

AGENDA FOR THE PLANNING COMMITTEE

MONDAY 21ST NOVEMBER 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 21st November 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. LIVEWEST UPDATE ON PARKERS WAY

To update on the proposals and public consultation on the housing association properties and land in Parkers Way from Livewest. Verbal update [no more than 20/30 minutes].

3. CONFIRMATION OF MINUTES

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

4. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

4a. 3564/22/TCA – T1: Apple Tree – dismantle, leave stump at approximately 1m above ground level, tree has poor structural integrity on the main stem & decay is significant. Chy Vean, Priory Avenue, Totnes, TQ9 5HR. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223564>

4b. 3662/22/TCA - T1: Laurel - Reduce in height by approximately 3-4m. Formative prune canopy by 1-2 metres in a South western direction. No cuts should exceed a diameter of 25mm in branch diameter. Crown lift branches that have grown in a south eastern direction over road to achieve a height of 3m clearance from ground level. Tip weight reduction and tertiary branches to be removed/reduced. Prune young growth that grows on a secondary branch, away from the Lounge window, tree has reached its full growing capacity for its space a formative prune with some height removed from the canopy will achieve a better shape for the tree and give it a higher aesthetic look. 2a South Street, Totnes, TQ9 5DZ. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223662>

4c. 3638/20/TPO – T1: Ash – Section down to ground due to Ash die back. 7 The Copse, Totnes, TQ9 5FL. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203638>

5. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

5a. 3048/21/FUL - READVERTISEMENT (amended plans) 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>

5b. 3770/22/HHO - Householder application for proposed single storey rear extension, enlargement of existing bay window, alterations & recovering of roof including installation of PV panels and installation of rear roof window, alterations to & replacement of windows, side porch canopy, & associated external works. Conemur, Maudlin Road, Totnes, TQ9 5TG. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223770>

5c. 3008/22/FUL – READVERTISEMENT (Amended description for clarity) Relocation of condensing unit, addition of 2 condensing units & erection of fence compound. Catherine House Surgery, New Walk, Totnes, TQ9 5HA. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223008>

5d. 3297/22/LBC - Listed building consent for removal of recent ineffective insulation and plasterboard from top front bedroom roof slopes; internal insulation and solar radiant barrier to top front bedroom roof slopes including vent in/outlets at eave and ridge. Two Velux rooflights, extract vent, VP and relocated flue; adjustment/reinstatement of existing slating. Demolish recent Landing cupboards; new partitions to create Passage and Shower room including plumbing etc, with arch and secret door. Timber secondary glazing to attic window. Existing combi relocated; gas insert- fires to two fireplaces; wood burning stove to one fireplace. Castle House, Plymouth Road, Totnes, TQ9 5PQ. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223297>

5e. 3332/22/HHO - Householder application for conversion of internal garage space into Snug/Study for home Working & associated works. 3 Sparkhays Drive, Totnes, TQ9 5LD. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223332>

5f. 2893/22/HHO - Householder application for extension to front porch and first floor side extension. 9 Walnut Close, Totnes, TQ9 5GF. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/222893>

5g. 3580/22/HHO - Householder application for replacement porch, new pergola, widened drive & parking, improved access & associated external works. Lyndene, Station Road, Totnes, TQ9 5HW. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223580>

5h. 3196/22/LBC - Listed Building Consent to replace existing UPVC and modern timber windows with new quality traditional casement windows & various draught proof/energy efficient installations throughout the property. 12 Victoria Street, Totnes, TQ9 5EF. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223196>

5i. 3842/22/ARC – Application for the approval of details reserved by condition 5 (Paint Finishes) of planning consent 1354/22/LBC. 43 High Street, Totnes, TQ9 5NP. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223842>

and to note:

5j. 3270/22/POD - Application to determine if prior approval is required for a proposed change of use of the ground floor of the building from Commercial, Business and Service (Class E) to dwellinghouse (Class C3) comprising installation of bedroom & upgraded bathroom & 3No. light/sun tunnels to illuminate the ground floor (Resubmission of 0899/22/POD). 1B Castle Street, Totnes, TQ9 5NU.

