

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 23RD MAY 2022 IN THE GUILDHALL**

Present: Councillors G Allen (Chair), T Bennett, J Cummings, J Hodgson and P Paine.

Apologies: Councillors S Collinson and R Hendriksen.

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.

The apologies were accepted.

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

### **PUBLIC QUESTION TIME**

Two members of the public spoke in support of item 5 which is the application from The Edgy Veggie for an alcohol licence at the café in The Mansion, which has the support of the library and the nursery.

A number of members of the public who form the Kingsbridge Hill Area Residents Association (KHARA) spoke about the traffic problems on the road, particularly speeding and rat running with a number of residents having been clipped by wing mirrors when walking. The Group have carried out a survey of the traffic and suggest that making the road a ‘No Through Road’ with the inclusion of a ‘No Entry’ sign southbound above the final dwelling ‘Windrush’ would be a low-cost solution to the problems being experienced.

*The Committee reconvened Standing Orders and agreed to bring items 5 and 7 forward.*

### **5. PREMISES LICENCE APPLICATION**

**To consider a premises licence application from The Edgy Veggie Kitchen, The Mansion, 36 Fore Street for the supply and consumption of alcohol on the premises Monday to Wednesday 1100-1630 and Thursday to Sunday 1100-2100.**

Cllr Hodgson declared an interest as she is on the Licencing Committee. It was **AGREED** by a majority to support the application.

### **7. KINGSBRIDGE HILL AREA RESIDENTS’ ASSOCIATION PROPOSAL**

**To consider a proposal from the Kingsbridge Hill Area Residents’ Association to restrict vehicle access on Kingsbridge Hill.**

To **RECOMMEND** to Full Council that it supports the proposal from the Kingsbridge Hill Residents’ Association that a small section of Kingsbridge Hill is made ‘No Through Road’ and ‘One Way’ to make the road safer, and that County Cllr Hodgson takes this proposal to the HATOC committee.

### **2. ELECTION OF CHAIR AND DEPUTY**

**To elect a Chair and deputy for the committee.**

Cllrs Allen and Paine put themselves forward for the Chair position. Cllr Allen was elected by a majority and it was **AGREED** that Cllr Paine would be the deputy chair.

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

**To approve the minutes of 25th April 2022 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings. Matters arising:

Item 2 – Airband. A virtual meeting for Councillors has been confirmed for 5pm on Thursday 26th May 2022.

Item 6 – 20mph Speed Limit Pilot. Resolved by Full Council.

Item 7 – Dart Harbour Strategic Plan Consultation. Resolved by Full Council and the response has been sent.

### **4. PLANNING APPLICATIONS**

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

4a. 1522/22/FUL - Construction of 6No. two-storey residential dwellings with associated landscaping. East Dartington Lane, Dartington, TQ9 5LB.

It was **AGREED** that given the number of attachments linked to this application it will be put onto the June agenda. South Hams District Council to be contacted to say that the Council comment will be with them on 21st June 2022.

4b. 0532/22/HHO - Householder application for single storey ground floor extension. 54 Follaton, Plymouth Road, Totnes, TQ9 5ND.

Support.

4c. 0916/22/HHO – Householder application for extensions to detached dwelling house, with demolition of dilapidated garage and enlarged off-road parking area. Waylands, Bourton Lane, Totnes, TQ9 5JF.

Support.

4d. 1354/22/LBC - Listed Building consent for conservation and restoration of main facade to High Street. Loggia columns at ground floor, first floor and second floor façade. 43 High Street, Totnes, TQ9 5NP.

Support.

4e. 1343/22/FUL - Conversion of upper retail floors to 2 bedroom Maisonette including new ground floor corridor, store & WC. 29 High Street, Totnes, TQ9 5NP.

The Committee is potentially supportive of the changes to the building but would question whether change of use is required for the first floor (which was previously a retail unit – the picture framers) from retail to residential.

4f. 0724/22/HHO & 0722/22/LBC - Householder application and Listed Building Consent for various internal works including velux roof lights, extract vent, VP, relocated flue, new shower room, relocated combi and gas fire inserts to two fireplaces and various external works including render and subcills and Air source heat pump. Castle House, Totnes, TQ9 5PQ.

Support.

4g. 1394/22/LBC - Listed building consent for re-slating roof of back range of building. 12 Fore Street, Totnes, TQ9 5DX.

Support.

4h. 1356/22/CLE - Certificate of Lawfulness of Existing building works including demolition of fire damaged Sport Pavilion changing room and installation of temporary facility (portakabin). King Edward VI College, Ashburton Road, Totnes, TQ9 5JX.

The Committee collectively declared a personal interest on this site. Support.

4i. 0833/22/HHO - Householder application for replacement of four windows on north elevation, like for like, PVC, to improve energy efficiency. Brookes Barn, Rowsells Lane, Totnes.

Support.

4j. 1309/22/ARC - Application for approval of details reserved by conditions 1, 2 and 3of planning consent 56/1134/07/LB. 4 Lamb Corner, Leechwell Street, Totnes, TQ9 5SX.

Support.

### **6. TRAFFIC CALMING CONSULTATION**

**To consider the findings of the traffic calming survey.**

The Committee **AGREED** with the officer recommendations that any changes to Fore and High Steet need to form a cohesive plan for the town. To **RECOMMEND** to Full Council that:

a. An independently facilitated stakeholder meeting is held to create a prioritised list of options (as has been requested by Devon County Council);

b. More affordable and less drastic options are considered first (for example, improved signage, clearer road markings, better enforcement of access only and improving travel infrastructure); and

c. Impacts on accessibility need to be fully considered before taking any action.

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

### **To consider any recommendations from the Traffic and Transport Forum held on 27th April 2022.**

Noted.

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

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

**9a. Playgoers Society of Dartington, Thursday 14th July 1300hrs until Saturday 16th July 2200hrs, Follaton House Gardens.** Noted.

**9b. Totnes Pride 2022, Saturday 3rd September 0800hrs 1700hrs, The Rotherfold.** Noted.

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

**To note the date of the next meeting of the Planning Committee – Monday 20th June 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)*

**11. TOTNES NEIGHBOURHOOD PLAN**

**To consider legal advice on the Totnes Neighbourhood Plan and make a recommendation to Full Council about the examination process (legal).**

To **RECOMMEND** to Full Council that the Council continues to pause the Neighbourhood Plan examination process and retain Policy C12 until the South Hams District Council comments and legal advice is received.

Sara Halliday

Governance and Projects Manager