



## AGENDA FOR THE PLANNING COMMITTEE

### MONDAY 25<sup>TH</sup> JANUARY 2021 – HELD REMOTELY USING ZOOM

MEETING LINK: <https://zoom.us/j/96655768870>

MEETING ID: 966 5576 8870 PASSCODE: None

You are hereby **SUMMONED** to attend the **Planning Committee**, which is to be held using remote meeting service Zoom on **Monday 25<sup>th</sup> January 2021** at **6.30pm** for the purpose of transacting the following business:

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

#### 1. WELCOME AND APOLOGIES FOR ABSENCE

The Chair will read out the following statement:

Welcome to everyone attending and observing the meeting.

A reminder that open proceedings of this meeting will be video recorded on Zoom and live streamed on social media. If members of the public make presentations, 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. If a member of the public wishes not to be recorded they are able to turn their video off or watch the meeting via the Town Council Facebook page.

Can members of the public please note that given the current climate Councillors and staff are adapting to remote and mainly paperless working and therefore you may see use of mobile phones and other devices for reference to the agenda and associated papers.

As Council meetings are not permitted to be held in a location where alcohol is served, we ask that all attendees refrain from consuming alcohol directly prior or during the meeting as per our Code of Conduct.

This meeting is limited to 90 minutes/2 hours and therefore members are asked to raise their points succinctly and not repeat the same view expressed by colleagues if it does not add to the debate.

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. DEPUTY CHAIR**

To elect a Deputy Chair (who will chair in Chair's absence). No document.

#### **3. FOOTPATHS**

To receive an update from the Chair of Totnes Ramblers, and to consider:

3a) The condition of footpaths in Totnes and whether a grant for specific maintenance work through the Parish Paths Partnership is required; and

3b) The 'Don't Lose Your Way' campaign and any Totnes Town Council support for identifying lost footpaths in the Parish.

#### **4. CONFIRMATION OF MINUTES**

To update on any matters arising from the minutes of 21<sup>st</sup> December 2020. (Note: already agreed through Full Council.) Document enclosed.

#### **5. TREE WORKS APPLICATIONS**

To make recommendations on the following tree works applications:

5a) 4078/20/TCA – T1: Sweet Gum – Crown height reduction by 1.5 meters and crown raise to 2 meters from ground level; T2: Magnolia – Lateral reduction on south side by 0.5 metre to gain clearance from neighbouring dwelling. Priory Orchard, Priory Avenue, Totnes, TQ9 5HR. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204078>

5b) 4149/20/TPO – T1: Cypress – Lateral reduction (lower secondary branches) by 1.5m on west side to give clearance from adjacent building. Manor House, Coronation Road, Totnes, TQ9 5DF. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204149>

5c) 4235/20/TCA – T1: Catoneaster – fell. Tree has outgrown the area and shading other trees. Monksway, Ramparts Walk, Totnes, TQ9 5QH. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204235>

#### **6. PLANNING APPLICATIONS**

To make recommendations on the following planning applications:

6a) 2873/20/FUL – READVERTISEMENT (Amended development description and additional information) Additional storeys to existing building to create 5 new duplex units with provision for additional parking space. Rainbow View, Parkers Way, Totnes, TQ9 5UF. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/202873>

6b) 4165/20/FUL – Demolition of garages and construction of new dwelling. 4 Radnor Terrace, Totnes, TQ9 5JW. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204165>

6c) 4059/20/HHO & 4060/20/LBC – Household application and Listed building consent to enclose courtyard with single storey flat roof extension with roof lantern. Installation of balustrading to form roof terrace. 86 High Street, Totnes, TQ9 5SN. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204059> and  
<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204060>

6d) 4112/20/HHO - Householder application for domestic studio for ancillary residential use in rear garden. 6 Broomborough Drive, Totnes, TQ9 5LT. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204112>

6e) 3948/20/HHO - Householder application for replacement of Juliette balconies with one walkout balcony to the first floor rear of dwelling. Higher Brook Lodge, Plymouth Road, Totnes, TQ9 5ND. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203948>

6f) 4245/20/PHH - Application to determine if prior approval is required for proposed larger home extension, extending 3.75m beyond rear wall, maximum height of 3.95m and 2.25m height at eaves. 19 Swallowfields, Totnes, TQ9 5LA. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204245>

6g) 3930/20/HHO - Householder application for erection of single-storey conservatory to the north. Hilltops, Jubilee Road, Totnes, TQ9 5BW. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203930>

6h) 0016/21/LBC - Listed Building Consent for proposals to carry out urgent structural repairs to the roof and chimney to western boundary. 27 Fore Street, Totnes, TQ9 5HN. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210016>

## 7. ASSET OF COMMUNITY VALUE

To consider registering the King Edward VI Community College lower field site as an asset of community value. Verbal update by Cllr Allen.

## 8. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – **Monday 15<sup>th</sup> February 2021 at 6.30pm.**

### USE OF SOUND RECORDINGS AT COUNCIL & COMMITTEE MEETINGS

The open proceedings of this Meeting will be 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.

Televised, 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 Chair of the respective Committee of their intention to record proceedings.

