

**AGENDA FOR THE PLANNING COMMITTEE
MONDAY 20TH JANUARY 2020 AT THE GUILDHALL TOTNES**

You are hereby SUMMONED to attend the Planning Committee, which is to be held in the Guildhall, Totnes on **Monday 20th January 2020 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 discuss the general safety of buildings in the conservation area with the SHDC Heritage Officer.	
3	To update on any matters arising from the minutes of 19 th December 2019. (Note: already agreed through January 2020 Full Council.)	Document enclosed.
4	To make recommendations on the following tree works orders: 4a) 0044/20/TCA T1: Oak – Fell. Fernleigh, Pomeroy Villas, Totnes, TQ9 5BE. 4b) 0049/20/TPO – G1: Ash x4 - Fell due to ash die back; T4: Sycamore - Dismantle and fell as standing dead tree; T5: Beech - Dismantle and fell, 3m monolith retained due to extensive upper crown decline. Land adjacent to Tristford Cross, Totnes. 4c) 3996/19/TPO - T1: Ash - Crown raise to 7m from ground level on West side by removing 6 secondary limbs from primary limb, deadwood removal (exempt). Crown raise to 6m from ground level on North side. Tree is overhanging garden of 54 Denys Road. 48 Denys Road, Totnes, TQ9 5TL. 4d) 4177/19/TCA G1: Medlar x 7 - Crown raise to 2.1m from ground level - cyclical consent request. To reduce risk of injury to members of public from low hanging branches. St Mary's Churchyard, High Street, Totnes.	Applications available on the SHDC website – www.southhams.gov.uk
5	To make recommendations on the following planning applications: 5a) 4052/19/FUL - Part-retrospective application for erection of up to 1400mm high vehicle restraint barrier including proposed natural stone cladding (Resubmission of 2587/17/FUL). Highway land at SX 796613 between Nellies Wood View and Dartington Lane, Ashburton Road, Dartington. 5b) 3818/19/FUL – Conversion of redundant agricultural barn to dwelling. Bourton Linhay, Bourton Lane, Totnes, TQ9 6LA.	Applications available on the SHDC website – www.southhams.gov.uk

	<p>5c) 4042/19/LBC - Listed Buildings Consent for internal and external amendments (part retrospective) to approved scheme 1181/18/LBC. 8a The Proctors House, High Street, Totnes, TQ9 5RY.</p> <p>5d) 4076/19/HHO - Householder application for single storey rear extension. 1 Twin Cottage, Gerston, Totnes, TQ9 7HS.</p> <p>5e) 4138/19/HHO - Householder application for replacement of aluminium windows, timber balustrading with metal balustrading, timber pergola & timber decking and minor internal & external alterations. 30 Quarry Close, Totnes, TQ9 5FA.</p> <p>5f) 4160/19/FUL - Amendments to planning approval reference 56/1847/08/F to include revised window openings to blocks C, D & E, additional rooflights to block D, use of the roof space within block D to provide additional dwelling space, and the inclusion of solar panels to the roof of blocks C, D & E. Bridge Court, Totnes, TQ9 5DB.</p> <p>5g) 4196/19/HHO - Householder application for installation of solar panels on roof of existing shed. 2 Seymour Villas, Pathfields, Totnes, TQ9 5QR.</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>		
6	<p>To consider the following requests for evidence to support or refute the following applications:</p> <p>6a) 4065/19/CLE - Certificate of Lawfulness for existing development of decking including timber handrail & balustrade system. 14 Sparkhayes Drive, Totnes, TQ9 5LD.</p> <p>6b) 3914/19/CLE - Certificate of lawfulness for existing use of rear extension as residential unit. 86 Westonfields, Totnes, TQ9 5QU.</p>	<p>Document enclosed.</p> <p>Document enclosed.</p>
7	To consider the South Hams District Council update on electric car charging points in SHDC car parks.	Document enclosed.
8	To consider the request for a Tree Preservation Order Parish of Totnes No 1001 that has been served on Paige Adams Road, Totnes.	Document enclosed.
9	<p>To note the following event requests received by SHDC:</p> <p>9a) Rotherfold Artisan Market on Saturday 11th April from 0800-1600hrs.</p> <p>9b) Totnes 10k in aid of Totnes Caring on Sunday 2nd August from 0800-1300hrs in Borough Park.</p>	
10	To note the date of the next meeting of the Planning Committee – Monday 17th February 2020 at 10.00am.	



