**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

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

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

In Attendance: Laura Shearer (Planning Officer), Steve Peacock (Totnes Times), 3 members of the public

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| No | Subject | Comments |
| 1 | To receive apologies and to confirm that any absence has the approval of the Council.  | There were no 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. | Three members of the public spoke about their concerns on application number 5 at Christina Park. There were concerns raised over subsidence and how this development could impact on the neighbour’s foundations. The plans show part of the development site being on the neighbours land. The size and design is not in-keeping with the area. It is believed there has been an illegal felling of a large oak tree and blocking off an active badger sett. Residents are concerned over the safety of this road for children and elderly residents during the construction period. Councillors had already visited this site and they have addressed these issues along with their own in the recommendations.  |
|  | *The Committee will convene to consider the following items:* |  |
| 2 | To address any matters arising from the minutes of the meeting of 9th June. | Cllr Hodgson has written a letter regarding Devolution, in relation to item 8 on these minutes. This will be sent to the Planning Officer.  |
| 3 | To make recommendations on the following planning applications 1. 1459/16/FUL – Siting of a Portacabin for use as a temporary night shelter for the homeless with 2 associated portaloos and resource base for the homeless. 2a Burke Road, Totnes, TQ9 5XL. Applicant: Mrs Lindy Strong. (Planning Officer: Joshua Foster)
2. 1407/16/HHO – Replacement of part of the existing pitched roof with new first floor extension. Hazeldene, Totnes Down Hill, Totnes, TQ9 5ES. Applicant: Mr Nick Cowen. (Planning Officer: Joshua Foster)
3. 1448/16/HHO – Householder application for a two storey extension to the side of the house and addition of front porch. 24 Parklands, Totnes, TQ9 5HZ. Applicant: Ms J Fitzjohn. (Planning Officer: Charlotte Howrihane)
4. 0929/16/FUL – Extension to existing petrol filling station kiosk. Morrisons Service Station, Station Road, Totnes, TQ9 5JR. Applicant: Wm Morrisons PLC. (Planning Officer: Michelle Bennett)
5. 1623/16/FUL – Construction of a new three storey private residence on a brownfield site currently occupied by three garages on a site on the outskirts of Totnes. 1a Christina Park, Totnes, TQ9 5UT. Applicant: Ms Julie Cole. (Planning Officer: Michelle Bennet)
6. 1488/16/LBC – Listed building consent for the removal and re-fixing of roof and vertical cladding slatework and associated leadwork, to include new Breathable Roof membrane and softwood tanalised battens. Birdwood House, 44 High Street, Totnes, TQ9 5SQ. Applicant: Mr John Severn. (Planning Officer: Michelle Bennett)
7. 1498/16/FUL – The resurfacing of a sand filled carpet pitch to a sand dressed synthetic turf pitch along with associated storage area, replacement floodlighting, fencing, and ancillary features. King Edward VI College, Ashburton Road, Totnes, TQ9 5JX. Applicant: King Edward VI College. (Planning Officer: Michelle Bennet)
8. 1340/16/FUL & 1341/16/LBC – Listed building consent for change of use of the second floor from Class B1 (Business) to Class A3 (Restaurant and Café). The room will be kept to its original status with no alterations. Studio 3-4, 2a The Plains, Totnes, TQ9 5DR. Applicant: Mr Nicholas Clements. (Planning Officer: Paul Hewings)
9. 0787/16/FUL – Customer café extension to existing supermarket. Morrisons Supermarket, Coronation Road, Totnes, TQ9 5DF. Applicant: Mr Gerry Lishman. (Planning Officer: Michelle Bennett)
10. 1606/16/LBC – Listed building consent for replacement of existing single glazed windows and door with new hard wood frames and slimlite double glazed sealed units. Manor Cottage, Fore Street, Totnes, TQ9 5RU. Applicant: Mr M Powell. (Planning Officer: Michelle Bennett)
11. 1492/16/HHO – Householder application for a proposed veranda to rear elevation. 66 Whiteley Avenue, Totnes, TQ9 5FQ. Applicant: Mr & Mrs Kelly. (Planning Officer: Sara de Barros)
12. 1683/16/HHO – Householder application for proposed alterations and extension to existing garden building (resubmission of 2612/15/HHO). Camellia Cottage, North Street, Totnes, TQ9 5NZ. Applicant: Mr & Mrs A Hornsey. (Planning Officer: Sarah Carroll)
13. 1607/16/HHO & 1608/16/LBC – Householder application & Listed building consent for works to out building/workshop in rear of garden. Restoration of stonewalls and chimney, replacement of corrugated roof with lead roof including 3no. glazed panels. 83 High Street, Totnes, TQ9 5PB. Applicant: Mr T Friese-Greene. (Planning Officer: Michelle Bennett)

