

# **DRAFT MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 19TH OCTOBER 2020 - HELD REMOTELY USING ZOOM**

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

Apologies: Councillors S Collinson and V Trow.

In Attendance: One member of the public and S Halliday (Committee and Cemetery Administrator).

### **1. APOLOGIES FOR ABSENCE**

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

It was resolved to accept the apologies.

### **PUBLIC QUESTION TIME**

A member of the public spoke about application 2873/20/FUL for Rainbow View and considers the proposed additional floors to be too high, with the building being very prominent above the tree line and it would be visible from the Dartington Estate. Five additional properties will also bring more traffic and parking issues to an already congested road.

These comments will be considered as part of item 4a.

*The Committee reconvened.*

### **2. CONFIRMATION OF MINUTES**

### **To update on any matters arising from the minutes of 21st September 2020.**

The minutes of the meeting have been agreed by Full Council on 5th October 2020.

Public Question Time – it was resolved that a letter would be drafted for the Clerk to send to South Hams District Council expressing concerns about the safety of the fabric of the Malt Mill warehouses.

Item 3d – no comments were received in relation to this tree works application.

Item 5 – Full Council resolved the proposed response to the ‘Planning for the Future’ consultation which the Clerk is due to sign off and submit on 20th October 2020, and copy the response as agreed.

Item 6 – Full Council resolved the proposed response to the Local Flood Risk Management Strategy which was submitted on 14th October 2020.

### **3. TREE WORKS APPLICATIONS**

### **To make recommendations on the following tree works applications:**

*Note: Cllr Hodgson observes and does not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.*

3a) 2854/20/TCA – T1: Hornbeam - Crown height reduction by up to 1m and reduction by up to 0.5m on all sides to maintain growth. T2: Beech - Crown height reduction by up to 1.5m and reduction by up to 1.5m on all sides to maintain growth and canopy shape. T3: Sweet Gum - Crown raise to 3m from ground level. T4, T5 & T6: Cherry Laurel - Fell and replace in more suitable location, trees overpowering garden. T7: Beech - Crown raise to 4m from ground level. T8: Crown raise to 2.5m from ground level. Woodlands One, Pomeroy Villas, Bridgetown, Totnes, TQ9 5BE.

Support.

Cllr Paine joined the meeting at 10.15am.

3b) 3111/20/TCA – T1, T2, T3 and T4: Ash - Fell and remove. Trees showing signs of ash dieback.29 Fore Street, Totnes, TQ9 5HN.

Object. The Committee wishes to see specialist confirmation that the trees are suffering from Ash Die Back as the photographs appear to show healthy trees.

### **4. PLANNING APPLICATIONS**

### **To make recommendations on the following planning applications:**

*Note: Cllr Hodgson observes and does not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.*

4a) 2873/20/FUL - Additional storeys to existing building to create 5 new duplex units. Rainbow View, Parkers Way, Totnes, TQ9 5UF.

Object. The Committee has concerns about this application and would request that it is considered by the South Hams District Council Development Management Committee and not given delegated approval. The Committee’s concerns about the application are as follows:

* Insufficient parking for the number of dwellings (20 spaces for 26 or 31 flats) which will impact on the neighbouring roads, particularly Parkers Way, that are already overcrowded with vehicle parking.
* Increased level of vehicle movements in the area and so close to St John’s School.
* The height created by the additional floors is overbearing and unneighbourly for neighbouring properties.
* The adequacy of the number of fire escapes for the number of properties to be created and lack of information on fire prevention measures that will be installed, for example internal provision of sprinkler systems.
* Overdevelopment of the site.

4b) 2740/20/FUL – READVERTISEMENT (Revised plans received) Proposed construction of new dwelling. Land opposite 2 and 3 Argyle Terrace, Totnes.

Cllr Hodgson declared a personal interest.

Object. The Committee continues to have concerns about this application and would request that it is considered by the South Hams District Council Development Management Committee and not given delegated approval. The Committee’s concerns about the application are as follows:

* No identified off-road parking space(s).
* Overdevelopment of the site.
* Increase in traffic levels that an additional dwelling will bring onto a congested residential road and out onto Station Road.
* Concerns about drainage and flooding in this area next to the railway line.
* The design is not in keeping with the properties in Argyle Terrace.

