

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 24TH JANUARY 2022 IN THE GUILDHALL**

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

Apologies: None.

In Attendance: 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 and recorded.

There were no apologies.

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

### **PUBLIC QUESTION TIME**

Members of the public who are residents of the Camomile Lawn development made representations in objection to the planning variation for the proposed care home. The detailed points will be submitted to South Hams District Council and were circulated to the Committee in advance of the meeting

Cllr Allen updated that District Councillor Birch has asked SHDC to confirm that planning procedures and process has been followed in relation to this, and the previous, application for this site as the original approval set a number of pre-conditions which don’t appear to have been met.

*The Committee reconvened Standing Orders.*

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

**To approve the minutes of 15th November 2021 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings.

Item 6 – It was **RESOLVED** unanimously that the Town Council requests a formal meeting with South Hams District Council and Devon Highways regarding pedestrian accessibility and air quality in the town. The letter has been drafted and should be sent this week.

### **3. PLANNING APPLICATIONS**

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

The Committee agreed to bring forward item 4a given the interest of members of the public present.

4a. 4021/21/VAR – Application for variation of condition 2 (approved drawings) of planning consent 4165/17/FUL. Development site at SX 809 597, Steamer Quay Road, Totnes.

Object. The Committee has the following concerns about the variation applied for:

* Overmassing of the site in the revised extension plans which seem too significant a change to be a variation to an application that has expired, and the Committee would suggest that a new application is submitted given timing and the scale of the changes applied for.
* Flood risk;
* The sensitivity of the area for wildlife and the impact of the extension on light pollution;
* Work on the site starting before all conditions of application 4165/17/FUL had been met.

### **4. TREE WORKS APPLICATIONS**

**To make recommendations on the following tree works applications:**

3a. 4400/21/TPO –T1: Ash – fell due to dieback and risk of tree falling on caravans. Land at SX 793 597 Trees End, Harpers Hill, Totnes.

The Committee requests that the tree officer makes an assessment on the condition/health of this tree.

### **5. 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.*

4b. 4575/21/HHO and 4576/21/LBC - Householder application and Listed Building Consent for demolition and replacement of two storey and single storey extension to north elevation, demolition and replacement of single storey extension to west elevation and associated internal and external works, demolition of outbuildings and construction of single replacement outbuilding. Winsland House Farm, Dartington. [Note: consulted as a neighbouring Parish.]

Support, subject to the comments of the Heritage Officer.

4c. 4703/21/HHO – Householder application for ground floor sun room and first floor bedroom extensions. 16 Warland, Totnes, TQ9 5EL.

Support.

4d. 4694/21/LBC – Listed Building Consent for replacement of artificial slates with natural slate, and other associated works. 6 Fore Street, Totnes, TQ9 5DX.

Support.

4e. 4710/21/FUL – Installation of one rapid electric vehicle charging station and associated equipment. Devon Ceramics, Station Road, Totnes, TQ9 5JR.

Support.

### **5. NEIGHBOURHOOD PLAN GREEN SPACE AMENDMENT**

**To consider a minor amendment to an area of nominated green space in the Totnes Neighbourhood Plan due to new information about the land’s ownership.**

To **RECOMMEND** to Full Council that the narrow strip of land at the Parkers Way end of the Chicken Run now identified as being owned by Livewest is removed from the Local Green Spaces policy in the Neighbourhood Plan.

### **6. PILOT PARK AND RIDE**

**To consider the findings of the Bob the Bus pilot Park and Ride week in October 2021 and whether the Community Fundraiser is tasked to explore grant funding for a summer scheme.**

The Committee were pleased to see the results of this pilot. To **RECOMMEND** to Full Council that the Community Fundraiser assists in identifying grant funding opportunities for a summer Park and Ride scheme.

### **7. TORBAY LOCAL PLAN CONSULTATION**

### **To consider the Torbay Local Plan Housing Update Growth Options consultation and make any recommendation to Full Council for a proposed response.**

To **RECOMMEND** to Full Council that it supports Option 1: No further greenfield allocation beyond already allocated or approved sites. And responds with the following comments:

* The impact of Torbay housing schemes on traffic levels transiting through Totnes and the detrimental effect on air quality.
* Evidence of needs and further housing requirement, for example the number of empty houses in Torbay and the number of people on the housing list.
* Do the sites already identified match the future housing requirement?
* What is the number of low-cost housing units?
* DCC quote about pedestrian access and safety [to be found]

*[Comments to be circulated to for addition and agreed ex-committee for inclusion in minutes to FC in Feb]*

### **8. TOTNES TRAFFIC CALMING PROPOSALS**

### **To note a public consultation on proposed traffic calming measures for Fore Street.**

Noted. The Committee requests a site visit with Devon Highways or the Green Travel Coordinator, and would like a brief interim update at the next Committee on the number of responses to date and feedback from the public event.

### **9. SOUTH HAMS DISTRICT COUNCIL GROUNDS MAINTENANCE**

**To note South Hams District Council’s proposed ground maintenance schedule to enhance biodiversity.**

### Noted and the Committee welcome the changes made. It was **AGREED** to suggest to the District Councillors that with the money saved from the grounds maintenance changes more litter picking is conducted on the verges and that signs are put in to explain why areas have been left to grow long.

### **10. TOTNES PUBLIC FOOTPATH SURVEY**

### **To note the findings of the recent survey of the condition and maintenance of the footpaths in and around Totnes.**

Noted.

### **11. ST MARY AND ST GEORGE CATHOLIC CHURCH**

**To note the anti-social behaviour problems being experienced at St Mary and St George Catholic Church and the proposed building changes to mitigate the situation.**

Noted. It was **AGREED** to respond to the Diocese and make them aware of the details of the Street Pastor and SHDC Homeless Navigator Team who may be able to assist with future rough sleeping cases.

### **12. DATE OF NEXT MEETING**

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

Noted.

*The Committee will be asked to* ***RESOLVE*** *to exclude the press and public “by reason of the confidential nature of the business” to be discussed and in accordance with the Public Bodies (Admission to Meetings) Act 1960. (CONFIDENTIAL by virtue of relating to legal and/or commercial matters, staffing and/or the financial or business affairs of a person or persons other than the Council)*

### **13. SOUTH HAMS DISTRICT COUNCIL HOUSING CRISIS**

Noted.

Sara Halliday

Governance and Projects Manager