



**AGENDA FOR THE PLANNING COMMITTEE
THURSDAY 19TH DECEMBER 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 19th December 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.	Cllr Luker
<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 21 st November 2019. (Note: already agreed through December 2019 Full Council.)	Document enclosed.
3	<p>To make recommendations on the following tree works orders:</p> <p>3a) 3767/19/TCA – T1-4: Ash – Removal; T5: Sycamore – Removal; T6: Hawthorn – Removal. Pomeroy Villas and Bourton Road, Bridgetown, Totnes, TQ9 5BE.</p> <p>3b) 3768/19/TCA – T5: Beech – Removal of lower limb at 6m from ground level on West side. Woodlands One, Pomeroy Villas, Bridgetown, Totnes, TQ9 5BE.</p> <p>3c) 3769/19/TCA - T1: Willow - Crown height reduction by 4m and lateral reduction by 2m on all sides; T2: Ash - Crown height reduction by 2m and lateral reduction by 0.5m; T3: Oak - Removal of 2no. lower limbs at 4m from ground level on South and East sides; T4: Oak - Removal of 1no. lower limb at 5m from ground level on South side. 4Woodlands Two, Pomeroy Villas, Bridgetown, Totnes, TQ9 5BE.</p> <p>3d) 3732/19/TCA – T34: Holm Oak – Pollard to approx. 8m from ground level – tree has advanced decay. Totnes Castle, Castle Street, Totnes, TQ9 5NU.</p> <p>3e) 3416/19/TPO - T500: Holly - Fell, T501: Sycamore - Fell, T518: Black Pine - Fell, T519: Lawson Cypress - Fell, T520: Lawson Cypress - Fell, T522: Ash - Fell, T523: Sycamore - Fell, T524: Leylandii - Fell, T525: Prunus Lusitanica - Fell, T526: Ash - Fell, T528: Holly - Fell, T530: Holly -Fell, T531: Lawson Cypress - Fell, T532: Holly - Fell, T533: Sycamore - Fell, T578: Ash - Reduce lowest 2 branches on West side by 4m, G1: Lawson Cypress x 3 - Fell, G2: Lawson Cypress x 3 - Fell. Trees are thinning/ showing signs of dieback (see report). Endsleigh, Jubilee Road, Bridgetown, Totnes, TQ9 5BP.</p>	<p>Applications available on the SHDC website – www.southhams.gov.uk</p> <p>Cllr Allen to update following a site visit with the SHDC Tree Officer.</p>

4	<p>To make recommendations on the following planning applications:</p> <p>4a) 3638/19/LBC & 3639/19/FUL – Listed building consent for creation of 2no. flats with new access. 25 Fore Street, Totnes, TQ9 5HN.</p> <p>4b) 3295/19/HHO – Householder application for rear extension to form 2 Bedrooms. 5 Christina Parade, Totnes, TQ9 5UU.</p> <p>4c) 3897/19/HHO – Householder application for conversion of garage to habitable room. 8 Jordons Brook, Totnes, TQ9 5FR.</p> <p>4d) 3906/19/HHO – Householder application to modify and retain the roof alteration to the rear (resubmission of 0174/19/HHO). 7 Cistern Street, Totnes, TQ9 5SP.</p> <p>4e) 3539/19/HHO – Householder application for erection of bin store and shed with access ramp and decking. 17 Pathfields, Totnes, TQ9 5TY.</p> <p>4f) 3702/19/LBC – Listed building consent for proposed replacement rainwater pipe. 2 New Walk, Totnes, TQ9 5HA.</p> <p>4g) 3685/19/FUL – Change of use from Class A1 (shop) to Sui Generis (Nail Salon). 68 High Street, Totnes, TQ9 5SQ.</p>	<p>Applications available on the SHDC website – www.southhams.gov.uk</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	<p>To note the date of the next meeting of the Planning Committee – Monday 20th January 2020 at 10.00am.</p>	



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. (Jan)
- The structural safety of buildings in Fore Street and High Street.
- Encouraging local land owners to plant trees.

Committee Membership (quorum is 3 members):

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



Item 2

MINUTES OF THE PLANNING COMMITTEE
THURSDAY 21st NOVEMBER 2019 AT THE GUILDHALL TOTNES

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

Apologies: Cllrs R Hendriksen 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.
	<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 24 th October 2019. (Note: already agreed through November 2019 Full Council.)	<p>Item 2 – The Heritage Officer has prior commitments for today and on the date of the December Committee. The Heritage Officer has offered to meet with Councillors outside of Committee – the Officer will take this forward.</p> <p>Item 3 – Resolved by Full Council. The South Hams District Council (SHDC) officer has been asked to update their records.</p> <p>Item 4 – It was AGREED that the Officer will send an email to the Baltic Wharf Residents Association to say that Totnes Town Council is aware of their concerns and request that the Association keep the Committee informed of progress in resolving the outstanding actions at the site .</p> <p>Item 5 – No-one was available for this meeting. The item will be rescheduled for a future Committee. The Committee discussed the idea of planting trees in Castle Meadow. It was AGREED that the item will be discussed at the next Committee, with the details confirmed of the lease with the farmer for sheep grazing.</p> <p>Item 7a – It was AGREED that the Officer will write to the SHDC Tree Officer asking them to investigate a potential breach of conditions with the felling of the ash trees.</p>

