

AGENDA FOR THE PLANNING COMMITTEE

MONDAY 27TH JULY 2020 – HELD REMOTELY USING ZOOM

MEETING LINK: <https://zoom.us/j/91886730067?pwd=UndwdFhEQWJBQzFyc29kUIN6U3pnQT09>

MEETING ID: 918 8673 0067 PASSCODE: 223278

You are hereby **SUMMONED** to attend the Planning Committee, which is to be held using remote meeting service Zoom on **Monday 27th July 2020 at 10.00am** for the purpose of transacting the following business:

Committee Members: Councillors G Allen (Chair), R Hendriksen (Deputy Chair), S Collinson, J Hodgson, C Luker, P Paine and V Trow.

1. **APOLOGIES FOR ABSENCE**

To receive apologies and to confirm that any absence has the approval of the Council.

The Committee will adjourn for the following items:

PUBLIC QUESTION TIME

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.

The Committee will convene to consider the following items:

2. **CONFIRMATION OF MINUTES**

To update on any matters arising from the minutes of 16th March 2020. (Note: already agreed through Full Council.) Document enclosed.

3. **PLANNING APPLICATIONS**

To make recommendations on the following planning applications:

3a) 1668/20/FUL – Application for single dwelling with undercroft parking space. Montgo, Maudlin Road, Totnes, TQ9 5TG. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/201668>

3b) 2058/20/FUL – Proposed installation of boxed awning and installation of 2no. fanlights to existing windows. 2 Rotherfold, Totnes, TQ9 5ST. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/202058>

3c) 2133/20/OPA – Outline application with some matters reserved for new dwelling in garden of existing dwelling. 2 Dorsley Cottages, Harberton, TQ9 6DL (Totnes Town Council has been invited to comment as a neighbouring Council). See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/202133>

4. DARTINGTON NEIGHBOURHOOD PLAN

To consider a response to the pre-consultation circulation of the Dartington Neighbourhood Plan, specifically Policy 5 about development in the green gap between Dartington and Totnes. Document enclosed.

5. DATE OF NEXT MEETING

To note the date of the next meeting of the Town Matters Committee – **Monday 21st September 2020 at 10.00am.**



Sara Halliday

Committee and Cemetery Administrator

USE OF SOUND RECORDINGS AT COUNCIL & COMMITTEE MEETINGS

The open proceedings of this Meeting will be audio and video recorded. If members of the public make a presentation, they will be deemed to have consented to being recorded. By entering the Council Chamber or Zoom meeting, attendees are also consenting to being recorded.

Television, vision and sound recordings or live broadcastings by members of the press or public at Councillor Committee debates are permitted and anyone wishing to do so is asked to inform the Chairman of the respective Committee of their intention to record proceedings.



ITEM 2

**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 then 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	To consider a new premises licence application from Eversfield Organic for 3-6 The Plains.	No objection.
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>

Green Gap

69. The settlement boundaries define the northern extent of the Totnes urban area and Cott which is the main village in the parish. The remaining parts of the parish are defined for planning purposes as Countryside where the policy approach set out in the JLP is 'to protect the special character and role of the countryside'.
70. The Green Gap between Totnes and Dartington plays an important role in maintaining the separate identity and character of the two settlements. The predominant character of Totnes is of an urban settlement of relatively dense development with limited garden ground resulting in hard boundaries and limited scope for trees in the built environment. By contrast Dartington primarily comprises low density development which supports extensive public and private green space and tree cover. This is a character which local people wish to retain. Maintaining clear physical separation between the settlements and requiring new development in Dartington to reflect local character will help achieve this aim.
71. The Green Gap fulfils several important roles which justify its retention.
72. First, it provides a landscape setting for assets of acknowledged heritage value. It acts as a backdrop for views from the south and east of the medieval core of Totnes including the Castle (Scheduled Ancient Monument), St Mary's Church and the Conservation Area covering most of the town centre. This is illustrated by Plate 1 which is the view from Higher Bridgetown.



