



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 21ST FEBRUARY 2022 IN THE GUILDHALL

You are hereby **SUMMONED** to attend the **Planning Committee** on **Monday 21st February 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), S Collinson, J Cummings, R Hendriksen, J Hodgson, P Paine and V Trow.

1. 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:

2. DARTINGTON TRUST LANE END EAST

To update on the latest proposals and public consultation for the Dartington Trust Lane End East site from the developers Seaxburh. Verbal update [no more than 20 minutes].

3. AIRBAND

To receive an update on the Airband project role out from Airband Community Liaison. Verbal update [no more than 20 minutes].

4. CONFIRMATION OF MINUTES

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

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. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/220229>

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. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/214511>

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. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/220181> and <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/220182>

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. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/220261>

6d. 1693/21/HHO – Householder application for extension together with raising of part of existing roof. 68 Westonfields, Totnes, TQ9 5QX. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/211693>

6e. 0275/22/HHO – Householder application for roof extension to create first floor bedrooms with ground floor extension. 11 Hillbrook Rise, Totnes, TQ9 5AU. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/220275>

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. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/220207> and <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/220208>

7. TOTNES TRAFFIC CALMING PROPOSALS

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

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. Document attached.

9. EVENTS ON SOUTH HAMS DISTRICT COUNCIL LAND

To note the following events taking place on South Hams District Council land (no document):

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

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

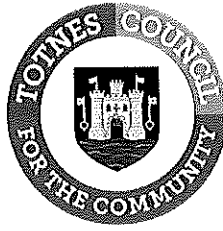
10. DATE OF NEXT MEETING

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

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.



DRAFT 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.

Planning Committee, 24th January 2022

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]

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

DRAFT

Totnes & District Traffic and Transport Forum

AGM - Wednesday, 26.01.2022 18:30-20:00 via Zoom

Attendees

(Chair)

Maiken Hutchings (notes)

Cllr Jacqi Hodgson

Cllr John Cummings

Sarah Collinson

Cllr Victoria Trow

Cllr Emily Price

Apologies:

Notes

1. Welcome (JS)

- a. Minute silence for

2. AGM

3. Agree minutes of last AGM

- a. No comments, those present at previous meeting approved the minutes

4. Chairperson report

- a. Presented by Chair
- b. Mention of the need for a zebra crossing at the Lamb. DCC has agreed to do an assessment. This will be done in the spring. Highways have been asked to take into consideration that some members of the community might struggle with complex crossings.

5. Green Travel Coordinator report

- a. Presented by GTC, Maiken Hutchings

6. Motion to adopt updated Terms of Reference

ToR available on the TTC Traffic & Transport page

- a. Suggestion to fix mistake in ToRs that state meetings to be held on Tuesdays. Amended to Wednesdays as previously, all agreed.
- b. Updated Terms of Reference approved unopposed

7. Accept nominations for Steering Group members

- a. Very few changes to the current Steering Group membership
- b. Cllr John Cummings nominated by Sarah Collinson to take over from Cllr Paul Allford. Seconded by Maiken Hutchings. Duly elected. Otherwise membership stays the same.

8. Election of Chair and Deputy Chair

- a. Chair position nominated by Maiken Hutchings to continue as Chair. Seconded by Cllr Jacqi Hodgson. Duly elected.
- b. Deputy Chair post still vacant; no one at meeting able to take it on.

End of AGM

9. To note: Public consultation Fore Street – Special Steering Group meeting 23 Feb 2022

- a. GTC summarised details of the public consultation and directed people to the Traffic and Transport page on the TTC website. Proposed a special Steering Group meeting in February to discuss this in detail. Meeting to be held 23 February 2022.
 - i. Suggestion made that this meeting be in-person in order to better facilitate looking at preliminary designs.
 - ii. GTC to find a location.
- b. Some discussion about the proposed measures and wider traffic priorities in town.
 - i. Issues mentioned will be discussed in more detail at the Steering Group meeting.

10. AOB

- a. [redacted] asked a question regarding issue with dangerous traffic on Leechwell Lane/Kingsbridge Hill.
 - i. Discussion re issue with rat running and suggestions made on how to improve this.
 - ii. Sarah Collinson volunteered to work with [redacted] on this issue.
- b. GTC asked whether there may be shopkeepers on the high street that would be willing to host a dynamic air quality monitor. A member of the public has offered to donate a monitor to the Town Council. A few suggestions were made which the GTC will take further.
- c. GTC update on Baltic Wharf Co Cars. One electric vehicle and two electric bikes will be ready to use from Friday 28 January 2022. GTC will hand out leaflets to the residents of Baltic Wharf over the weekend.
- d. [redacted] asked whether E-co Cars are closing down. Cllr Hodgson is going to find out whether this is the case and what the plan would be for the cars if so.

11. Date of next meeting

- a. Steering Group meeting to discuss Fore St consultation: 23 Feb 2022
- b. Next regular Forum meeting Wednesday 27 April 2022

Meeting ended at 8pm.

Action Items

1. Cllr Cummings to send GTC details of previous traffic surveys.
2. Sarah Collinson (Inclusive Totnes) and [redacted] to liaise regarding Leechwell/Kingsbridge Hill.
3. GTC to contact two shop owners regarding dynamic air quality monitors.
4. GTC to locate current air quality monitors
5. GTC to find speaker for next Forum meeting in April
6. Cllr Hodgson to look into whether E-co cars are closing down