## ITEM 4 – CONFIRMATION OF MINUTES



## MINUTES FOR THE PLANNING COMMITTEE

### MONDAY 21<sup>ST</sup> DECEMBER 2020 - HELD REMOTELY USING ZOOM

Present: Councillors R Hendriksen (Chair), J Hodgson, C Luker and G Allen (joined at 10.25 and left at 11.15am).

Apologies: Councillors S Collinson and V Trow.

Not Present: Cllr P Paine.

In Attendance: One member of the public from 10.45am), S Dell (Green Travel Co-ordinator for Item 5) 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

There were no members of the public present.

*The Committee reconvened.*

#### 2. CONFIRMATION OF MINUTES

**To update on any matters arising from the minutes of 23<sup>rd</sup> November 2020.**

The minutes of the meeting have been agreed by Full Council on 14<sup>th</sup> December 2020.

Item 3 – to be discussed under item 5a.

Item 6 – resolved by Full Council. An email was sent to South Hams District Council on 16<sup>th</sup> December 2020.

Item 7 – The Ramblers and the Devon County Council Pathways Officer have been emailed to invite them to the Planning Committee on 25<sup>th</sup> January 2021.

Item 8 – resolved by Full Council.

Item 9 – see item 7. The Ramblers have confirmed that they are able to attend the January meeting.

### 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) 3869/20/TCA – T1: Spruce – fell due to proximity of dwelling. 7 Grove Mews, Totnes, TQ9 5GT.

Support. The Committee would request that a replacement tree is planted in a more appropriate location.

### 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) 3831/20/CLE – Lawful development certificate for existing use for granny annexe as ancillary accommodation. Rooftops, Bridgetown Hill, Totnes, TQ9 5BN.

Support.

4b) 3785/20/LBC – Listed Building Consent for proposed external installation of gas supply. Seymour Court, Bridgetown, Totnes.

Support. The Committee would request that the South Hams District Council Green Homes Adviser comments on this application given the installation of gas.

4c) 3817/20/LBC – Listed Building Consent for internal alterations and refurbishments (retrospective). 37a Fore Street, Totnes, TQ9 5HN.

Support, subject to the comments of the Heritage officer.

4d) 3864/20/ARC – Application for approval of details reserved by condition 3 for planning application 0574/17/LBC. 44 Fore Street, Totnes, TQ9 5RP.

Support.

4e) 3951/20/ARC – Application for approval of details reserved by conditions 4 and 5 on planning application 1051/19/LBC. 18 Bridgetown, Totnes, TQ9 5BA.

Support. The Committee is please to see work progressing to bring this building back into use.

### 5. TOTNES AND DISTRICT TRAFFIC AND TRANSPORT FORUM

5a) To consider the revised Terms of reference for the Forum.

To **RECOMMEND** to Full Council that a Steering Group that meets monthly to take forward actions is set up as part of the Totnes and District Traffic and Transport Forum, with the

detail of the membership to be confirmed (for example, the inclusion of District and County Councillors).

5b) To note the minutes of the last meeting.

Noted.

#### 6. LICENSING APPLICATION

To consider the application for a new premises licence from Orlando's Fine Foods Ltd for Flat, 64 Fore Street, Totnes, TQ9 5RU. The application is for: Sale of alcohol for consumption off the premises, Monday to Sunday from 8am to 6pm. These will be online/telephone orders only and there will be no public access to the premises.

The Committee supports this application as it will be an active business in the town centre. However, the Committee would like confirmation that the premises is listed for business (not residential) use.

#### 7. TRAFFIC REGULATION AMENDMENT ORDER

To consider the proposed Traffic Regulation Amendment Order for 'No Waiting at Any Time' on specified lengths of Brooklands, Hillbrook Road and Woodbrook Road.

The Committee supports the Traffic Regulation Amendment Order.

#### 8. SOUTH HAMS DISTRICT COUNCIL HOUSING STRATEGY CONSULTATION

To consider the South Hams and West Devon Councils consultation exercise on their Draft Housing Strategy 2021 - 2026 "Better Homes, Better Lives" and make any recommendation to Full Council to meet the 1<sup>st</sup> February 2021 deadline for comments.

It was **AGREED** that in order for Councillors to consider the strategy fully, they will review the document out of committee and make any comments to the Officer by midday 4<sup>th</sup> January 2021. The comments will then be collated into a recommendation to Full Council to be circulated to Committee members by the evening of 4<sup>th</sup> January for comment by midday on 6<sup>th</sup> January to ensure inclusion in the Full Council papers on 6<sup>th</sup> January 2021 to ensure a Council position is agreed before the 1<sup>st</sup> February deadline for comments.

#### 9. ASSET OF COMMUNITY VALUE

To consider registering the King Edward VI Community College lower field site as an asset of community value.

It was **AGREED** to defer this item until the January 2021 meeting.

#### 10. DATE OF NEXT MEETING

**To note the date of the next meeting of the Planning Committee – Monday 25<sup>th</sup> January 2021 at 5.30/6.00pm to be confirmed (please note the change in start time).**

Noted. The time of the meeting will be confirmed following Full Council on 11<sup>th</sup> January 2021.

Sara Halliday  
Committee and Cemetery Administrator