Sara Halliday
Committees and Cemetery Administrator

Committee Membership (quorum is 3 members):

- Cllr Allen (Chair)
- Cllr Hendriksen

Future meetings agenda items:

- To receive an update on proposed road improvements between Ermington and Wrangaton (A3121), and any effect on Totnes. (Feb)
- The structural safety of buildings in Fore Street and High Street.
- Encouraging local land owners to plant trees.

- Cllr Hodgson
- Cllr Luker
- Cllr Paine
- Cllr Simms
- Cllr Trow
- Cllr Vint



**MINUTES OF THE PLANNING COMMITTEE
THURSDAY 19TH DECEMBER 2019 AT THE GUILDHALL TOTNES**

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

Apologies: Cllrs C Luker and V Trow.

Not Present: Cllr A Simms and R Vint.

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 21 st November 2019. (Note: already agreed through December 2019 Full Council.)	<p>Item 2.4 - The contact for the Baltic Wharf Residents Association was emailed on 28th November.</p> <p>Item 2.5 – The terms of the lease are 1 years' notice beginning in March each year.</p> <p>Item 2.7a – The Tree Officer has been emailed and has advised reporting this as a breach which has been actioned.</p> <p>Item 5 – Resolved by Full Council. 1. The points have been made as part of the consultation process. 2. A letter will be drafted for the Clerk to send to South Hams District Council.</p> <p>Item 7 – Resolved by Full Council. From January 2020 the Planning Committee will be held on the third Monday of each month.</p>
3	To make recommendations on the following tree works orders: 3a) 3767/19/TCA – T1-4: Ash – Removal; T5: Sycamore – Removal; T6: Hawthorn – Removal. Pomeroy Villas and Bourton Road, Bridgetown, Totnes, TQ9 5BE. 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>Support. Whilst there is not a Tree Preservation Order in place, the Committee would request that a suitable replacement tree (hawthorn or blackthorn) is planted for the hawthorn being removed.</p> <p>Support (following post-Committee site visit by Cllrs Hendriksen and Paine).</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>Support (following post-Committee site visit by Cllrs Hendriksen and Paine).</p> <p>Support.</p> <p>Support. Councillors who have been to the site would also request that the health of the oak (not listed) is checked for decay and rot.</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>Support.</p> <p>Support.</p> <p>Support.</p> <p>Support.</p> <p>Support.</p> <p>Support.</p>

	4g) 3685/19/FUL – Change of use from Class A1 (shop) to Sui Generis (Nail Salon). 68 High Street, Totnes, TQ9 5SQ.	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 note the date of the next meeting of the Planning Committee – Monday 20th January 2020 at 10.00am.	Noted.

administrator@totnestowncouncil.gov.uk

From: Planning <Planning@swdevon.gov.uk>
Sent: 23 December 2019 13:16
To: 'administrator@totnestowncouncil.gov.uk'
Subject: Planning application consultation (ref: <4065/19/CLE>) Totnes

Flag Status: Flagged

South Hams – www.southhams.gov.uk

West Devon – www.westdevon.gov.uk

Date: 23 December 2019

Totnes Town Council Our ref: 4065/19/CLE

Dear Sir/Madam

Reference No: 4065/19/CLE

Proposal: Certificate of Lawfulness for existing development of decking including timber handrail & balustrade system

Location: 14 Sparkhays Drive, Totnes, TQ9 5LD

The above application has been submitted to the Council for determination. Evidence is required to either support or refute the claim that the above building has been in situ for in excess of the last four years.

