**MINUTES OF THE PLANNING AND PLACE COMMITTEE**

 **THURSDAY 21st JULY 2016 AT THE GUILDHALL TOTNES**

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

In Attendance: Laura Shearer (Planning Officer), Steve Peacock (Totnes Times)
Apologies: Councillors Whitty and Vint

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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 no members of the public in attendance.  |
|  | *The Committee will convene to consider the following items:* |  |
| 2 | To address any matters arising from the minutes of the meeting of 30th June. | There were no matters arising.  |
| 3 | To make recommendations on the following planning applications: 1. 2982/15/FUL – Construction of 2no. semi-detached dwelling houses and provision of surface car parking serving dwellings and neighbouring ‘Bridge Court’ development’s office units. Hamlyn’s Yard, Castle Street, Totnes, TQ9 5NU. Applicant: Mr J Whitten. (Planning Officer: Rachel Head GB)
2. 1898/16/HHO – Householder application for planning permission for replacement garage roof changed from flat to pitched. 4 Alexandra Terrace, Totnes, TQ9 5QF. Applicant: Mr C Beavis. (Planning Officer: Charlotte Howrihane)
3. 1828/16/FUL – Application to form new rear pedestrian access. 92 High Street, Totnes, TQ9 5SW. Applicant: S Baker. (Planning Officer: Michelle Bennett CS)
4. 1649/16/HHO – Householder application for demolition of existing garage and rear extension, construction of a single-storey extension to side and rear. 5 Manor Way, Totnes, TQ9 5HP. Applicant: Mr & Mrs Harris. (Planning Officer: Sara de Barros)
5. 1962/16/VAR – Variation of condition 2 (approved plans) of planning consent 56/2502/15/F for addition of single garage to allow secure parking, storage and easier access. Quarrenden, Weirfields, Totnes, TQ9 5JS. Applicant: Mr S Rich. (Planning Officer: Rachel Head WO)
6. 1783/16/HHO – Householder application for new roof with loft conversion. 1 Woodbrook Road, Totnes, TQ9 5AS. Applicant: Mr N Burrows. (Planning Officer: Charlotte Howrihane)
7. 1853/16/FUL & 1854/16/LBC – Conversion & listed building consent for conversion of building to A3 use, installation of extractor system with external vents in roof and minor internal alterations. Totnes Information Centre, The Town Mill, Coronation Road, Totnes, TQ9 5DF. Applicant: Mr N White. (Planning Officer: Rachel Head RG)
8. 1919/16/FUL – Internal and external alterations to the building; construction of rear extension. 9 High Street, Totnes, TQ9 5NN. Applicant: Mr M J Cast. (Planning Officer: Michelle Bennet RG)
9. 1623/16/FUL – READVERTISEMENT (Amended site address and site location plan) 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. Garages 1-3 adjacent to 1A Christina Park, Totnes. Applicant: Ms Julie Cole. (Planning Officer: Michelle Bennett GB)

  |  Cllrs have no objections to this development but would like clarification on where the access will be to the parking spaces. No objections. Cllrs feel that aesthetically this will be an improvement. No objections. Cllrs feel it is imperative to have a fire exit. No objections. No objections.No objections.No objections. Cllrs feel a disabled toilet at this location is needed. No objections. Cllrs feel this will be an improvement and are pleased to welcome manufacturing into the town.As there are no changes to the actual plans, only the address, Cllrs stand by their previous comments and object to this development which they feel is out of character for this area due to the size and design. Cllrs would like to reiterate their concerns over the impact this construction will have on neighbouring properties, the access road and pedestrian safety, using an unadopted road without the owner’s permissions and the impact on wildlife in this area. NOTE: Cllr JH 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. 1931/16/TPO – Works to Beech trees within A1 Order. Trim back overhanging branches by a minimum of 2m away from the building. x1 Removal of Beech leaning heavily towards the building. Southfield Windows, Babbage Road, Totnes.
 | No objections. |
| 5 | To note the decision from South Hams District Council to approve the revised plans on application 1073/16/HHO (previously 56/1119/06/F) at 35 Follaton, Plymouth Road, Totnes, TQ9 5ND.  | This was noted. |
| 6 | To receive a report from Cllr R Adams regarding fencing that has been erected near the river in Bridgetown. | Cllr R Adams has received a complaint regarding the erection of fencing along the river on the Bridgetown side, near to Seymour Court. The Planning Officer will organise a site visit for committee members.  |
| 7 | To discuss the email from the Environment Agency and respond to the two questions being asked. | Cllrs answered the questions as follows:1. Cllrs would welcome planters/trees and benches to the New Walk area. They could not comment on the maintenance aspect as this would be a decision for South Hams District Council who maintain the walkways in town.
2. It was agreed that Cllr J Hodgson will speak directly to the Environment Agency, to work alongside the First World War Group’s plans for planting trees in town.
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| 8 | To provide a response to the Joint Local Plan Consultation on behalf of Totnes Town Council. | Cllr Hendriksen informed the Committee that the consultation on the 19th July did not have any new information. The Planning Officer will send the link to the Joint Local Plan webpage to all Cllrs.Cllr R Adams and the Planning Officer will speak to the Neighbourhood Plan before drafting a response which will be approved by the Recess Committee before sending. |
| 9 | To note the draft minutes of the Extraordinary Neighbourhood Planning Steering Group Meeting of 5th July. | This was noted. |
| 10 | To note or discuss SHDC DMC decisions since the last meeting. | The Planning Officer will contact SHDC and request to be added to the mailing group for the decisions lists. Cllrs agreed these lists should be emailed to the Committee members who will then discuss any decision of interest at the next meeting.  |
| 11 | To note minutes of community groups:* Traffic and Transport Forum
* Neighbourhood Plan
 | NotedSee item 8 |
| 12 | To note the date of the next meeting – **11th August 2016 at 4pm** in the Guildhall | This was noted. |

ENDED at 5.30pm
MAYOR