

**AGENDA FOR THE PLANNING COMMITTEE
MONDAY 16TH MARCH 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 16th March 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 update on any matters arising from the minutes of 17 th February 2020. (Note: already agreed through March 2020 Full Council.)	Document enclosed.
3	<p>To make recommendations on the following tree works orders:</p> <p>3a) 0627/20/TCA – T2: Giant Redwood – Stabilisation of deadwood, crown lift existing canopy to establish 4m clearance above car park area, pruning of canopy extents (limited to tertiary branches and foliage only) on southern canopy extents to establish 2m clearance between foliage and The Coach House, installation of Cobra tree bracing system to establish flexible control to movement extents of primary lateral branches in close proximity to The Coach House. Former Budgens, Stations Road, Totnes, TQ9 5RW.</p> <p>3b) 0687/20/TPO – T1: London Plane – lateral reduction by 1-2m on north side due to proximity to newly built neighbouring property. Reduction of 2 x branches at 3m from ground level on west side by 2-3m to allow more light to new properties. Land adjacent to 19 Paige Adams Road, Totnes, TQ9 5LL.</p>	Applications available on the SHDC website – www.southhams.gov.uk
4	<p>To make recommendations on the following planning applications:</p> <p>4a) 4198/19/FUL - Demolition of existing building and redevelopment of the site to form 2 no retail units, public car park and 41 retirement apartments including communal facilities, access, car parking and landscaping. Former Budgens Store, Fore Street, Totnes, TQ9 5RW.</p> <p>4b) 0350/20/HHO – Householder application for demolition of first floor conservatory and construction of new sun room. Demolition of rear porch. Change of roof on existing rear extension from pitched to flat and construction of raised walkway. Marbrey, Kingsbridge Hill, Totnes, TQ9 5TA.</p> <p>4c) 0585/20/FUL – Subdivision of cottage into two flats, loft conversion, roof lights, dormer and balcony. 2 Hancocks Cottages, Fore Street, Totnes, TQ9 5TT.</p>	Applications available on the SHDC website – www.southhams.gov.uk

	<p>4d) 0443/20/HHO – Householder application for proposed first floor extension over footprint of existing ground floor extension and other minor internal alterations (resubmission of 4207/18/HHO). 27 Bridgetown, Totnes, TQ9 5AD.</p> <p>4e) 0613/20/FUL - Demolition of existing garage block and erections of a block of 6No covered car ports. 37 Fore Street, Totnes, TQ9 5HN.</p> <p>4f) 0464/20/HHO – Householder application for loft conversion. 4 Lower Collins Road, Totnes, TQ9 5PS.</p> <p>4g) 0211/20/HHO & 0212/20/LBC – Householder application and listed building consent for renovations including reordering kitchen/dining area, refurbishing accessible roof terrace with removal of external steps, reordering second floor bathroom. 3 Plymouth Road, Totnes, TQ9 5PH.</p> <p>4h) 3824/19/FUL – Readvertisement (amended ownership certificate received) Alterations to 1 and 2 Steamer Quay to include works within boundaries to demolish existing dividing wall and create car parking for both units, remove and replace existing fences together with replacement automatic sliding gate. 1 & 2 Steamer Quay Wharf, Steamer Quay Road, Totnes, TQ9 5AL.</p> <p>4i) 0162/20/LBC – Listed building consent to replace one front window. 29 High Street, Totnes, TQ9 5NP.</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 a new premises licence application from Eversfield Organic for 3-6 The Plains.	Document enclosed.
6	To consider the following transport issues: 6a) how to progress two schemes identified in the Totnes Town Council Transport Policy and Strategy: reducing the speed limit through Totnes to 20mph; and install a speed indicator sign on the Plymouth Road. 6b) A request from several members of the public for grit bins to be installed at Smithfield and Collapark.	
7	To note the serving of Tree Preservation Order Parish of Totnes No 1005 for 5 Redworth Terrace, Totnes, TQ9 5JN.	Document enclosed.
8	To note the following event requests received by SHDC: 8a) Pony Club Triathlon – Running Phase on 11 th April from 1000-1430hrs in Borough Park. 8b) Totnes Pride on Saturday 5 th September from 0800-1630hrs in Heath's Garden.	
9	To note the date of the next meeting of the Planning Committee – Monday 20th April 2020 at 10.00am.	