6. TRAFFIC AND TRANSPORT FORUM

To consider any recommendations from the Traffic and Transport Forum held on 26th October 2022. Document to follow.

7. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 12th December 2022 at 6.30pm in the Guildhall.

S Halliday

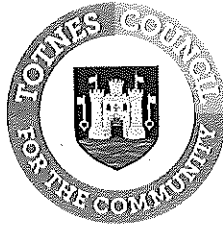
Governance and Project Manager

16th November 2022

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 OCTOBER 2022 IN THE GUILDHALL

Present: Councillors G Allen (Chair), S Collinson, J Cummings, J Hodgson and P Paine.
 Apologies: Cllr Bennett.
 In Attendance: 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 Committee will adjourn Standing Orders for the following items:

PUBLIC QUESTION TIME

There were no members of the public present.

The Committee reconvened Standing Orders.

2. CONFIRMATION OF MINUTES

To approve the minutes of 18th July 2022 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 1031/21/TPO – G1: Hazel, Sycamore, Plum - Crown height reduction by a third and lateral reduction back to kerb line, T1: Sycamore - Coppice to ground level. Trees blocking light, overhanging parking area and causing issues with telephone cables. Land opposite 1-4 Westward Close, Totnes, TQ9 5HB.
 Support.

3b. 3400/22/TCA – T1: Holly – damaged by previous actions carried out by unknown persons, leaving it of low amenity value – dismantle and fell to ground level. Angel Yard Cottage, South Street, Totnes, TQ9 5DZ.
 Object to dismantling the tree given its importance to wildlife but would support a light trimming back.

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 3136/22/OPA - Hybrid planning application for mixed use development comprising: Outline Permission comprising circa 25 Residential Units, circa 20 Holiday Lodges, a Spa/Concierge building (circa 500sqm), circa 1100sqm Commercial space, demolition of existing structures (apart from

Brunel building & chimney) provision of open space & surface water attenuation, parking & associated infrastructure. Full Permission for Change of Use of Brunel building. Former Dairy Crest Site, Totnes.

It was **AGREED** to request a site visit. It was **AGREED** to defer any comments on the application until modifications to the Totnes Neighbourhood Plan Policy C12 – Former Dairy Crest Site have been considered by Full Council in November, where this application will then be discussed.

4b. 1525/22/HHO - Householder application for removal of existing UpVC conservatory & erection of single storey extension, insertion of two roof lights and replacement of exiting windows. 5 Bank Lane, Totnes, TQ9 5EH.

Support. However, the Committee would prefer to see all window frames in the same material (preferably timber or metal).

4c. 1685/22/HHO - Householder application for proposed alterations to roof, single storey rear extension & 2No. balconies. Monksway, Ramparts Walk, Totnes, TQ9 5QH.

Cllr Allen declared a personal interest.

Support.

4d. 3166/22/LBC - Listed Building Consent for alterations to ground floor shop unit including internal redecoration, new signage & reconfiguration of internal stairs. 29 High Street, Totnes, TQ9 5NP.

Support.

4e. 3008/22/FUL – Relocation of condensing unit. Catherine House Surgery, New Walk, Totnes, TQ9 5HA.

Object as the proposal is unneighbourly. The Committee has concerns about the noise pollution that the increase in number of condensing units will create in a residential area, particularly given the objections to the application registered by those in neighbouring properties based on the disturbance caused from the current condensing unit.

4f. 3065/22/HHO – Householder application for proposed alterations & extension to dwelling, garage extension, extension to raised terrace. 6 Farwell Road, Totnes, TQ9 5LJ.

Support.

4g. 3014/22/HHO - Householder application to replace doors, extend existing first floor balcony replace second floor window to patio doors & add Juliet balcony. Riverview, South Street, Totnes, TQ9 5DZ.

Support.

4h. 2788/22/FUL – Application for car port. 3 Polperro, Priory Gardens, Totnes, TQ9 5HT.

Support.

