



## AGENDA FOR THE PLANNING COMMITTEE

### MONDAY 18<sup>TH</sup> JULY 2022 IN THE GUILDHALL

There are stairs to the Council Chamber but if any member of the public has mobility issues the Council can relocate to the lower Guildhall.

You are hereby **SUMMONED** to attend the **Planning Committee** on **Monday 18<sup>th</sup> July 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), T Bennett, S Collinson, J Cummings, J Hodgson and P Paine.

#### 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. CONFIRMATION OF MINUTES

To approve the minutes of 20<sup>th</sup> June 2022 and update on any matters arising. Document attached.

### 3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 2066/22/TCA – G1: Young/Semi Mature Ash & Sycamore - dismantle and fell smaller front line trees overhanging Moorashes Cottages to ground level. Prune back overhanging limbs to main stems. Excessive shading over neighbour. Totnes County Primary School, The Grove, Totnes, TQ9 5ED. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/222066>

### 4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 1523/22/FUL - Construction of 39No. two-storey dwellings with associated landscaping. Proposed development site Wes Dartington Lane, Dartington. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221523>

4b. 2095/22/FUL – Retention of existing air conditioning apparatus (amendment to 0573/17/FUL) within single acoustic enclosure and installation of an additional freestanding acoustic enclosure to contain refrigeration apparatus (resubmission of 4719/21/FUL). 44 Fore Street, Totnes, TQ9 5RP. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/222095>

4c. 3048/21/FUL – Provision of single dwelling house (resubmission of 1668/20/FUL. Montgo, Maudlin Road, Totnes, TQ9 5TG. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/213048>

4d. 1614/22/VAR – Application for variation of condition 2 (approved plans) of planning consent 2560/21/FUL. Brutus Centre, Fore Street, Totnes. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221614>

4e. 1311/22/FUL – The provision of security shutters to existing open rear porch to church. St Marys and St Georges Church, Station Road, Totnes, TQ9 5HW. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221311>

4f. 1585/22/HHO – Householder application for single storey rear extension. Winterleiten, Jubilee Road, Totnes, TQ9 5BP. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221585>

4g. 1353/22/HHO – Householder application for roof extension. 13 Springhill Road, Totnes, TQ9 5RD. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221353>

### 5. LICENSING APPLICATION

To consider the following licence application for The Albatross, 105 High Street, Totnes, TQ9 5SN (no document):

- The supply of alcohol for consumption on the premises Monday to Saturday 10:00 to 23:00 and Sunday 10:00-22:00.
- Recorded music indoors Monday to Saturday 10:00 to 23:00 and Sunday 10:00-22:00.

- Activities of a similar description to that falling within (e), (f) or (g) (live music, recorded music, performances of dance) Monday to Saturday 10:00 to 23:00 and Sunday 10:00-22:00.

#### 6. DATE OF NEXT MEETING

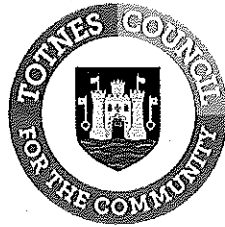
To note the date of the next meeting of the Planning Committee – Monday 19<sup>th</sup> September 2022 at 6.30pm in the Guildhall.

#### 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.





## MINUTES FOR THE PLANNING COMMITTEE

MONDAY 20<sup>TH</sup> JUNE 2022 IN THE GUILDHALL

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

Apologies: Councillors S Collinson.

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

A member of the public who is a Dartington Parish Councillor spoke about the Dartington Lane East application (item 5a) and asked for the Committee to support Dartington Parish Council's request for flood catchment modelling based on 2022 figures, and the cumulative effects on air quality and the bat population that this development will have along with the many others approved for Dartington as a whole.

### 2. WILDANET

**To receive an update from Wildanet about planned works to install high speed digital connectivity in Totnes.**

The Community Liaison Officer for Wildanet gave an overview of the company's plans to install a fibre optic network to Totnes to improve digital connectivity options in the town, which they hope will be achieved using existing infrastructure. Public engagement events are being planned in the Civic Hall inviting residents and businesses to find out more. This is permitted development and any streetworks permits required will be applied for through Devon County Council. The Committee thanked the representative for coming along to outline their plans in advance of any work starting.