Sara Halliday 
Committees and Cemetery Administrator

Committee Membership (quorum is 3 members):

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

Future meetings agenda items:

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



**MINUTES OF THE PLANNING COMMITTEE
MONDAY 17TH FEBRUARY 2020 AT THE GUILDHALL TOTNES**

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

Apologies: Cllr G Allen.

Not Present: Cllrs A Simms, V Trow 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 from Cllr Allen.
	<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 20 th January 2020. (Note: already agreed through February 2020 Full Council.)	Item 2 – Resolved by Full Council. An item will be drafted for inclusion in the next 'Town Matters' insert for the Totnes Directory, as well as for inclusion in the Totnes Times. Items 4a and 4c – no decision as yet; 4b – approved with a condition that specific replacement trees are planted. Items 5a and 5b – no decision as yet. Item 7 – Resolved by Full Council. South Hams District Council has since confirmed that the proposed electric car charging point location has now changed to the Victoria Street car park. It was AGREED that a separate meeting to understand the technology involved in electric car charging points would be organised.
3	To make recommendations on the following tree works orders: 3a) 3221/19/TPO G1: Lombardy Poplars x 28 – Re-pollard to approx. 5m above ground level, pruning just above previous pruning points. Reason: to manage several years of regrowth. Land adjacent to Moorashes, Totnes, TQ9 5TN.	This application was approved on 14 th February 2020.
4	To make recommendations on the following planning applications: 4a) 0120/20/FUL – Erection of 3 bedroom dwelling. Land at SX 814 606. Jubilee Road, Totnes.	Object, based on: the drainage concerns raised by the South Hams District Council internal consultee;

<p>4b) 1835/19/FUL – READVERTISEMENT (Revised plans received) Construction of new offices and car park. Builders Yard, Babbage Road, Totnes, TQ9 5JA.</p> <p>4c) 3045/19/HHO – Householder application for alterations and extension of existing dwelling to provide first floor accommodation and garden office. Hillcrest, Blackpost Lane, Totnes, TQ9 5RF.</p> <p>4d) 0374/20/HHO & 0375/20/LBC Householder application and Listed Building Consent for small extension and minor internal modifications to existing cottage. Singer Cottage, Bowden House, Totnes, TQ9 7PW.</p> <p>4e) 0323/20/HHO – Householder application for demolition of existing side extension and erection of new two storey and single storey extensions. Belvedere, Bridgetown Hill, Totnes, TQ9 7BN.</p> <p>4f) 0245/20/ARM – Application for approval of reserved matters following approval 0440/16/CRB for details of Phase 1a the appearance, landscaping, layout and scale of Bat House. The Playstation, Station Road, Totnes, TQ9 5JR.</p> <p>4g) 0341/20/LBC – Listed building consent to re-slate front elevation, repair windows, improve/renew roof and chimney flashings, fit new rooflights and install 2no. 3rd floor stairs. 55a Fore Street, Totnes, TQ9 5NJ.</p>	<p>and the proposed roofing material is incongruous to the neighbouring properties.</p> <p>Support, subject to the application meeting flooding and run-off requirements of South Hams District Council drainage and Environment Agency. The Committee would encourage the incorporation of the renewable energy options identified and would wish to see green travel options (including electric car charging point and bike racks) for employees. Finally, the Committee would suggest that the branding for the building ensures that ‘construction’ is spelt correctly.</p> <p>Support.</p> <p>Support.</p> <p>Support.</p> <p>Support. Cllr Paine abstained.</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>		
<p>5</p>	<p>To consider the results of ‘The Carrions’ parking survey.</p>	<p>In response to residents’ concerns brought to Full Council, Cllr Luker summarised the results of a survey that has been conducted among residents of The Carrions. There is concern about the blocking of a turning area and access for emergency/service vehicles when cars are parked outside of the allotted spaces.</p> <p>To RECOMMEND to Full Council that it supports a request to Devon County Council Highways Department for the provision of double yellow lines and a hatched ‘no parking area’ in The Carrions</p>