  |  No objectionNo objectionNo objectionNo objection.Cllrs would like to know if there will be designated parking spaces, disabled parking and a marked out pedestrian path.Cllrs objected to this application with the following concerns and questions:* The address is incorrect and therefore misleading.
* Cllrs believe the plans are incorrect and go onto the neighbour’s land, this needs to be verified.
* Cllrs believe point 18 on the application is incorrect and would like this to be verified.
* This design is not in-keeping with the surrounding area.
* There are signs of subsidence in this area and the neighbours have a raft system under the ground, can they guarantee there is no threat to the neighbour’s foundations?
* Has a water board report been produced?
* Has a wildlife survey been produced? Cllrs are concerned that a badger sett has been illegally blocked up and that the rear of the dwelling would cause light pollution for bats.
* Was there a TPO on the large oak tree which was removed from this site?
* The plans appear to extend out on to the road which is jointly owned by the surrounding residents, do they need approval for using part of the road?
* This road is used regularly by schoolchildren, elderly and disabled residents, how will the construction traffic gain access to this site without causing a safety issue for pedestrians?
* The current state of these garage roofs are very dangerous and cllrs would like safety barriers put in place immediately.
* Cllrs feel this is a good site for development of smaller dwellings which are in-keeping with the area.

No objection. No objection, cllrs welcome an improvement to this community facility. Cllrs Whitty and Vint declared a personal interest as KEVICC Foundation Governors.No objection No objection subject to the disabled and parent parking being replaced like for like.No objection subject to the conservation officer’s approval. No objectionNo objectionNo objection subject to a bat survey.Cllr Vint declared a personal interest.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:  | None available |
| 5 | To note the news release from South Hams District Council regarding ‘Joined up approach by councils to plan for development’ | This was noted. Cllr Hodgson informed the committee that the consultation on the Joint Local Plan starts tomorrow and Cllrs were advised to attend the meeting in the Civic Hall on Tuesday 19th July.Cllrs would also like to discuss this with the Neighbourhood Plan and will attend the Task Group meeting on Tuesday 5th July.  |
| 6 | To note the response from South Hams District Council regarding The speed of the website and usability, particularly of the planning pages: They realise there are issues and the speed should start to improve at the end of July and the usability from September, they are reviewing their hosting arrangements and rationalising the number of pages they have. | This was noted. |
| 7 | To note that Ambios Ltd will be undertaking the Devon County Council vegetation cutting programme in this parish. The seasonal clearance programme is in place and work will be undertaken shortly.  | This was noted. The Planning Officer will request the schedule of works from Devon County Council. |
| 8 | To note a proposed stock transfer between Sovereign Housing and South Devon Rural Housing Association. | This was noted. Councillors would like assurance that the gardens and parks continue to be well maintained.  |
| 9 | To note or discuss SHDC DMC decisions since the last meeting | This was noted.  |
| 10 | To note minutes of community groups:* Traffic and Transport Forum
* Neighbourhood Plan
 | This was noted. |
| 11 | To note the date of the next meeting – **21st July 2016 at 4pm** in the Guildhall | This was noted. |

ENDED at 6.00 pm

MAYOR