB.</p> <p>7k) 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>7l) 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>Support.</p> <p>The Committee supports the comments made by Devon Historic Environment and would ask that any development retains as many historic materials as possible.</p> <p>Support.</p> <p>Support.</p> <p>Object. The Committee has concerns about the number of trees that will be felled as part of this development and would ask the Tree Officer to review the arboricultural report.</p> <p>Support</p> <p>Support.</p> <p>Support.</p> <p>Support.</p>
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	<p>7m) 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>7n) 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>Support.</p> <p>Support.</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>		
8	<p>To consider the structural safety of buildings in Fore Street and High Street.</p>	<p>It was AGREED that this issue should be discussed with the Heritage/Conservation Officer at the next Committee.</p> <p>It was AGREED that Cllr Paine would invite builders who had worked on local buildings to a future meeting to discuss their experiences and the common problems they had found in older buildings in Totnes.</p> <p>Totnes Town Council can remind landowners of their legal responsibilities, but it cannot intervene or enforce action.</p>
9	<p>To consider a new premises licence application from Wine and Greene for 91 High Street.</p>	<p>No objection.</p>
10	<p>To consider a request for a name plate for Windeatt Lane off Plymouth Road.</p>	<p>To RECOMMEND to Full Council that Totnes Town Council approves the spend of £36 and submits an application to South Hams District Council to request that this road is named and signed as Windeatt Lane.</p>
11	<p>To note the following event requests received by SHDC:</p> <p>11a) Rubber Duck Race on Saturday 9th November from 1100-1600hrs, Vire Island.</p>	<p>Noted.</p>
12	<p>To note the date of the next meeting of the Planning Committee – Thursday 21st November 2019 at 10.00am.</p>	<p>Noted.</p>