		based on the support of residents to ensure access for emergency and service vehicles.
6	To consider the 'Stagecoach Route Consultation 2020'. [Deadline for responses is 1 st March 2020, so Councillors are encouraged to make individual representations.]	Due to the deadline for responses falling on the date of the next Full Council, Councillors are encouraged to respond individually if they have specific comments to make. It was AGREED that any individual comments copied to the officer will be collated, put to Full Council and submitted if they have Full Council support.
7	To note Tree Preservation Order Parish of Totnes No. 992 was confirmed with modifications on 16 th January 2020, Maudlin Road (Quarry) and environs.	Noted.
8	To note the South West Marine Plan public consultation https://consult.defra.gov.uk/mmo/draft-south-west-inshore-and-offshore-marine-plans/ [Note: this is outside of the Totnes Parish boundary interest – the River Dart sits in the South Marine Plan zone].	Noted. It was AGREED to ask Cllr Piper, as Link Councillor to the Dart Harbour Community Group, if there are any plans for dredging the River Dart, and if concerns have been raised about the oxbow lake that is forming as both will restrict river access to Totnes in the future.
9	To note the 'Local Green Space Development Plan Designations Criteria for the Plymouth Policy Area'(as defined in the Joint Local Plan) public consultation https://www.plymouth.gov.uk/planningandbuildingcontrol/localgreenspacedevelopmentplandocument [Note: this is for Plymouth Policy Area only, there is no mention of Totnes.]	Noted.
10	To note the date of the next meeting of the Planning Committee – Monday 16th March 2020 at 10.00am.	Noted. An item proposed for the next agenda is the number of commercial advertising boards on the approach to the railway station (up/London bound side).

ITEM 5 – LICENCE APPLICATION REQUEST

From: [REDACTED]
Sent: 24 February 2020 14:52
To: SH-All Members <[REDACTED]>; SH-All Parish Clerks <[REDACTED]>
Subject: Eversfield Organic, Totnes

Dear All Members and Town/parish Clerks

We have received an application for a new premises licence from Eversfield Organic at 3-6 The Plains Totnes Devon TQ9 5DR

The application is for: The Sale of alcohol for consumption on and off the premises Monday to Sunday 08:30 to 20:30.

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 23/03/2020 Please do not hesitate to contact me if you would like any further information.

Kind regards

[REDACTED] | Senior Case Manager
South Hams District Council | West Devon Borough Council
Email: [REDACTED]
Tel: [REDACTED]

ITEM 7

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

**The South Hams District Council
Parish of Totnes No: 1005
Tree Preservation Order 2020
Site: 5 Redworth Terrace, Totnes, TQ9 5JN**

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:1005 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 -

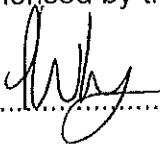
- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

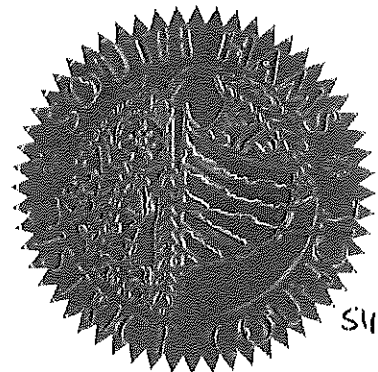
any tree specified in Schedule 1 to this Order, except with the consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Dated this 19 day of February 2020