This application is to be dealt with on the basis of factual evidence only. The planning merits of the building do not fall to be considered. If, on the balance of probability, the careful appraisal of the factual evidence supports the claim, the Council will be obliged to issue a certificate recognising the erection of the building as lawful.

I am presently researching the Council's records to seek to establish whether there exists available evidence which might support, or indeed refute the claim. In the same way I am writing to the Parish Council and local people who may have a knowledge of the site. You are able to view the application details on the Council's Website using the links below.

If you are able to provide any factual evidence from your personal knowledge of the site, which might support or refute the claim, we would be pleased if you could do so within 28 days from the date of this letter and submit them online using "comment on this application" link against the application reference: 4065/19/CLE on our website:

South Hams: <http://apps.southhams.gov.uk/PlanningSearchMVC/>

West Devon: <http://apps.westdevon.gov.uk/PlanningSearchMVC/>

Before submitting comments, please ensure that you are aware of, understand and agree to the use of your data as outlined within the Council's Privacy Notice which can be viewed on the link below. Information received by the Council will be placed on the public website in line with the Council's Planning Representation Privacy Notices below:

<https://www.southhams.gov.uk/article/4659/Planning-Privacy-Notices>

<https://www.westdevon.gov.uk/article/4659/Planning-Privacy-Notices>

Thank you for your help in this matter.

Yours faithfully
Case Management Team, Development Management

Disclaimer

This e-mail is private and confidential and is intended only for use by the addressee. If you are not the intended recipient, any disclosure, copying, distribution or other action taken in reliance of the information contained in this e-mail is strictly prohibited. Furthermore, if you are not the intended recipient, please notify the sender immediately and then delete this e-mail from your system. Incoming and outgoing e-mail messages are routinely monitored for compliance with our policy on the use of electronic communications. This e-mail message has been scanned for computer viruses; however, no liability in respect of damage caused by any virus which is not detected will be accepted.

administrator@totnestowncouncil.gov.uk

From: Planning <Planning@swdevon.gov.uk>
Sent: 13 December 2019 11:24
To: 'administrator@totnestowncouncil.gov.uk'
Subject: Planning application consultation (ref: <3914/19/CLE>) Totnes

Follow Up Flag: Follow up
Flag Status: Flagged

Our ref: 3914/19/CLE
Date: 13 December 2019

Reference: 3914/19/CLE
Proposal: Certificate of lawfulness for existing use of rear extension as residential unit
Site 86
Address:
Westonfields
Totnes

TQ9 5QU

The above application has been submitted to the Council for determination. Evidence is required to either support or refute the claim that the land/building has been used for the purpose described in excess of the last four years. This application is to be dealt with on the basis of factual evidence only. The planning merits of the use of the land/building do not fall to be considered. If, on the balance of probability, the careful appraisal of the factual evidence supports the claim, the Council will be obliged to issue a certificate recognising the lawful use of the land/building.

We are presently researching the Council's records to seek to establish whether there exists available evidence which might support, or indeed refute the claim. In the same way we are writing to the Parish Council and local people who may have a knowledge of the site. You are able to view the application details on the Council's Website using the links below.

If you are able to provide any factual evidence from your personal knowledge of the site, which might support or refute the claim, we would be pleased if you could do so within 28 days from the date of this letter and submit them online using "comment on this application" link against the application reference: 3914/19/CLE on our website:

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/193914>

(If clicking this link fails please copy and paste the link into your search bar.)

Please submit your comments online using the link below quoting reference: **3914/19/CLE**

<https://www.southhams.gov.uk/consultationresponse>

Yours sincerely

South Hams District Council

*When contacting us, email will ensure the fastest response. You can email us at planning@swdevon.gov.uk; please make sure that you quote <3914/19/CLE> in the subject line to make sure it gets to the right person.

