

# **DRAFT MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 15TH MARCH 2021 - HELD REMOTELY USING ZOOM**

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

Apologies: None

In Attendance: Two members of the public and S Halliday (Governance and Projects Manager).

### **1. WELCOME AND APOLOGIES FOR ABSENCE**

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

Cllr Allen read out a statement about how the meeting would be conducted, recorded and live streamed on social media.

There were no apologies.

*The Committee will adjourn for the following items:*

### **PUBLIC QUESTION TIME**

There were no members of the public who wished to speak.

*The Committee reconvened.*

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

**To approve the minutes of 15th February and update on any matters arising.**

With an amendment to Item 6 that the date of the next meeting should read March not February, the minutes were approved as an accurate record of proceedings.

Item 4 – resolved by Full Council. A letter was sent via email on 12th March 2021 about the standard of new buildings to the Chair of South Hams District Council, Anthony Mangnall MP and the Shadow Secretary of State for Housing.

### **3. 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.*

3a) 3545/20/FUL - READVERTISEMENT (Revised plans received) Application for change of use to form two dwellings. 4 and 4a New Walk, Totnes, TQ9 5HA.

Support, subject to the concerns raised by the Environment Agency being addressed through the provision of a flood risk assessment, and a suitable proposal for rubbish bin storage.

3b) 0589/21/FUL – Proposed pergolas. 2 and 2a The Curator Café, The Plains, Totnes, TQ9 5DR.

Object. The Committee supports in principle the request for tables and chairs using some of this area but is concerned about:

* the permanency of the structures proposed on a public highway;
* the affect they will have on driver and pedestrian visibility; and
* the design which conflicts with the Council’s shared space planter project plans.

3c) 0632/21/LBC – Listed building consent for proposed refurbishment of existing shop with replacement shop fittings. 64 Fore Street, Totnes, TQ9 5RU.

Support.

3d) 0661/21/FUL – Division of premises into two shops, with new signage and change of use from ‘Sui generis’ to Class E. 3 Mill Lane, Totnes, TQ9 5DE.

Support, subject to an Environmental Health assessment on the potential noise impact of the air conditioning units on disturbing residents at the rear of the property. The Committee would also request that there is no back-lit signage and any illumination of the signage is extinguished by 10pm to reduce light pollution.

3e) 0350/21/LBC – Listed Building Consent for removal and replacement of existing windows and doors and reroofing of rear extension. 8 Warland, Totnes, TQ9 5EL.

Support.

3f) 0775/21/PHH – Application to determine if prior approval is required for proposed larger home extension, extending 6m beyond rear wall, maximum height of 3.80m and 3m height at eaves. 48 Follaton, Plymouth Road, Totnes, TQ9 5ND.

Support.

3g) 0093/21/HHO - Householder application for alteration of flat roof to hipped roof on existing one storey front extension. 37 Lansdowne Park, Totnes, TQ9 5UW.

Support.

### **4. TREE PRESERVATION ORDER**

**To consider the serving of a new Tree Preservation Order no. 1033 on mixed trees at Rainbow View, Parkers Way, Totnes, TQ9 5UF**.

Support.

### **5. NEIGHBOURHOOD PLAN**

**To consider a minor wording amendment to a Neighbourhood Plan Policy.**

To **RECOMMEND** to Full Council that Policy C9 Steamer Quay replaces the word ‘permitted’ with ‘supported’ to address concerns raised by Locality about the use of the word ‘permiited’, and includes reference to the bat corridor so that the policy now reads (new wording underlined):

 *At Steamer Quay only leisure or river related development will be supported, providing it has no adverse impact on the South Hams Special Area of Conservation’s population of greater horseshoe bats. Any such development must:…*

### **6. ELECTRIC VEHICLE SURVEY**

**To consider a survey by the Traffic and Transport of public attitudes towards Electric Vehicles and e bikes.**

Cllr Hodgson gave the background to the survey and its intensions. Some Councillors suggested questions which they believe should be included – any suggestions should be emailed to the Governance and Project Manager by the end of 23rd March so that they can be collated for the Traffic and Transport Forum on 31st March 2021.

To **RECOMMEND** to Full Council that the survey goes ahead with some amendments to the questions.

### **7. TREE PROTECTION**

**To consider the requirements for new Tree Preservation Orders on trees in the town.**

It was **AGREED** that if any Councillor believes that a tree is worthy of protection they should apply via the South Hams District Council website. The officer will email the SHDC Tree Officer for clarity on what ‘amenity value’ means and whether it includes clean air.

### **8. TRAFFIC AND TRANSPORT FORUM**

**To note the minutes of the Traffic and Transport meeting held on Wednesday 24th February 2021.**

Noted. Cllr P Allford commented that his apologies had not been noted (he was on a fire call out) – these will be passed to the Green Travel Co-ordinator.

### **9. DATE OF NEXT MEETING**

**To note the date of the next meeting of the Planning Committee – Monday 26th April 2021 at 6.30pm.**

Noted.

Sara Halliday

Governance and Projects Manager