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

Authorised by the Council to sign in that behalf





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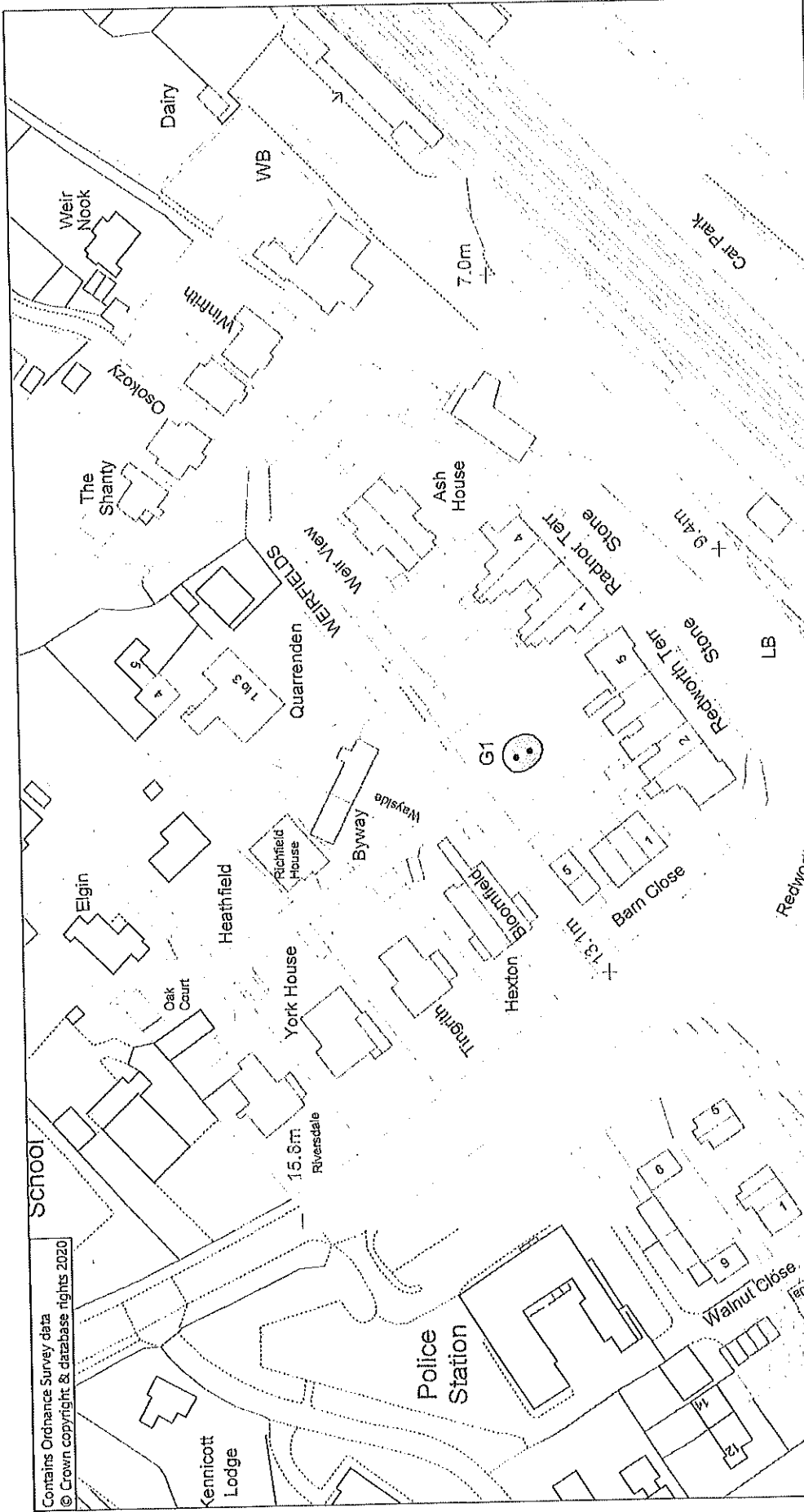
SCHEDULE 1



SPECIFICATION OF TREES

Groups of trees (within a broken black line on the map)

Reference on map	Description	Situation
G1	2 x Scots Pine, <i>Pinus sylvestris</i>	Rear garden of 5 Redworth Terrace, See Plan Ref: TPO 1005

Contains Ordnance Survey data
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 West Devon Borough Council	 South Hams District Council
This is a new Tree Preservation Order	
Town and Country Planning Act 1990 Tree Preservation Order 5 Redworth Terrace, Totnes, TQ9 5JN SX 800 608	
Parish: Totnes	TPO Ref: 1005
Date: 19 February 2020	Scale: 1:1250

Doc: 19-02-2020