Disclaimer

This e-mail is private and confidential and is intended only for use by the addressee. If you are not the intended recipient, any disclosure, copying, distribution or other action taken in reliance of the information contained in this e-mail is strictly prohibited. Furthermore, if you are not the intended recipient, please notify the sender immediately and then delete this e-mail from your system. Incoming and outgoing e-mail messages are routinely monitored for compliance with our policy on the use of electronic communications. This e-mail message has been scanned for computer viruses; however, no liability in respect of damage caused by any virus which is not detected will be accepted.

ITEM 7

Report to: **Overview and Scrutiny Panel**
Date: **21 November 2019**
Title: **Electric Car Charging Points – Update**
Portfolio Area: **Environment**
Wards Affected: **All**
Urgent Decision: **N** Approval and clearance obtained: **Y**
Date next steps can be taken: n/a

Author: **Cathy Aubertin** Role: **Head of Environment Services Practice**
Emma Widdicombe **Senior Specialist**
Chris Brook **Director of Place & Enterprise**
Contact: **Cathy.Aubertin@swdevon.gov.uk**

Recommendations:

That the update report, in respect of the strategy for the installation of electric charging points in Council Car Parks, be noted.

1. Executive summary

- 1.1 In April 2018, Executive Members resolved to work in partnership with Devon County Council and other authorities and joined the Devon Low carbon Energy and Transport Technology Innovator (DELETTI) project.
- 1.2 Funding for the project has been received from the European Development Fund.
- 1.3 In addition to Devon County Council, the project is backed by Energy Savings Trust, Exeter University, Royal Devon and Exeter Hospitals Trust, Exeter City Council, East Devon District Council, Teignbridge District Council and West Devon Borough Council.

- 1.4 Electric charging points will also be installed in Ivybridge as part of the Highways England project, which is separate to the DELETTI project.
- 1.5 As a result of the DELETTI project, electric charging points will be installed in the following car parks:
 - Totnes – Nursery car park, Leechwell Lane
 - Dartmouth – Mayor’s Avenue car park and Dartmouth Park & Ride
 - Salcombe – Creek car park
 - Kingsbridge – Quay or Fore Street car park.

2. Background

- 2.1 An officer group, with representatives from Assets, Environment Services and Environmental Health was formed and was tasked with identifying where the initial Electric Vehicle Charging Points (EVCPs) should be installed.
- 2.2 The following car parks were recommended by the group:
 - Totnes – Nursery car park, Leechwell Lane
 - Dartmouth – Mayor’s Avenue car park
 - Salcombe – Creek car park
 - Kingsbridge – Quay or Fore Street car park
 - Ivybridge – Glanville’s Mill.

It should be noted, that following the Highways England decision to install charging points in Ivybridge, Glanville’s Mill was removed from the list and replaced with the Dartmouth Park & Ride site.

- 2.3 The DELETTI project aims to accelerate the update of Ultra Low Emission Vehicles (ULEV) through providing additional and improved charging infrastructure and funding for integrating ULEVs into vehicle fleets in the Devon area.
- 2.4 The programme aims to utilise the funding it has received to offer South Hams Council an EVCP operator procured by Devon County Council. The procurement process will look to deliver:
 - 22kW> dual charge points
 - High levels of interoperability (no membership fee and payments using contactless technology)
 - All design, build, operational and maintenance costs covered by the contractor for the period of the lease (this includes any grid charges or on-going electricity supply)
 - Potential for rental income from the contractor (although this will be subject to negotiation, and part of the tendering undertaken by DCC)
 - Bay lighting and CCTV to ensure safety of users
 - Number-plate recognition to ensure bays are only used by electric vehicles
 - Charge point supplied with low/ zero carbon energy, potentially from each bay’s own solar carport; this

would be subject to planning and further feasibility studies

- Some control over the cost to the consumer of charging
- Establishment of a framework by which the Council can make further fully compliant installations at a later date.

2.5 Market engagement in preparation for the procurement of the electric charging points will commence in the New Year.

3. Outcomes/outputs

3.1 The DELETTI project will provide single EVCPs, but South Hams District Council has resolved to pay for double EVCPs at each site, at an additional cost of £4,000 each.