*The Committee reconvened Standing Orders.*

### 3. CONFIRMATION OF MINUTES

**To approve the minutes of 23<sup>rd</sup> May 2022 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings.

#### 4. TREE WORKS APPLICATIONS

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

4a. 1198/22/TPO – T1: Ash – fell due to Ash Die Back. Kennicott House, Ashburton Road, Totnes, TQ9 5JX.

Support.

#### 5. PLANNING APPLICATIONS

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

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

Object, for the following reasons:

- The impact of the development on Joint Local Plan Spatial Priorities for Development in Totnes (SP6) points 3 (Ensuring that all development, singularly or cumulatively, will not negatively impact on the ability of the relevant authorities to improve air quality within the A385 AQMA) and 6 (Ensuring all new development does not have any negative impact on the greater horseshoe bat species and their flight paths within the protected South Hams SAC).
- Concerns about the flood risk. The Committee supports the Dartington Parish Council call for flood containment modelling for this site based on the 2022 data which is a requirement from September this year, rather than using data from 2013.
- The loss of trees around the proposed entrance to the development.

5b. 1078/22/FUL – Development of a bat house. Land at the former Dairy Crest Site, Totnes. Standing objection until further information is received as set out in the DCC Ecology comments as the Committee has concerns about the removal of trees and the impact on bat roosts and foraging habitats.

5c. 1344/22/LBC – Listed building consent for 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.

5d. 1500/22/HHO – Householder application for single storey rear garden extension. 14 Bank Lane, Totnes, TQ9 5EH.

Support.

5e. 1782/22/HHO – Householder application for single storey front and rear extension. 10 Swallowfields, Totnes, TQ9 5LA.

Support.

5f. 1449/22/HHO & 1450/22/LBC – Listed building consent and Householder application to include solar/pv panels to newly constructed rear lean to roof granted permission under planning application 2945/21/HHO. 7 Seymour Place, Totnes, TQ9 7NQ.

Support.

6. TRAFFIC REGULATION AMENDMENT ORDER

**To consider the following Devon County Council Traffic Regulation Amendment Order 'No Waiting At Any Time on specified lengths of Brutus Bridge Road and Weirfields' to prevent obstructive parking**

The Committee is supportive of both proposed Traffic Regulation Amendment Orders.

7. BUS FARES

**To consider the lack of affordable bus fares for young people and those on low incomes and make a recommendation to Full Council on whether to raise the issue with the County Council.**

As this item was requested by Cllr Collinson it was **AGREED** to defer discussion until the July meeting.

8. EXTENDING THE AREA OF OUTSTANDING NATURAL BEAUTY THROUGH TOTNES

**To consider the idea of extending the Area of Outstanding Natural Beauty (AONB) through Totnes to link the Dart to Dartmoor AONBs.**

Cllr Allen set out the background to this idea and that any aspiration to link the two areas would not be a quick, suggesting that the Town Council is not best placed to lead this work at the moment.

It was **AGREED** to invite Nigel Mortimer (the Estuaries Officer at the South Hams AONB Unit) to discuss this idea informally at a meeting with representatives from the neighbouring Parish Councils that would be included in linking these two areas (Dartington, Staverton, Buckfastleigh and Ashburton).

9. PARKING ON PAVEMENTS

**To consider the problem of vehicles parking on pavements which causes a risk to pedestrians.**

As this item was requested by Cllr Collinson it was **AGREED** to defer discussion until the July meeting.

10. TRAFFIC AND TRANSPORT FORUM

**To note the minutes and consider any recommendations from the Traffic and Transport Steering Group held on 25th May 2022.**

Noted.

11. DATE OF NEXT MEETING

**To note the date of the next meeting of the Planning Committee – Monday 18<sup>th</sup> July 2022 at 6.30pm in the Guildhall.**

Noted.

Sara Halliday  
Governance and Projects Manager