Plate 1 View towards Green Gap across Totnes from Higher Bridgetown

73. The Green Gap also contributes to the landscape setting of Dartington Hall and its Grade II* listed historic park and garden from its entrance at Lower Drive. More locally the Green Gap provides the setting for a number of listed buildings such as Longcause House and Brook House.
74. Second, the landscape characteristics contribute to the distinctive rural qualities of the Green Gap. Topographically it comprises: the steep south facing valley of Malt Mill stream which provides clear separation between development along Plymouth Road and at Follaton and housing at Copland Meadow and Barracks Hill. Here the boundary is reinforced by the presence of the GWR mainline which follows the valley bottom. See Plate 2



Plate 2 Green Gap viewed from Jackman's Lane across new housing at Follaton Oak

75. Hedge bound fields containing mature oak and woodland planting occupy the ridge which runs from Barracks Hill towards Cott including a cluster of historic properties at Longcause Cross. To the north the land falls away across more tree lined fields towards the A385 and Queen's Marsh. See Plates 3 and 4. The nature of the Green Gap is of added value for wildlife and biodiversity.



Plate 3 Green Gap viewed across Queen's Marsh and Puddavine



Plate 4 Green Gap viewed from footpath above Queen's Marsh towards Cott

76. Third, the Green Gap is served by a network of lanes, which adds to its rural character. These are Brook Lane to Crossings Cross, Longcause, Sawpit Lane, Cott Road, Clay Lane, Vineyard and the unmetalled Copland Lane. (See Plates 5, 6, 7, 8. and



Plate 5 Longcause



Plate 6 Sawpit Lane

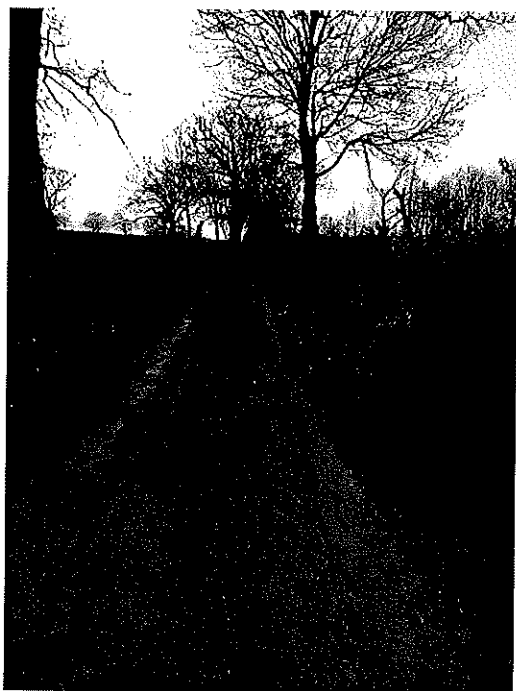


Plate 7 Clay Lane



Plate 8 Copland Lane

77. These roads are lined by hedgerows and verges which provide refuge from through traffic seeking a short cut at peak hours. At Longcause Cross the road width is restricted giving rise to pedestrian/vehicular conflict and concerns over safety.



Plate 9 Restricted road width at Longcause Cross

78. Fourth, the network of lanes and public footpaths which run between Longcause, Puddavine, Clay Lane and Shinner's Bridge, provides good opportunities for public access to the countryside for walking and cycling. Copland Lane forms part of the Franklin Trail, a circular walking route around Totnes. The recreational function of the Green Gap has been apparent during the recent lockdown contributing to the physical and mental wellbeing of the local community. It should also be noted that the Green Gap lanes provide the most direct route for sustainable movement between Cott and Totnes, including journeys to King Edward VI Community College.

79. Fifth, the Green Gap fulfils an important function for local food growing and rural enterprise. Well used allotments are to be found at Copland Meadow and Sawpit Lane, where Moor Trees also operate a tree nursery. Other businesses include visitor accommodation, biomass production, firewood supply, and smallholdings.

80. The qualities and function of the Green Gap require protection from further erosion. The approval of development by Transition Homes Totnes has been supported as a community led scheme providing a high proportion of affordable homes, and exemplar environmental standards including provision for local food growing. Elsewhere consent has been obtained for a small number of individual properties in some cases using Part Q Permitted Development Rights. Land within the Green Gap has been subject to SHLA assessment but has been rejected on landscape and access grounds.
81. The Neighbourhood Plan proposes a specific policy which gives added protection to its special character and role of the Green Gap as countryside separating the urban area of Totnes and the village of Dartington.

