

# **DRAFT MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 25TH JANUARY 2021 - HELD REMOTELY USING ZOOM**

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

Apologies: Councillors P Paine.

In Attendance: Three representatives from TQ9 and Acorn Property Group, the Chair of Totnes Ramblers, seven 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.

It was resolved to accept the apologies.

*The Committee will adjourn for the following items:*

### **PUBLIC QUESTION TIME**

The representatives of TQ9 and Acorn Property Group outlined the next stage of the 20-year development at Baltic Wharf, which includes bespoke high quality sustainable design for the site. The plan for a mixed-use development is unchanged with the boat yard retained, new public spaces, new homes (including affordable homes), a retirement village, and more commercial spaces but this will be driven by market demand. The benefits of community engagement helped to shape the first phase, however Coronavirus restrictions will mean that community engagement activities will be challenging and look different to those previously conducted. It is hoped to be able to develop a number of approaches (for example a project website, virtual meetings) to engage the community and stakeholders.

Cllr Hodgson asked whether co-housing will be included which was dropped from the first phase. TQ9 replied that it following promising discussions it was disappointing that the co-housing was progressed and that one of the issues was the cost of properties.

Cllr Hendriksen requested a summary of the points made this evening which was agreed.

*The Committee reconvened.*

### **2. DEPUTY CHAIR**

**To elect a Deputy Chair (who will chair in Chair’s absence).**

Cllrs Luker and Hendriksen were nominated as candidates for the Deputy Chair. Cllr Luker was appointed by a majority.

### **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**

The Chair of Totnes Ramblers updated that there are 20 Public Rights of Way in the Totnes area covering 10km and very few have stiles or gates. These are walked twice a year to conduct minor maintenance and a report on their condition is sent to Devon County Council (DCC). Cllr Collinson asked if the stiles could be changed to gates to help make the paths accessible to more users.

The main concern is the erosion of the river path (footpath number 17) particularly around the hydro station which Cllrs have previously highlighted. Cllr Hodgson will raise the condition of the footpath at the DCC infrastructure meeting. It was **AGREED** that a site meeting would be requested between Cllr Trow and the DCC Public Rights of Way Warden to highlight the problems with the path.

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

The Ramblers ‘Don’t Lose Your Way’ project has identified some 49,000 miles of potential paths which are not currently listed as rights of way, with 3,000 miles in Devon. This is not a professional process, but is intended to give a feel for the scale of the problem. The data for Totnes parish has been reviewed and eight potential new paths were identified, but pending more detailed checks, the Chair of Totnes Ramblers expects that none of them are likely to lead to the creation of new footpaths.

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

### **To update on any matters arising from the minutes of 21ST December 2020.**

The minutes of the meeting have been agreed by Full Council on 7th January 2021.

Item 5 – resolved by Full Council.

Item 8 – resolved by Full Council. The comments have been submitted via the survey for the South Hams District Council Housing Strategy consultation.

### **5. 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.*

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.

Support.

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.

Support.

5c) 4235/20/TCA – T1: Catoneaster – fell. Tree has outgrown the area and shading other trees. Monksway, Ramparts Walk, Totnes, TQ9 5QH.

Support. However, the Committee would prefer to see the tree hard pruned rather than felled; and if felled would request that a suitable replacement tree is planted in a more appropriate location.

### **6. 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.*

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.

Object. The Committee continues to have the following concerns about this application:

* The height created by the additional floors is overbearing and unneighbourly for neighbouring properties, creating a loss of natural light to the properties across the road in Parkers Way, particularly during winter months.
* The adequacy of the number of fire escapes for the number of properties to be created and lack of information on fire prevention measures that will be installed, for example internal provision of sprinkler systems.
* Overdevelopment of the site.
* Increased level of vehicle movements in the area and its proximity to St John’s School.
* Whilst the increase in parking spaces for the number of dwellings is welcomed, the number of electric charging points is inadequate to meet Government targets for electric car usage and car parking/charging should be future proofed for rising need.
* Given the scale of the development a green travel plan should be submitted which explains how green travel measures will alleviate traffic and parking issues in this congested area and should consider a car sharing scheme.

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

Support. The Committee would wish to see the use of renewable energy options as part of the design of the new dwelling.

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.

Support. However the Committee would ask that any potential overlooking of neighbouring properties should be mitigated by the use of opaque glass on the roof terrace.

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

Cllr Hodgson declared a personal interest.

Support.

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.

Support.

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.

No further action – a decision has been issued by the Planning Authority.

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

Support.

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.

Support.

### **7. ASSET OF COMMUNITY VALUE**

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

### Cllr Allen explained the background to this item and clarified that it was the Elmhirst building and multi-sports pitch intended to be listed as assets of community value in order to give the community options should this site be developed. The value of the playing fields was discussed. The applications should be for one asset only, not one application covering all three, so that should one element fail it would not jeopardise the whole application.

### Following a vote, to **RECOMMEND** to Full Council that Totnes Town Council submits three Asset of Community Value applications (ACV) for the following on the KEVICC lower field site:

* Elmhirst building.
* Multi-sport pitches.
* Playing fields/green spaces.

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

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

Noted.

Sara Halliday

Governance and Projects Manager