

# **AGENDA FOR THE PLANNING COMMITTEE**

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

You are hereby **SUMMONED** to attend the **Planning Committee** on **Monday 24th January 2022** at **6.30pm** for a maximum of 90 minutes in the Guildhall for the purpose of transacting the following business:

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

### **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. If members of the public make presentations, they will be deemed to have consented to being recorded. By entering the Council Chamber attendees are also consenting to being recorded.

This meeting is limited to 90 minutes 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:*

### **CONFIRMATION OF MINUTES**

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

1. **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. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/214400>

1. **PLANNING APPLICATIONS**

To make recommendations on the following planning applications:

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. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/214021>

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.]* See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/214575> and <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/214576>

4c. 4703/21/HHO – Householder application for ground floor sun room and first floor bedroom extensions. 16 Warland, Totnes, TQ9 5EL. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/214703>

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. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/214694>

4e. 4710/21/FUL – Installation of one rapid electric vehicle charging station and associated equipment. Devon Ceramics, Station Road, Totnes, TQ9 5JR. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/214710>

1. **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. Document attached.

1. **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. Document attached.

1. **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. Document attached and see [Local Plan Update - Torbay Council](https://www.torbay.gov.uk/local-plan-update)

1. **TOTNES TRAFFIC CALMING PROPOSALS**

To note a public consultation on proposed traffic calming measures for Fore Street. Documents attached.

1. **SOUTH HAMS DISTRICT COUNCIL GROUNDS MAINTENANCE**

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

1. **TOTNES PUBLIC FOOTPATH SURVEY**

To note the findings of the recent survey of the condition and maintenance of the footpaths in and around Totnes. Document attached.

1. **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. Document attached.

1. **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.

*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)*

1. **SOUTH HAMS DISTRICT COUNCIL HOUSING CRISIS**

To note a letter from South Hams District Council Head of Housing about the housing crisis (commercially sensitive). Document attached.

**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 2 – CONFIRMATION OF MINUTES**



**MINUTES FOR THE PLANNING COMMITTEE**

**MONDAY 15TH NOVEMBER 2021 IN THE GUILDHALL**

Present: Councillors G Allen (Chair), S Collinson, R Hendriksen, J Hodgson (arrived at 7pm), P Paine and V Trow.

Apologies: None.

In Attendance: Cllr B Piper, Cllr J Cummings, District Councillors J Birch and J McKay, a member 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**

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

**2. BALTIC WHARF**

**To update on the latest proposals and public consultation for the Baltic Wharf site from the developers TQ9 and Acorn.**

District and Town Councillors discussed their concerns about preserving the employment space at Baltic Wharf and agreed that the continuance of the boatyard area in providing high skilled, specialist employment opportunities for the town is of great importance. The Baltic Wharf area has been a key marine space for centuries with its deep water and covered workspace facilities being rare in the region. It was confirmed that TQ9/Acorn will attend the Town Matters Committee on 22nd November.

*The Committee reconvened Standing Orders.*

**3. CONFIRMATION OF** **MINUTES**

**To approve the minutes of 18th October 2021 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings.

Item 5 – it was **RESOLVED** by Full Council that it signs the Planning Memorandum of Understanding with South Hams District Council.

**4. TREE WORKS APPLICATIONS**

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

4a. 3012/21/TCA – T1: Willow - lateral reduction by 2m on East side; T2: Bay - lateral reduction by 2m on East side. 80 High Street, Totnes, TQ9 5SN.

Support.

4b. 3781/21/TCA – T1: Cherry - Deadwood removal (exempt) and lateral crown reduction by1.5m on all sides to re gain form. Priory Orchard, Priory Avenue, Totnes, TQ9 5HR.

Support.

**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.*

5a. 3804/21/HHO - Householder application for demolition of existing garage and conservatory and construction of a new floor and extensions. Robinswood, Jubilee Road, Totnes, TQ9 5BW.

Support.

5b. 3701/21/FUL – Conversion of rear part of existing shop into Office/Retail unit. Site to rear of 25 Fore Street, Totnes, TQ9 5DA.

Support.

5c. 3634/21/FUL – Proposal to replace existing tennis clubhouse facilities. Totnes Tennis Club, Totnes, TQ9 5HW.

