

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 21ST FEBRUARY 2022 IN THE GUILDHALL**

Present: Councillors G Allen (Chair), J Cummings, R Hendriksen, P Paine and V Trow.

Apologies: Councillors S Collinson and J Hodgson (who observed via Zoom).

In Attendance: Cllr B Piper, three representatives from Seaxburh 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 and recorded.

The apologies were accepted.

*The Committee will adjourn Standing Orders for the following items:*

### **PUBLIC QUESTION TIME**

There were no members of the public present.

### **2. DARTINGTON LANE EAST END**

**To update on the latest proposals and public consultation for the Dartington Trust Lane End East site from the developers Seaxburh.**

Representatives from Seaxburh set out the proposed Dartington Lane development:

* 45 dwellings built, of which six in the Dartington Lane East site fall within the Totnes parish boundary.
* The concept is for terraces of 5-6 properties which are largely prefabricated off site and secured to concrete rafts which minimises the disturbance of soil and tree roots compared with traditional building foundations.
* All properties (2-4 bedrooms) will have solar panels, a small private garden and the opportunity to take an allotment on the Dartington estate, access to secure bike storage, allocated parking, 4 x fast charging points for electric vehicles and 10 x e-bike charging points, and a car club.
* A third of the properties will be affordable housing, a third open market and a third rental prioritised for Dartington Trust employees and key workers. Most of the grounds will be communal and landscaped for wildlife and biodiversity.

The Committee asked about flooding, rainwater harvesting, climate emergency mitigation, the wildlife corridor and bat pinch-points, shared communal facilities (for example washing machine, vacuum cleaners).

*The Committee reconvened Standing Orders.*

### **3. AIRBAND**

**To receive an update on the Airband project role out from Airband Community Liaison.**

The representative from Airband did not attend.

*Post-meeting note: there was some confusion over dates and Airband will attend on 21st March 2022.*

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

**To approve the minutes of 24th January 2022 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings.

Items 5, 6 and 7 had been resolved by Full Council and have been actioned.

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

To make recommendations on the following tree works applications:

5a. 0229/22/TCA –T1: Western Red Cedar – fell to ground level due to excessive shading and outgrowing garden. Hay Hill, Plymouth Road, Totnes, TQ9 5LH.

T1 – suggest pollarding rather than felling. The Committee has concerns about the future safety of the wall given the proximity of the tree’s trunk to it.

### **6. PLANNING APPLICATIONS**

**To make recommendations on the following planning applications:**

6a. 4511/21/FUL – Changes to first floor windows, solar PVs to roof and external terrace over first floor flat roof, Following change of use consent (1209/21/FUL). 4 Birdwood Court, High Street, Totnes, TQ9 5SG.

Support with the following comments:

* No details given on the materials to be used for the external cold store or whether it will include a refrigeration unit which could cause noise to neighbouring properties.
* No details given on waste storage.
* Concerns about the noise levels generated from the proposed roof terrace and hours of operation set out in the application form which is much later than that agreed in the change of use. Would request that the roof terrace closes at 1900hrs daily to ensure that residents are not disturbed.
* Concerns about fire safety from the roof terrace – the only means to evacuate is through the building.
* Would request that insulation is installed into the building to improve energy efficiency.

6b. 0181/22/HHO and 0182/22/LBC – Listed building consent for the replacement of late C20 metal and glass shop front, and replacement of fixed glass first floor windows with facsimile timber sash windows, plus internal shop refit works. 51 High Street, Totnes, TQ9 5NP.

Support with the following comments:

* Modern materials are used in the new shop front to ensure the structural safety and strength of the building for years to come.
* Would request that insulation is installed into the building to improve energy efficiency, including double glazing.

6c. 0261/22/HHO – Householder application for erection of double height extension to the side of the property with an alleyway for rear access. 43 Denys Road, Totnes, TQ9 5TL.

Support.

6d. 1693/21/HHO – Householder application for extension together with raising of part of existing roof. 68 Westonfields, Totnes, TQ9 5QX.

Support.

6e. 0275/22/HHO – Householder application for roof extension to create first floor bedrooms with ground floor extension. 11 Hillbrook Rise, Totnes, TQ9 5AU.

Support.

6f. 0207/22/HHO and 0208/22/LBC – Listed building consent and householder application to refurbish existing windows and replace 1 x window, upgrading and replacing of electrical and heating services, removal of cementitious mortars and repointing with traditional lime products, reordering and renovating of existing external building and removal of part of the extension. 10 Victoria Street, Totnes, TQ9 5EF.

Support.

### **7. TOTNES TRAFFIC CALMING MEASURES**

**To note an update on the traffic calming measures on Fore Street public consultation survey.**

Noted.

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

### **To note the minutes of the Totnes Traffic and Transport Forum Annual General Meeting held on 26th January 2022.**

Noted.

### **9. EVENTS ON SOUTH HAMS DISTRICT COUNCIL LAND**

### **To note the following events taking place on South Hams District Council land:**

### **9a. Head of the Dart Challenge, Saturday 23rd April 0700-1700hrs, Longmarsh Car Park.** Noted.

### **9b. Totnes 10K, Sunday 7th August 0730-1530hrs, Borough Park.** Noted.

### **10. DATE OF NEXT MEETING**

**To note the date of the next meeting of the Planning Committee – Monday 21st March 2022 at 6.30pm in the Guildhall.**

Noted.

Sara Halliday

Governance and Projects Manager