



**DRAFT MINUTES OF THE PLANNING COMMITTEE
MONDAY 16TH MARCH 2020 AT THE GUILDHALL TOTNES**

Present: Councillors G Allen (Chair), R Hendriksen (left at 11am), J Hodgson (arrived at 10.15am), C Luker, and P Paine.

Apologies: Cllr Trow.

In Attendance: Two members of the public and 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 Trow.
	<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.	<p>A member of the public presented the plans for a new dwelling in the garden of Foxgloves on Sharpham Drive (the application is not yet submitted), which aims to address the concerns raised in a previous application that was rejected.</p> <p>The Chair of Bob the Bus spoke about the Churchill Retirement Ltd application and the lack of information that the travel plan contains about local public transport links, and the inaccuracy of what information is included. He would like the developer to make a commitment to the community bus service, which will be available for residents to use to get around the town and will stop on Fore Street adjacent to the entrance to the proposed apartments. He requested that the Town Council supports this position.</p>
	<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.)	<p>Item 2.7 – The electric vehicle charging point meeting planned for 16th March has been postponed due to the ill health of the company representative.</p> <p>Item 5 – Resolved by Full Council. Cllr Hodgson updated that she has raised the issue at South Hams District Council and Devon County Council HATOC (Highways and Traffic Orders Committee).</p>
3	To make recommendations on the following tree works orders: 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	The Committee requests a site visit with the South Hams District Council (SHDC) tree officer and chair of the local tree warden group, as the Committee has concerns about the protection of the tree's roots and the 4m clearance quoted in the application.

	<p>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>	<p>The Committee will organise a site visit to view the tree’s proximity to neighbouring properties and report back to the officer.</p>
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</p>	<p>The Committee requests a site visit with the SHDC Planning Officer and a representative of Churchill Retirement Ltd to discuss the following questions:</p> <ul style="list-style-type: none"> • Does the residents car park contain a pick up and drop off point(s) (it is unclear from the plans). These are useful for relatives as well as community groups such as Totnes Caring. • There is insufficient space for the community bus to pick up residents. • There do not appear to be any disabled parking bays shown in the residents or public car parking areas. • There are no EV charging points shown in the residents or public car park – designs should be future proofing for this. • Why are the recommendations from the design consultation not being followed more closely? • There does not appear to be any internal storage and a charging area for mobility scooters owned by the residents. • There are no PV panels shown on the roof design yet they are mentioned in the energy strategy. • Given the proximity of the development to the conservation area, timber framed rather than uPVC windows would be more appropriate. • The revised height of the development is an improvement on previous designs. <p>Cllr Hendriksen left the meeting at 11.00am as he was unwell.</p> <p>Support.</p>

	<p>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> <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>Support.</p> <p>Support.</p> <p>Support. However, the car ports should be future proofed by including EV charging points.</p> <p>Support.</p> <p>Support.</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>		
5	<p>To consider a new premises licence application from Eversfield Organic for 3-6 The Plains.</p>	<p>No objection.</p>
6	<p>To consider the following transport issues:</p> <p>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.</p>	<p>a. The Devon Highways Community Officer has been asked for advice on how to proceed with the speed limit reduction and speed indicator sign – advice would be shared when received.</p>

	6b) A request from several members of the public for grit bins to be installed at Smithfield and Collapark.	b. Cllr Hodgson will take the request for a grit bin to Devon County Council.
7	To note the serving of Tree Preservation Order Parish of Totnes No 1005 for 5 Redworth Terrace, Totnes, TQ9 5JN.	Noted.
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.	Noted. Noted.
9	To note the date of the next meeting of the Planning Committee – Monday 20th April 2020 at 10.00am.	Noted. [<i>Post Committee Note: this date will be kept under review given the current Covid-19 restrictions in place and measures taken to restrict the spread of the virus by the Council Offices and in holding Council meetings.</i>

DRAFT