Dark skies

82. Darkness at night is one of the most important differences between urban and rural areas. The South Hams is currently the 14th darkest district out of the 326 districts in England and parts of Dartington parish are very dark which many residents value.
83. Key to maintaining the rural character of Dartington is the need to protect parts of the parish from light pollution. Light can spread for miles from its source disrupting the rural environment and causing irritation to humans too. Lighting the sky wastes money and causes unnecessary carbon emissions. Nocturnal species such as bats are particularly sensitive to even low levels of light pollution.
84. Limiting light spillage is important for wildlife, particularly nocturnal species such as bats which are particularly sensitive to even low levels of light pollution.
85. A consultation held in April 2018 asked parishioners about the importance of dark skies and 100 percent of respondents were in favour of a policy to safeguard night-time darkness and reduce light pollution for the surrounding area. (See appendix xxx for consultation)

Context for POLICY 5 Development in the Green Gap between Dartington and Totnes

95. This is a new policy and there is information about it on pages 20 to 25 of this document.. There is strong evidence of support for such a policy from consultations and we are keen to know what you think about this policy.

POLICY 5— Development in the green gap between Dartington and Totnes.

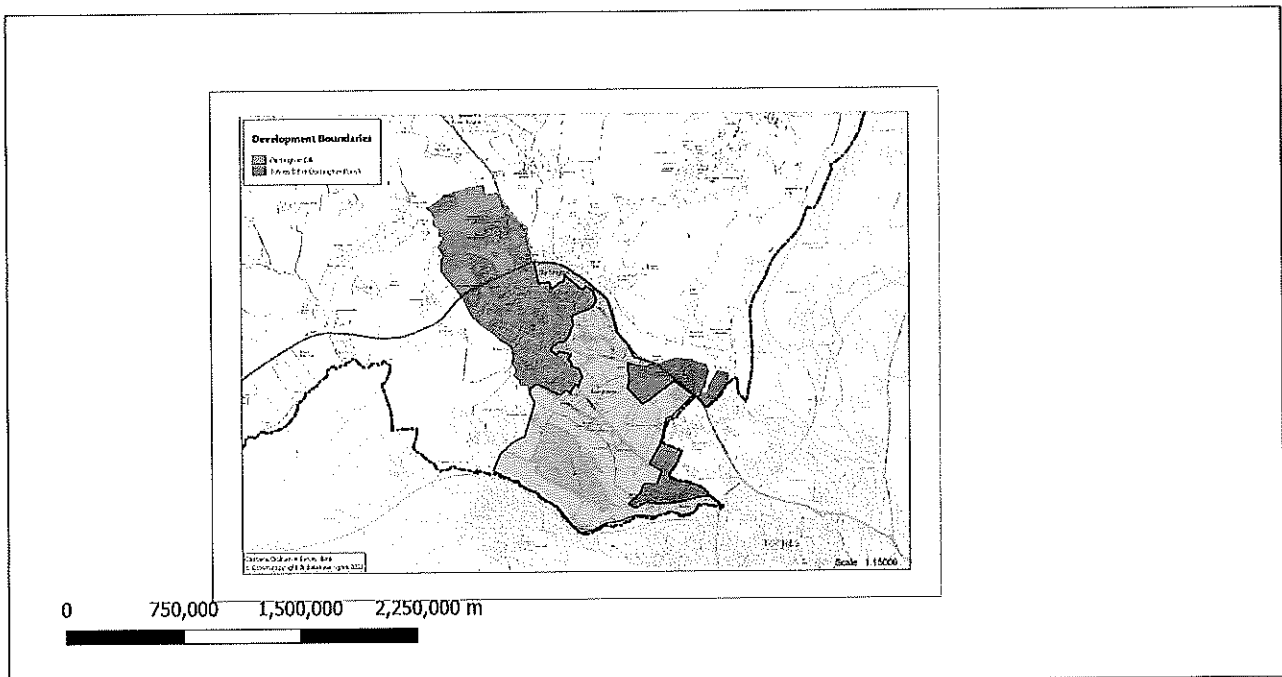
Development in the Green Gap between the settlements boundaries of Totnes and Cott as shown on the Green Gap map 4 will be managed to:

- preserve the landscape setting of heritage assets
- maintain and enhance its intrinsic rural qualities
- promote recreation, sustainable movement, local food production and rural enterprise.

Development which harms the special character and role of this area will be resisted.

Map 4 Green Gap

Green Gap



Attribution:

3-6-2020

