

# **DRAFT MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 21ST SEPTEMBER 2020 - HELD REMOTELY USING ZOOM**

## Present: Councillors G Allen (Chair), R Hendriksen, J Hodgson, C Luker (left the meeting at 12.00pm) and P Paine.

## Apologies: Councillors S Collinson.

Not Present : Councillor V Trow

## In Attendance: Two members 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 the condition of the Malt Mill warehouses on Lower Collins Road. These are listed buildings and deteriorating in terms of crumbling masonry, cracks in the stonework and lintels failing. The member of the public believes work is required to prevent their collapse but in correspondence with South Hams District Council has been informed by enforcement officers that the grounds have been tidied up and the case is therefore closed. Councillors are requested to look into the matter.

Councillors agreed to look into the background of this case. As this is a matter of safety, to **RECOMMEND** to Full Council that it writes to South Hams District Council with concerns about the state of repair of the building.

*The Committee reconvened.*

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

### **To update on any matters arising from the minutes of 27th July 2020.**

The minutes of the meeting have been agreed by Full Council on 7th September 2020.

Item 4 – Full Council resolved the proposed comment to the pre-consultation Dartington Neighbourhood Plan and these were emailed on 31st July 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) 2604/20/TCA – T1: Ornamental Cherry – crown height reduction by 1.2m and lateral reduction by 1.75m on all sides. 10 West Hill House, Leechwell Street, Totnes, TQ9 5SY.

Support.

3b) 2673/20/TCA – T499: Ash – fell and remove; T969: Ash – Fell and Remove. Endsleigh, Jubilee Road, Totnes, TQ9 5BP.

Support, although the Committee would request that replacement trees are planted elsewhere on the site.

3c) 2651/20/TCA – T1: London Plane – Crown height reduction by 3m and lateral reduction by 2.5m on all sides, tree is outgrowing surrounding area and causing excessive shading. Open Paved Area, Symons Passage, The Plains, Totnes.

Support, although the Committee would support the pollarding of the tree.

3d) 2853/20/TCA - T1: Blue Atlas Cedar – Fell and replace with Rowan within 5m; T2: Leyland Cypress – Fell and replace with fruiting Cherry; T3: Beech – Fell and replace with Magnolia; T4: Apple – crown height and lateral reduction on all sides by up to 1m to manage regrowth and clean crown. Glebe Coach House, Manor Way, Totnes, TQ9 5HP.

The Committee decided that a site visit was required to view the trees and address the concerns raised during discussion. Comments following the site visit are to be provided to the officer by 1st October.

### **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) 2510/20/FUL – Construction of new 3 bed dwelling with parking. Development site at Sx 814 606, Jubilee Road, Totnes.

The Committee accepts the installation of a new property on this land but has continued concerns about:

* The design of the property where they would expect to see a higher level of sustainability in the design; and
* Drainage and connecting to the main sewer.

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

Cllr Hodgson declared a personal interest.

Object for the following reasons:

* 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) 2643/20/HHO – Householder application for alterations and extension of existing dwelling to provide first floor accommodation and garden office (resubmission of /045/19/HHO). Hillcrest, Blackpost Lane, Totnes, TQ9 5RF.

There are no objections to the proposed extension to the main house, but the Committee has concerns about the proposed size and height of the garden office over massing the garden.

4d) 2383/20/HHO – Householder application for double storey side extension and single storey rear extension and loft conversion to existing property. 8 Sparrow Road, Totnes, TQ9 5PR.

Support.

4e) 2686/20/HHO – Householder application for proposed rear extension. 9 Priory Avenue, Totnes, TQ9 5HR.

Support.

4f) 2775/20/HHO – Householder application for conversion of part of the ground floor garaging to a utility room/study, to include replacing one of the two garage doors with windows. 2 Sparkhayes Drive, Totnes, TQ9 5LD.

Support.

4g) 2723/20/HHO – Householder application for addition of single storey glass room to rear elevation of property. 5 Follaton Rise, Totnes, TQ9 5FX.

Support, but the Committee has concerns about the expanse of glass being a hazard to birds flying into it.

4h) 2386/20/HHO – Householder application for demolition and reconstruction of 1930’s outhouse on larger footprint. 6 Cherry Cross, Tree Tops, Totnes Down Hill, Totnes, TQ9 5EU.

Support.

4i) 2612/20/LBC – Listed building consent for removal of cement tiles from roof and replacement with natural slate, insertion of additional rooflight, alteration of downpipe between number 2 and number 4. 2 Fore Street, Totnes, TQ9 5ST.

Support.

4j) 2794/20/ARC – Application for approval of details reserved by condition 3 of planning consent 1929/20/LBC. 3a Fern Cottage, South Street, Totnes, TQ9 5DZ.

Support. However, it would have been helpful if the application had submitted a drawing or image of the proposed door.

### **5. CONSULTATION ON CHANGES TO THE CURRENT PLANNING SYSTEM**

### **To consider the Government consultations ‘Changes to planning policy and regulations’ and ‘Planning for the Future’ and their potential impact on Totnes, and to make any recommendation to Full Council in how to respond.**

All Councillors spoke of their concerns about some of the proposed changes to the planning system. It was **AGREED** that Cllrs Allen and Hodgson would draft a proposed response to the consultation’s questions which would be circulated to Planning Committee members for comment before going to Full Council as a recommendation. The recommendation would include copying the response to South Hams District Council, writing to the local MP and neighbouring towns and villages for information.

Cllr Luker left the meeting at 12.00pm

### **6. UPDATED LOCAL FLOOD RISK MANAGEMENT STRATEGY CONSULTATION**

### **To consider the updated Devon Local Flood Risk Management Strategy which is being consulted on by Devon County Council, and to make any recommendation to Full Council in how to respond before the consultation deadline of 15th October 2020.**

To **RECOMMEND** to Full Council that: Totnes Town Council supports the series of principles for flood management set out in the Local Flood Risk Management Strategy, and is pleased to see that the threat of surface water flooding in Totnes has been recognised by Devon County Council.

### **7. ROAD RESTRAINT SCHEME WORKS ON WESTERN BYPASS (A381)**

### **To note road restraint works that will be carried out on the Western By-pass (A381) near the Collapark Bridge starting in November 2020 and expected to last 16 weeks.**

Noted. Cllr Hodgson will clarify whether the works will also include resurfacing of the highway.

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

### **To note the date of the next meeting of the Planning Committee – Monday 19th October 2020 at 10.00am.**

Noted.

Sara Halliday

Committee and Cemetery Administrator