4. Options available and consideration of risk

4.1 It is recognised that being part of the DELETTI project will enable the District Council to take this initial step to install EVCPs with support from partners, and will ensure that there is consistency in the provision of EVCPs across Devon. In addition, the resulting cost of installation is only £4,000 per car park, due to the matched grant funding that the project group has been successful in obtaining.

4.2 The DELETTI project installations are due to be completed in 2022, although final installation dates for South Hams car parks have not yet been finalised.

4.3 The Highways England electric charging points to be installed at Ivybridge will be going ahead with installation commencing in the new year.

4.4 Further consultation in respect of the provision of EVCPs will be undertaken with Parish and Town Councils as part of the parking permit review.

5. Proposed Way Forward

5.1 Once the DELETTI EVCP project has been completed, officers will monitor the use of the charging points and, where necessary, will make further recommendations for additional points in line with demand.

5.2 However, Members should be aware that the infrastructure required for the installation of EVCPs can cost up between £60k and £2m depending on scale and location. The business case for new proposed roll outs will be presented to members at a later date.

6. Implications

Implications	Relevant to proposals Y/N	Details and proposed measures to address
Legal/Governance	Y	The Council's Off-Street Parking Places Order has already been amended to take into consideration the use of EVCPs in car parks. Leases will be granted for chargers installed as part of the DELETTI project.
Financial implications to include reference to value for money	Y	A rental income stream is anticipated but yet to be negotiated from the electric charge point providers in respect of the DELETTI project.
Risk		None foreseen at this time.
Supporting Corporate Strategy		Council Environment Wellbeing.
Climate Change - Carbon / Biodiversity Impact		Clear positive impacts in respect of the reduction of fossil fuels.
Comprehensive Impact Assessment Implications		
Equality and Diversity		None.
Safeguarding		None.
Community Safety, Crime and Disorder		None.
Health, Safety and Wellbeing		None.
Other implications		None.

Supporting Information

Appendices:

None

Background Papers:

None

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS
2012**

**The South Hams District Council
Parish of Totnes No: 1001
Tree Preservation Order 2020
Site: Paige Adams Rd, Totnes**

The South Hams District Council, in exercise of the powers conferred on them by sections 198, of the Town and Country Planning Act 1990 hereby make the following Order

Citation

1. This Order may be cited as the South Hams District Council Parish of Totnes No:1001 Tree Preservation Order 2020

Interpretation

2. (1) In this Order "the authority" means the South Hams District Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

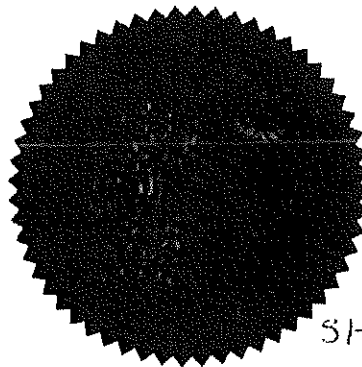
3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation Orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall -

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order, except with the consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

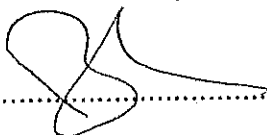
Dated this 8 day of January 2020

The common seal of the)
SOUTH HAMS DISTRICT COUNCIL)
was affixed to this Order in the presence of)