4c) 2625/20/ARM –Approval of reserved matters following outline approval reference 56/2221/15/O. Ashworth Lodge, Ashburton Road, Totnes, TQ9 5JZ.

The Committee has no objections to the proposed number or style of the houses being proposed but it does have concerns about access to the site and sharing the KEVICC drive with pedestrians/ students. The Committee is disappointed to see that the proposed buildings are not zero-carbon and do not appear to use any renewable energy sources.

4d) 2947/20/LBC – Listed Building Consent for additional works at Stage 1.5 including works to joists and floorboards, creation of cross ventilation to cellar, new bearing end to cellar structural beam, new studwork, new insulation to WC walls, removal of deteriorated structural gallows bracket, installation of oak goal post structure and remedial repairs to 5no. Butterwalk structural columns. 43 Bogan House, High Street, Totnes, TQ9 5NP.

Support.

4e) 2970/20/FUL & 2971/20/LBC – Listed Building Consent and change of use and conversion of office to single dwelling. Hopwood Swallow LLP, Pleases Passage, High Street Totnes, TQ9 5QN.

Support.

4f) 2827/20/HHO – Householder application for proposed addition of a first floor window on the front of the house. 2 Follaton Mount, Plymouth Road, Totnes, TQ9 5LX.

Support.

4g) 2838/20/LBC – Listed building consent for relocation of existing flue. Singer Cottage, Bowden House, Totnes, TQ9 7PW.

Support.

4h) 2931/20/ARC – Application for approval of details reserved by condition 3 of planning permission 0093/17/LBC. 60 High Street (Oxfam), Totnes, TQ9 5SQ.

Support.

4i) 2906/20/LBC – Listed building consent for renewal of roof replacing old asbestos slates with Spanish natural slate. 19 Pomeroy House, Bridgetown, Totnes, TQ9 7PW.

Support. The Committee would wish to ensure that the existing slates are removed in accordance with health and safety practices for the handling of such materials and would request the installation of bat and bird boxes on the property.

4j) 2957/20/HHO & 2958/20/LBC – Householder application and listed building consent for replacement of fire-damaged roofs to outbuildings. 2 Priory Gate, Priory Hill, Totnes, TQ9 5QD.

The Committee would wish to see the advice of the Heritage Officer in relation to the proposed works, in particular the replacement roof covering. The Committee would also like to see a biodiversity assessment carried out for any roosting bats in the stone structure. The Committee are concerned that the design and access statement makes no reference to the building’s listed status.

4k) 3107/20/LBC – Listed building consent for proposed replacement roof slates. 3 & 3A Leechwell Street, Totnes, TQ9 5SX.

Support.

### **5. CONSULTATION ON PAVEMENT PARKING – OPTIONS FOR CHANGE**

### **To consider the Government consultation ‘Pavement Parking: options for change’, and to make any recommendation to Full Council in how to respond.**

It was **AGREED** that this information would be circulated to all Councillors in advance of Full Council, with Option 2 looking the more favourable approach. Some residential roads are so narrow that a degree of pavement parking is necessary to provide sufficient room for emergency vehicle access. It is requested that Cllr Collinson seeks the views of Inclusive Totnes.

### **6. LICENSING APPLICATION**

### **To consider an application for a new premises licence for Cormacks Seafood, The Plains Shopping Centre.**

It was **AGREED** to support this application as long as the hours requested are in line with other licensing times for premises in the area. District Councillors would be copied into the formal response for information.

### **7. TRAFFIC AND TRANSPORT FORUM MINUTES**

### **To note the minutes of the Totnes and District Traffic and Transport Forum held on 30th September 2020.**

Noted. It was **AGREED** that the October meeting will be cancelled, and that the new Green Travel Co-ordinator will be invited to the November Planning Committee to give an overview of their role and work going forward.

### **8. DATE OF NEXT MEETING**

### **To note the date of the next meeting of the Planning Committee – Monday 23rd November 2020 at 10.00am.**

Noted.

Sara Halliday

Committee and Cemetery Administrator