Support.

5d. 3719/21/FUL – Proposed New Security Fence And Gates To Western Boundary Of Valeport. Valeport Ltd, St Peters Quay, Totnes, TQ9 5EW.

Support.

5e. 3532/21/LBC – Listed building consent for regularisation of existing WC attached to the exterior of the house. Revised roof to existing WC to mono pitch extending to cover/create veranda. 51a High Street, Totnes, TQ9 5NP.

No comment to make. The area is not visible from the road in order for Councillors to make a judgement and the request and objection appear complex.

5f. 3531/21/HHO – Householder application for regularisation of existing WC attached to the exterior of the house. Revised roof to existing WC to mono pitch extending to cover/create verandah. The Old Cottage, North Street, Totnes, TQ9 5NZ.

No comment to make. The area concerned is not visible from the road in order for Councillors to make a judgement and the request and objection appear complex.

5g. 3331/21/LBC – Listed Building consent for installation of new central heating and associated pipework served by new gas fired boiler with flue terminating through rear wall. 53a Fore Street, Totnes, TQ9 5NJ

Support.

5h. 3426/21/LBC - Listed Building consent for proposed damp proofing work to rear groundfloor bedroom and replacement window. 6 Cistern Street, Totnes, TQ9 5SP.

Support.

5i. 3693/21/CLE - Certificate of lawfulness for existing use of flat roof as terrace. Star House, Pleases Passage, High Street, Totnes, TQ9 5QN.

Support.

**6. PARKING ON PAVEMENTS**

**To consider the issue of cars parking on pavements which cause a pedestrian obstruction.**

Cllr Collinson presented the problems that are occurring near the Riverside Café at Steamer Quay and around The Lamb with cars blocking the pavement which then prevents pedestrian use, which Councillors noted is creating a dangerous situation. The Committee **AGREED** that pedestrian accessibility and safety needs to be properly reviewed for pre-emptive and mitigating measures that can be taken in accordance with responsibilities under the Equalities Act.

To **RECOMMEND** to Full Council 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.

**7. ROADMAP NEWSLETTER**

**To note the winter edition of the Devon Highways ‘Roadmap’ newsletter.**

Noted.

**8. DATE OF NEXT MEETING**

**To note the date of the next meeting of the Planning Committee – Monday 20th December 2021 at 6.30pm in the Guildhall.**

Noted.

Sara Halliday

Governance and Projects Manager

### **ITEM 5 - NEIGHBOURHOOD PLAN GREEN SPACE AMENDMENT**

In 2019 prior to the consultation on the draft Totnes Neighbourhood Plan all owners of land identified in the Local Green Spaces Policy C3, were written to seeking their agreement for the inclusion of their land in the plan. The Chicken Run was included in this (Policy C3f) and South Hams District Council were believed to be the owners of this tract of land in its entirety and raised no objection at the time.

As part of the Parkers Way flats redevelopment by Livewest it has recently come to light that a small area of land included to the rear of the existing flats is actually owned by Livewest – shown in red in the map below (and similarly an area of land adjacent to the school is owned by The Exeter Diocese who have now been written to to gain their consent).

Livewest do not agree to this land being included in the Neighbourhood Plan as it may impede the development plans that they have for the Parkers Way site in building new social housing units for single people/couples and families. The area of land concerned is a small narrow strip next to the existing footpath.

Councillors are asked to: consider amending the map to remove this area of land from the wider Chicken Run green space policy, as to proceed would be without the landowner’s consent; and make a recommendation to Full Council on how to proceed.

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##### **ITEM 6 – PILOT PARK AND RIDE**

Below is a brief report from the Bob the Bus about the pilot ‘Park and Ride’ service offered during the October half term. The Committee is requested to consider if the Community Fundraiser should try and find any other grants to support a summer scheme and to follow this up with Bob the Bus.