		<p>Item 8 - No-one was available for this meeting. The item will be rescheduled for a future Committee in early 2020.</p> <p>Item 10 – Resolved by Full Council. The Officer is compiling the necessary information required for submission.</p>
3	<p>To make recommendations on the following tree works orders:</p> <p>3a) 3416/19/TPO - T500: Holly - Fell, T501: Sycamore - Fell, T518: Black Pine - Fell, T519: Lawson Cypress - Fell, T520: Lawson Cypress - Fell, T522: Ash - Fell, T523: Sycamore - Fell, T524: Leylandii - Fell, T525: Prunus Lusitanica - Fell, T526: Ash - Fell, T528: Holly - Fell, T530: Holly - Fell, T531: Lawson Cypress - Fell, T532: Holly - Fell, T533: Sycamore - Fell, T578: Ash - Reduce lowest 2 branches on West side by 4m, G1: Lawson Cypress x 3 - Fell, G2: Lawson Cypress x 3 - Fell. Trees are thinning/ showing signs of dieback (see report). Endsleigh, Jubilee Road, Bridgetown, Totnes, TQ9 5BP.</p> <p>3b) 3409/19/TCA - T1: Cherry - crown height reduction by 1.5 metres, lateral reduction by 1 metre on North, South and East sides and crown thin by 15%; T2: Fig - crown height reduction by 0.5 metres and lateral reduction by 1 metre on all/North, South and West sides and crown thin by 10%; T3: Bay - crown height reduction by approximately 2m and crown thin by 15%. 61 Fore Street, Totnes, TQ9 5NJ.</p> <p>3c) 3256/19/TCA – T1: Ash – Fell due to ash dieback. 3 Seymour Villas, Pathfields, Totnes, TQ9 5QR.</p>	<p>The Committee has concerns about the large number of trees to be felled. They request that the SHDC Tree Officer makes a site visit given the large number of trees listed to be felled and the maturity of some of the trees, and asks that the Chair accompanies the Tree Officer. The Chair will then report back to the Committee before it makes a formal response.</p> <p>Support.</p> <p>Support. Whilst there is not a Tree Preservation Order in place, the Committee would request that a suitable replacement tree is planted.</p>
4	<p>To make recommendations on the following planning applications:</p> <p>4a) 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>4b) 3269/19/LBC – Listed building consent for repair and minor repositioning of existing ceiling joists between the proposed kitchen and the master bedroom above (amendments to consent 1322/19/LBC). 39 Butterwalk Cottage, High Street, Totnes, TQ9 5NP.</p>	<p>Cllr Vint declared a personal interest as he knows the applicant. Cllr Allen declared a personal interest as she has been contacted by and met the architect. Object – whilst the Committee appreciated the steps that have been taken to address the Town Council’s concerns, the Committee believe that this application is over-development of this specific site.</p> <p>Support</p>

	<p>4c) 3345/19/COU – Change of use from managers accommodation into two additional hotel rooms. Steam Packet Inn, St Peters Quay, Totnes, TQ9 5EW.</p> <p>4d) 3635/19/LBC - Listed building consent for repairs and replacement of structural timbers to East elevation and South elevation walls. 37b Fore Street, Totnes, TQ9 5HN.</p> <p>4e) 3579/19/LBC – Listed Building Consent for gable end wall repairs and internal alterations. 17a Cistern Street, Totnes, TQ9 5SP.</p> <p>4f) 3388/19/ARC – Application for approval of details reserved by conditions 3, 4 and 5 of planning consent 1112/19/LBC). Hatters Cottage, Collins Road, Totnes, TQ9 5PJ.</p> <p>4g) 3181/19/ARC – Application for approval of details reserved by condition 5 of planning consent 0126/19/LBC. Fairfield, Plymouth Road, Totnes, TQ9 5LH.</p>	<p>Support.</p> <p>Support.</p> <p>Support.</p> <p>Cllr Allen declared a pecuniary interest as the owner of a neighbouring property and left the room. Support, subject to comments from the Heritage Officer. The Committee would also suggest some drainage points are built into the wall.</p> <p>Support.</p>
<p>NOTE: Cllr JH observes and does not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.</p>		
5	<p>To consider the Plymouth and South West Devon Supplementary Planning Document consultation, deadline for comments is 6th January.</p>	<p>To RECOMMEND to Full Council that the following points are made:</p> <ul style="list-style-type: none"> • The document is far too long and is not accessible to the reader. • Would suggest that the document is split into separate documents to reflect distinct topics and therefore be more useful to the user. • The Strategic Planning Document needs to be able to respond and reflect current and ongoing research specifically in relation to, for example, air pollution and health and wellbeing. • The Strategic Planning Document doesn't acknowledge the impact of large development on the Air Quality Action Plan area in Totnes. <p>To RECOMMEND to Full Council that Totnes Town Council asks South Hams District Council (SHDC) to lobby central Government against the change in national planning law, specifically the removal of power from the local authority (SHDC) which allows them to set higher standards than those set in national planning laws.</p>
6	<p>To consider the Devon County Council proposed removal of a mandatory disabled bay at 63 Collapark.</p>	<p>No objection.</p>
7	<p>To note the date of the next meeting of the Planning Committee – 19th December 2019 at 10.00am.</p>	<p>To RECOMMEND to Full Council that Standing Orders Structure (page 2) are amended to change</p>

		the day of the Planning Committee from the third Thursday to the third Monday each month at 10am.
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