**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

**THURSDAY 9th JUNE 2016 AT THE GUILDHALL TOTNES**

Present: Councillors R Adams (Chair), Hodgson, Paine, Vint and Hendriksen

In Attendance: Catherine Marlton (Deputy Town Clerk), 2 members of the public

Apologies: Cllr Whitty

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| 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. |
|  | *The Committee will adjourn for the following items:* |  |
|  | 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 2 members of public in attendance.A member of the public explained that she lives in Pottery Cottage, rear of 39 Fore Street which is next door to the new proposed development detailed under item 5 of this agenda. She explained that the development will impact on her home as one of the houses would be built against a shared wall and would cause a loss of privacy and light. She explained that no planning officer from South Hams District Council had been out to view the impact on her property.Councillors explained that they would take her concerns into consideration when considering the application and would feedback to South Hams District Council. |
|  | *The Committee will convene to consider the following items:* |  |
| 2 | To address any matters arising from the minutes of the meeting of 19th May. | The resignation of Cllr Westacott was noted. The vacancy of Deputy Chair was discussed, with Cllr Hendriksen being proposed, seconded and unanimously voted in.The following matters arose:Councillors felt an agreement on maintenance was needed before any planting of trees could be agreed regarding the Fruit and Nut Tree Group. This should go to the Cemetery Working Group for consideration when this Working Group is convened. |
| 3 | To make recommendations on the following planning applications 1. 0266/16/FUL – Erection of 3 bed terrace house with garden and relocation of garages. 5 Christina Parade, Totnes, TQ9 5UU. Applicant: Mr Lam. (Planning Officer: Joshua Foster)
2. 1156/16/HHO – Householder application for a two storey side elevation and single storey rear extension. 51 Collapark, Totnes, TQ9 5LW. Applicant: Tim Long. (Planning Officer: Michelle Bennett)
3. 1319/16/FUL – New dwelling within grounds of existing dwelling. Jackmans Barn, 5 Follaton Farm Barns, Totnes, TQ9 5NA. Applicant: Mr C Jones. (Planning Officer: Joshua Foster)
4. 1442/16/HHO & 1443/16/LBC – Householder application & Listed Building Consent for proposed alterations and terracing to rear garden. The Meadow House, Plymouth Road, Totnes, TQ9 5LH. Applicant: Ms M Eaton. (Planning Officer: Joshua Foster)
5. 0668/16/OPA – Re-advertised Application (revised plans) outline consent for the construction of 2 new dwellings. Quisty Beeches, Bourton Lane, Totnes, TQ9 5JF. Applicant: Mr Paul Hussell. (Planning Officer: Clare Stewart)

  | Councillors were concerned with the site of development and asked for further details, in particular a drawing showing the front elevation with adjoining ridge heights shown and details on the materials and finish of the exterior of the building. Councillors also asked if the garages would be replaced with new garages or car parking spaces.No objection.No objection in principle, however Councillors asked that the Conservation Officer review the impact on listed buildings in proximity to the new development.No objection.As previously considered, Councillors still felt that archaeological and wildlife studies should be done prior to planning permission being granted. Concerns were raised about damage to trees and hedgerows and Councillors asked that additional trees be included in a landscaping plan.NOTE: Cllrs JH and RV observed and did not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC. |
| 4 | To note or make recommendations on tree works decisions and orders: 1. 1530/16/TPO – T1 to T6 Sycamore fell. Coombe Park Equestrian Centre, Bourton Lane to Combepark Cross at Zc12, Littlehempston, Devon.
2. 1486/16/TPO – Sycamore (T1, T2, T3 and T4) requires boundary management/tree pruning due to shading of house numbers 1-4. Baltic Way, Totnes.

TO NOTE: 1. **Grant of Exemption**. 1426/16/TCA - T1 Removal of Beech Stem. Sandfield, Pomeroy Villas, Bridgetown, Totnes.
2. **Grant of Conditional Consent**. 1249/16/TCA – T1 Cherry reduce lateral branches. T2 Conifer Reduce top. Greystones, Weston Road, Totnes.
3. **Grant of Lesser Works Consent**. 0889/16/TPO – T1 and T2 Polar trees fell. **Refusal of Consent** T3 Poplar tree fell.
 | This site falls outside of the Totnes boundary. Please forward to Littlehempston Parish Council for consideration.No objection.Noted. |
| 5 | To note an amended address on application 0894/16/FUL – Development of four residential units private car park & garages rear of 27-45 Fore Street. (Accessed off Station Road), Totnes, TQ9 5RP. | Councillors raised concerns about this application and asked the following feedback to be sent to South Hams District Council:1. The 6 week consultation period should run from the 25th May 2016 when the proposal was re-advertised.
2. A Tree Preservation Order should be considered for the mature beech tree standing in the garden of Pottery Cottage which would be impacted by the proposed development due to the overhanging.
3. A site visit to view the impact on Pottery Cottage should be undertaken by a planning officer prior to any approval.
4. A survey should be carried out on the old town wall between Pottery Cottage and the proposed new development and steps taken to protect it given the historical value.
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| 6 | To receive an update regarding the WW1 Group wishing to plant trees on Town Council owned land. | It was felt an agreement on maintenance for any tree planting on Council land was key. Cllr Hodgson agreed to liaise with the Fruit and Nut Tree Group and link in with the soon to be convened Cemetery Working Group to work on an agreement format. |
| 7 | To discuss the removal of trees and hedges on the north bound side of the railway station.  | Councillors were concerned about the stripping of trees and vegetation in that area, and the over use of signage, and the dangerous condition of the fence.The Planning Officer was asked to contact Andy Bowman at Devon County Council and the planning enforcement team at South Hams District Council regarding these issues, with before and after photos if possible. The Planning Officer was asked to apply for a TPO on the Yew Tree through Alex Whish at South Hams District Council. |
| 8 | To note the response from the Department for Communities and Local Government regarding Devolution proposals and bids. | The Planning Committee **RECOMMENDS** to Full Council that a letter be sent to Devolution bid leaders (John Osbourne) with a copy of this response, asking that outcomes of the Neighbourhood Planning process be incorporated into the devolution bid. Cllr Vint will draft a letter with the Planning Officer for consideration. |
| 9 | To note or discuss SHDC DMC decisions since the last meeting | The Planning Officer was asked to contact South Hams District Council regarding their website and broadband speed given ongoing reported issues with accessing information.The Planning Officer was asked to investigate possible DALC grants for IT equipment purchase for items such as smart screens and projector for the Guildhall meetings. |
| 10 | To note minutes of community groups:* Traffic and Transport Forum
* Neighbourhood Plan
 | Noted.None available. |
| 11 | To note the date of the next meeting – **30th June 2016 at 4pm** in the Guildhall | Noted. |

ENDED at 6.00 pm

MAYOR