

# **DRAFT MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 23RD NOVEMBER 2020 - HELD REMOTELY USING ZOOM**

Present: Councillors G Allen (Chair), R Hendriksen (left at 11.40am), J Hodgson, C Luker and P Paine.

Apologies: Councillors S Collinson and V Trow.

In Attendance: Two members of the public, S Dell (Green Travel Co-ordinator for Item 3) 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.

*The Committee will adjourn for the following items:*

### **PUBLIC QUESTION TIME**

A member of the public spoke about application 3150/20/FUL which she has submitted, and gave background to the proposal which was previously approved in 2001: the off-road parking spaces do not reduce the carriageway; are intended to be rented to residents, and not as ‘Pay and Display’ for visitors; and consultants have prepared a drainage report and the design based on parameters set by Devon County Council Highways. Another member of the public spoke about their concern that this application will see an increase of traffic on a narrow residential road, and the ground clearance will see the loss of a rich wildlife habitat.

These comments will be considered as part of item 5a.

*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 2nd November 2020.

Item 5 – resolved by Full Council and a response to the consultation has been made.

Item 6 – the Planning Committee’s comments were sent to South Hams District Council on 21st October 2020.

### **3. GREEN TRAVEL CO-ORDINATOR**

**An update from the Green Travel Co-ordinator about their role and priorities.**

Sylvia Dell updated on the Green Travel Co-ordinator role which is looking at more sustainable methods of travel in and around Totnes, and providing support to the Traffic and Transport Forum. Early work with the Traffic and Transport Forum will include prioritising the aims set out in the Transport Policy and Strategy and identifying projects that can be delivered in the near future, and it is hoped to set up a Steering Group with representatives from the community and business to take work forward. It was **AGREED** that establishing the Steering Group will need to come through this Committee and go to Full Council for approval. Since taking up the position at the beginning of November Ms Dell has engaged with local interested parties, set up a Green Travel Facebook group to share news, information and details of events, and is working with Transition Town Exmouth on a web portal.

### **4. 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.*

4a) 3282/20/TPO – G1: Alder x 14 – Lateral reduction by 2m on North East side. Trees overhanging commercial units. Southfield Windows, Babbage Road, Totnes, TQ9 5JA.

Support. Councillors would support the pollarding of these trees to provide a more stable framework for the re-growth of branches.

4b) 2787/20/TCA – T1: Magnolia - Removal of 2 branches at 5m and 7m from ground level on South side. Tree interfering with property roof. T2: Acer - Removal of 3-4 branches at 5-6m from ground level on South Eastern side to provide clearance from property roof. Lateral reduction of branch at 6m from ground level on North Western side over footpath to provide clearance for pedestrians. The Gardens, Priory Orchard, Totnes, TQ9 5HR.

Support.

4c) 3371/20/TCA - 3: Beech - Crown height reduction by 4m, lateral reduction on East, South and West sides by 4m. T5: Beech - Crown height reduction by 4m, lateral reduction on North, East and West sides by 5m. T12: Beech - Fell. T18: Beech - Crown height reduction by 6m, lateral reduction on all sides by 3m. Totnes Castle, Castle Street, Totnes, TQ9 5NU.

Support.

### **5. 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.*

5a) 3150/20/FUL – Development of vacant, overgrown area of land into seven designated private car parking spaces. Land at SX 801 606, East of Priory Hill, Totnes.

Object. The Committee has the following concerns:

* Drainage provision and run-off from the site;
* New parking spaces will compromise the ability to use the existing parking spaces.
* No ecological impact assessment has been provided for the site.
* Impact of the increase in traffic on the pedestrian routes on this narrow residential road, particularly for the residents of the nearby Robert Owen Community who may have disability and/or mobility issues.

5b) 2582/20/FUL & 2577/20/LBC – Listed Building Consent for change of existing staff quarters into additional bedsit, removal of existing roof and replacement with slate roof (part retrospective). 18 Fore Street, Totnes, TQ9 5DX.

Support.

5c) 3489/20/VAR – Application for variation of condition 14 on planning application 56/0654/13/RM. Baltic Wharf, Totnes, TQ9 5EW.

The Planning Committee would like to know the rationale for this change to the original condition before making further assessment of the application.

5d) 3545/20/FUL – Application for change of use to form two dwellings. 4 and 4a New Walk, Totnes, TQ9 5HA.

Support.

5e) 3600/20/HHO – Householder application for proposed revised front and rear access. 52 Collapark, Totnes, TQ9 5LW.

Support.

5f) 3266/20/ARC – Application for approval of details reserved by condition 4 of planning consent 3902/17/LBC. 6 Castle Street, Totnes, TQ9 5NU.

Support.

### **6. ALCOHOL PUBLIC SPACES PROTECTION ORDERS**

### **To consider the review of public space protection orders for alcohol in Totnes as part of the South Hams District Council consultation.**

To **RECOMMEND** to Full Council that a blanket alcohol public space protection order (PSPO) area is applied across Totnes, and if this is not acceptable add the following areas to the currently mapped PSPO areas: Borough Park, Follaton Arboretum, the Chicken Run through to Meadowbrook Park in Parkers Way, and the riverside path at the rear of the industrial estate. In the Council’s response it should also point out the omission of the listed areas around the Grove School, St John’s School and Leatside Surgery which are currently covered by the alcohol PSPO.

It was **AGREED** to invite the police to a future meeting to explain how the use of PSPOs assist them, rather than pushing the problem further out.

### **7. PARISH PATHS PARTNERSHIP GRANT APPLCIATIONS FOR 2021**

### **To consider if there are any public footpaths within Totnes which could benefit from an application for grant funding.**

It was **AGREED** to: contact the Ramblers and to ask them to highlight any issues that have been identified on local footpaths; and return this item to Committee in January when the Town Maintenance Officer is in post.

It was **AGREED** to invite the Devon County Council Pathways Officer to the Committee in January 2021 to update on the condition of the riverside path and to comment on the lost footpath campaign (see item 9).

Cllr Hendriksen left the meeting at 11.40am.

### **8. PRIDE OF PLACE**

### **To consider the Age UK document ‘Pride of Place’ with advice on how councillors can improve neighbourhoods for older people.**

To **RECOMMEND** to Full Council that Totnes Town Council: supports the Pride of Place campaign; its aims are considered by the Future Totnes Forum; and that its principles are borne in mind in the Council’s discussions and decision making work, which are to:

* Make time to listen to older people;
* Make change happen to improve the neighbourhood; and
* Make an ongoing commitment to keep people involved.

### **9. PROTECTION OF LOST FOOTPATHS**

### **To note the Ramblers ‘Don’t Lose Your Way’ campaign to register lost paths in the parish which ends in 2026.**

Noted. It was **AGREED** to invite the Ramblers to Committee in January 2021 to update on any local paths that have been highlighted.

### **10. JOINT LOCAL PLAN UPDATE**

### **To note the first edition of the Plymouth and South West Devon Joint Local Plan newsletter.**

### Noted.

### **11. DATE OF NEXT MEETING**

### **To note the date of the next meeting of the Planning Committee – Monday 21st December 2020 at 10.00am.**

Noted.

Sara Halliday

Committee and Cemetery Administrator