

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 27TH JULY 2020 - HELD REMOTELY USING ZOOM**

## Present: Councillors G Allen (Chair), J Hodgson, C Luker and P Paine (joined the meeting at 10.45am)

## Apologies: Councillors S Collinson, R Hendriksen and V Trow.

## In Attendance: S Halliday (Committee and Cemetery Administrator).

### **1. 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**

There were no members of the public present.

*The Committee reconvened.*

### **2. To update on any matters arising from the minutes of 16th March 2020.**

The minutes of the meeting have been agreed by Full Council on 14th April 2020. There were no matters arising.

### **3. 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.*

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

Object for the following reasons:

* Overdevelopment of the site.
* Loss of privacy to neighbouring properties from the decked area.
* Concerns over access to the site from construction vehicles and traffic.
* Concerns about the stability of the ground at this site. The Committee would request that Building Control advises on suitable robust conditions to make the site safe.
* Drainage requirements need to be considered carefully given the historic issues of land slippages on this road.

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

Support.

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).

Object for the following reasons:

* The Committee has concerns about ribbon development along the Plymouth Road and the loss of the ‘green gap’ between Totnes and Harberton, which is a policy set out in the draft Totnes Neighbourhood Plan.
* Access issues from the property onto an already busy and dangerous road junction.
* The Committee has concerns that there are discrepancies in the data provided – for example, accident statistics only go up to 2018 and it is believed that there has been a recent fatality at this junction since then; and the pedestrian access suggested is not via a public right of way but through the consent of existing neighbouring properties.

### **4. 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.**

To **RECOMMEND** to Full Council that:

Totnes Town Council welcomes the opportunity to comment on the pre-Regulation 14 consultation on the draft Dartington Neighbourhood Plan. We support Policy 8 ‘Safeguarding Dark Skies’ and in part the criteria set out in Policy 5 ‘Development in the Green Gap between Dartington and Totnes’. Totnes Town Council would wish to see the inclusion of the following in Policy 5:

* Consideration of Air Quality – any further development should not exacerbate the air quality on the A385 (see the South Hams District Council Air Quality Action Plan for more details). The Council would also wish to see provision for the monitoring of air quality along this road given the occupation of recent housing developments, and regular traffic measurement surveys to assist in road management and public transport considerations.
* Preserving the views of the green gaps as seen from neighbouring parishes.
* Maintaining the wildlife corridor along the River Dart and in particular helping to facilitate the flyways of the endangered Greater Horsehoe bat population.
* Considering the infrastructure impacts on Totnes as the neighbouring town of any new development, in terms of roads and vehicular traffic, schools, and medical provision.
* Meadowside – reference to this as an employment site, but not another industrial site (these activities should be concentrated within existing facilities).

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

Noted.

Sara Halliday

Committee and Cemetery Administrator

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