Chair - Totnes and Rural Community Transport (Bob the Bus)

Following the Park and Ride week at KEVICC half term in October I have just presented a report to the BOB Management Committee in order to decide whether and how to pursue further Park and Ride provision. The key points of the report are that

1. We carried 573 passengers over the eight days (Operating 10am-5pm each day)

2. The vast majority of users came to the Park and Ride because they had seen the road signage with a few mentioning that they had seen it on the Visit Totnes website when planning their trip

3. A good proportion were first time visitors to the town

4. The cost per passenger carried works out at over £5 each

My committee agreed that an intermittent Park and Ride service would not attract sufficient passenger numbers to make it viable but did feel that a summer Park and Ride service that operated during the six weeks of the main school holidays would be worth exploring. The availability of the KEVICC site is obviously vital. However, the experience gained in running the October week and the fact that all the road signage can be re-used would make a Summer 2022 service more attractive.

Any thoughts that you and your colleagues and Council have on this would be most welcome.

### **ITEM 7 – TORBAY LOCAL PLAN CONSULTATION**

We are emailing to let you know that we are consulting on the Torbay Local Plan Housing Update Growth Options. The consultation will be available from midday on Monday 10th January 2022 via [www.torbay.gov.uk/local-plan-update](http://www.torbay.gov.uk/local-plan-update) and will close at midday on Monday 28th February 2022.

The consultation documents, background information and questionnaire are available online. Please note that low resolution versions of the options maps are included in the consultation document and summary. Higher resolution maps, which can be zoomed into, are also available on the webpage. If you need to see the document in another format, please contact us via the details below.

In brief, the council is looking to carry out a partial review of the Torbay Local Plan to update its housing supply policies. We have set out five broad options:

Option 1:  No further greenfield allocation beyond already allocated or approved sites.

Option 2:  Limited further greenfield development.

Option 3:  One or two further urban extensions.

Option 4:  All sites that have not been ruled out in principle.

Option 5:  Meeting full needs (as required by Government).

We are also seeking views on whether there is scope for a hybrid option that would allow us to set a minimum housing requirement, but also have a more ambitious target for urban regeneration sites.

The Council has not made any decisions on these options; this is an open consultation, and we want to hear your views. We want to hear from as many people and groups as possible, before any decision is made about a “preferred option”. Please help us to do this by responding and sharing this consultation with others.

The questionnaire is our preferred method to receive responses as it will help with processing and consideration. It should take no more than 5 minutes once you have looked at the document and also provides space for additional comments. If you do want to provide further written responses please email them after you have completed the questionnaire to future.planning@torbay.gov.uk or by post to:

Local Plan Consultation

Spatial Planning

2nd Floor North

Tor Hill House

Union St

Torquay

TQ2 5QW

Please note that all responses will be made public. If you would like any further information about the Local Plan consultation, please contact the Future Planning Team at Future.Planning@torbay.gov.uk.

We will carefully consider the feedback and use the comments received to help us develop a “Preferred Option”. This will include proposed updated policies, site allocations, and headline growth rates. We intend to publish this Preferred Option later in 2022 for further public consultation, before submitting the Plan to the Secretary of State for examination by a planning inspector.

### **ITEM 8 – TOTNES TRAFFIC CALMING PROPOSALS**

Totnes Fore Street experiences considerable traffic and safety issues due to the combination of narrow pavements and fast-moving motor traffic, endangering pedestrians and cyclists. Devon County Council (DCC) has proposed implementing three measures to slow down cars and to deter Heavy Goods Vehicles from entering Fore Street while still maintaining access for deliveries and servicing.

DCC and Totnes Town Council need to know whether there is public support for the proposal before taking any action.

Totnes Town Council are running a public consultation in the form of a survey and an in-person drop-in event at the Civic Hall in Totnes.

This consultation will run from 18 January to 01 March 2022.

*Survey:* The survey is available online and in hard-copy. Hard-copy surveys will be sent out with the Totnes Directory from 21 January onwards and will also be available from the Totnes Town Council Offices and Totnes Library from 24 January.

*In-person consultation event:*

Where: Totnes Civic Hall

When: 12 February 2022, 10am - 1pm

 The in-person consultation is an opportunity to provide more detailed feedback on the proposed measures. This will be a drop-in event with an opportunity to ask questions and to fill in comment & suggestion cards.

Please note that if we have to cancel this event due to the Covid-19 situation it will be held in March instead. Accessibility at the Civic Hall: A ramp from the Market Square leads to the main hall and there is an accessible toilet near the entrance.

The preliminary designs attached.