SH/658

Authorised by the Council to sign in that behalf


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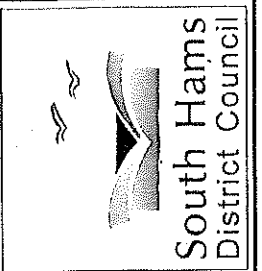
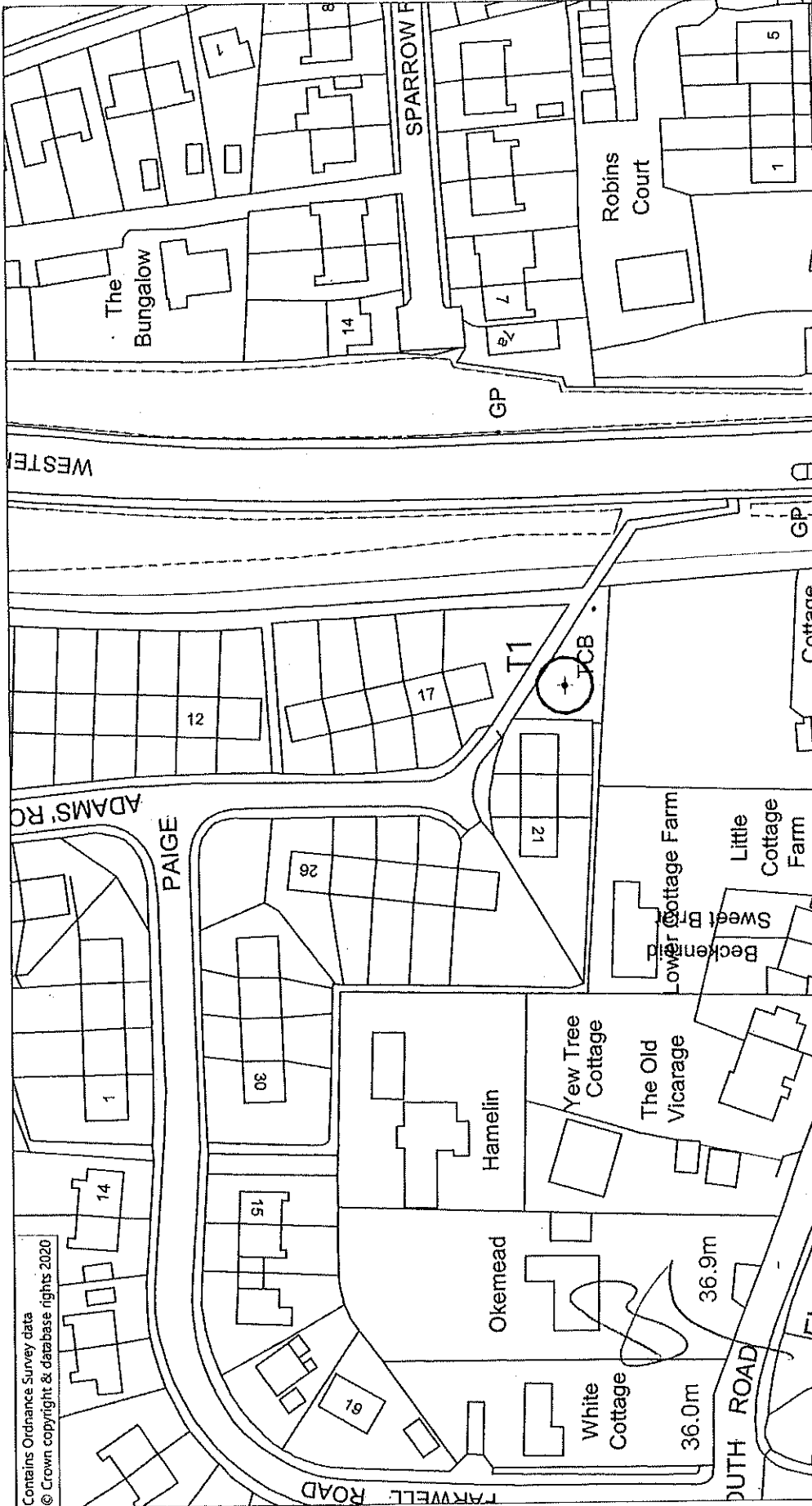
SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	London plane <i>Platanus x hispanica</i>	See Plan Ref: 1001

Contains Ordnance Survey data
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This is a new Tree
Preservation Order.

Town and Country Planning Act 1990
Tree Preservation Order
POS between 18 & 19 Paige Adams Rd,
Totnes, TQ9 5LL Grid ref. SX797604

Parish: Totnes
Date: 3rd January 2020
TPO Ref: 1001
Scale: 1:1000