*Results of consultation:* The results from the survey and in-person event will be analysed and collated into a report which is expected to be published in March.

*Contact:* Please direct any enquiries to the Green Travel Coordinator [greentravel@totnestowncouncil.gov.uk](mailto:greentravel@totnestowncouncil.gov.uk)

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### **ITEM 9 - SOUTH HAMS DISTRICT COUNCIL GROUNDS MAINTENANCE**

In July, South Hams District Council (SHDC) officers undertook a public consultation on the principle of increasing the biodiversity value of Council owned land.

The public engaged positively with the consultation resulting in over 1,000 responses. The responses to the questions posed were overwhelmingly supportive, with:

i. Over 97% in favour of general principle of improving biodiversity and wildlife value

ii. Over 90% in favour of:

• relaxation of cutting regimes

• leaving areas of long grass on verges and peripheries of parks

• new areas of wildflower planting.

Less than 5% of the written comments presented a negative comment to the principles of relaxing cutting regimes and long grass.

There were also over 700 respondents adding further comments or ideas – a high number of which requested that we should deliver more than 10% Biodiversity Net Gain, and plant trees wherever possible.

A report was taken to the SHDC Executive Committee on 14th October with respect to Enhancing Biodiversity on Council green spaces (see item E.55/21 at <https://mg.swdevon.gov.uk/ieListDocuments.aspx?CId=149&MId=1637&Ver=4> including a commitment to drawing up a site by site Grounds Maintenance schedule which will be circulated to Members and Town and Parish Councils for comment. The map below (and separate map) shows the areas affecting Totnes:

Map

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There are of course parishes where SHDC do not own land, and in these cases, Parish Councils are still welcome to indicate their support or otherwise for proposals elsewhere, or in the local town for example.

The draft proposed new Grounds Maintenance layer is intended for discussion. Hopefully it will tease out sites where SHDC proposals may be considered contentious, or those sites where Members or Town/Parish Councils consider SHDC could go further for biodiversity. There is some planned ‘urban’ tree planting for the towns that has not been reflected on the layer, which will be added in due course (confirmation of an award of funding for this purpose has only recently ben received).

In terms of the Grounds Maintenance approach for the 7 mapped ‘grass’ categories:

- **Edged long grass cut and collect** – with an annual/biannual cut and collection of cuttings, and a more regularly cut 1m edge/framing strip

- **Informa**l – cut if required – will tend to be areas of bramble and may require periodic strimming

- **Regular amenity cut** – c.2 weekly cut as per existing regime

- **Tree planting with long grass and paths** – cut and collect as far as is practicable

- **Verge cut and collect** – x4 per annum initially – with the expectation that this reduces fertility and vigour of grass growth – within a couple/few years, intention being that with this reduced vigour, the number of cut and collects could reduce

- **Verge cut and drop** – this carries over an existing GM approach – typically 4 cuts per annum with drop (where impractical or of little benefit to seek to collect)

- **Wildflower** – refers to newly created wildflower area with appropriate cut and collect regime

SHDC would be grateful for any initial comments over the next couple of weeks – whether these are supporting or challenging proposals, or indeed any proposals to go further for biodiversity than have been proposed.

###### **ITEM 10 - TOTNES PUBLIC FOOTPATH SURVEY**

The Totnes Ramblers Footpaths Officer has recently conducted a survey of all the public footpaths in Totnes as part of the annual Parish Paths Partnership maintenance review and grant process.

The Ramblers Footpaths Officer reports:

* Improvements have been made to FP3 [Totnes Down Hill to Higher Bowden], where new gates have replaced some stiles, and to FP17 [river path from old bridge to near the weir], where a handrail has been installed where the path goes close to a drop into the River Dart.
* It appears that the erosion of FP17 by the River has not got noticeably worse over the last year, but this is still an issue which should probably have a repair plan.
* Unfortunately 2 of the new gates on Totnes FP3 do not close properly and need work to ‘ease’ them. Also the farmer has once again planted crops across paths, this time in 2 fields over FP3, and has not re-instated the footpath in either field. Presume the Devon Public Rights of Way Officer will need to raise this with the farmer.

### **ITEM 11 - ST MARY AND ST GEORGE CATHOLIC CHURCH**

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