4i. 2798/22/FUL – Replacement of sash windows. Flats 1, 2, 3, 4 & 5 The Plains, Totnes, TQ9 5DR.

Support.

4j. 3097/22/FUL – Retrospective planning for a small storage shed for storage of grocery cages. 1-2 Bridgetown Post Office, Christina Parade, Totnes, TQ9 5UU.

Support.

5. BALTIC WHARF

To consider a report on the Baltic Wharf area and a draft recommendation to Full Council.

Following discussion it was **AGREED** to amend the recommendation to reference the pollution load from additional housing and to remove reference to 'alternative' plans (as marked up below).

It was **AGREED** to ask South West Water for a review of sewage provisions for the town at the meeting which Cllr Cummings is arranging.

To **RECOMMEND** to Full Council that Totnes Town Council fully supports the aims and objectives set out in District Councillor McKay's report for the following reasons:

1. The town of Totnes has a long maritime history and the Baltic Wharf Boat Yard is part of that heritage. In the past this association with the sea has brought prosperity to the town and we believe it could do again, through the creation of highly skilled and well paid jobs at Baltic Wharf.
2. The changing nature and the growing potential within the marine sector presents a real opportunity to develop Baltic Wharf as a thriving marine centre and one which would also make a significant contribution towards the development of the local green economy.
3. Baltic Wharf's location along with the unique facilities it offers makes it ideal to be developed as a marine centre and it would enhance the town.
4. Most of the businesses and local organisations associated with marine industries support these alternative proposals and would benefit from a vibrant marine centre at Baltic Wharf, and many feel their business could be damaged if the housing proposals went ahead and the yard was reduced to one third its current size.
5. By preserving Baltic Wharf and building on what is there already, the huge carbon cost of the proposed housing development will be avoided, the burden on local services and the pollution load of another 100+ households will be avoided, the only road access to the river for large loads will be maintained, the existing businesses at Baltic Wharf will be protected and allowed to grow.

6. MOTORHOMES AT LONGMARSH

To consider the trial of motorhome overnight parking at Longmarsh and South Hams District Council's request for feedback on this policy.

To **RECOMMEND** to Full Council that it supports the continuation of overnight parking at Longmarsh car park on the basis that SHDC makes longer term provision for toilets, showers and chemical toilet emptying at the site. This is to mitigate motorhome users emptying toilets into the hedges and river, and public defecation in the area which has been reported to the Council over the past couple of years.

7. TORBAY LOCAL PLAN – HOUSING SITE OPTIONS CONSULTATION

To consider the Torbay Local Plan Housing Site Options consultation and make a recommendation to Full Council [consultation closes on 21st November].

It was **AGREED** to circulate a draft response to the consultation outside of Committee for comments and an agreed additional text to go to Full Council in November.

To **RECOMMEND** to Full Council that it responds to the Torbay Local Plan Housing Site Options Consultation with the following comments:

- Consideration needs to be given to the planning impact and effects of more properties on neighbouring authorities. For example, the impact of developments and subsequent increase in vehicular journeys on the Air Quality Management Area along the A385 in Totnes, Berry Pomeroy and Dartington.
- A robust transport plan is needed for the Torbay area and the proposed housing site options.
- Flood risk assessment – how will the proposed site options impact on the adjacent area or infrastructure?
- Water Treatment – there is already an issue with sewage problems along the bay's coastline. What water treatment provisions are planned alongside this increase in development to improve the water quality of the beaches?

8. TRAFFIC AND TRANSPORT FORUM

To consider any recommendations from the Traffic and Transport Forum held on 28th September 2022.

To **RECOMMEND** to Full Council that it sends a letter of concern to relevant stakeholders (including relevant Devon County Council officers) regarding the issues around recently amended and reduced bus services in and around Totnes.

To **RECOMMEND** to Full Council that it considers the issue of pedestrian safety around the Lamb and Heaths Nursery car parks, specifically how it might be able to financially support the implementation of pedestrian safety measures, such as a zebra crossing, and drafts a pedestrian safety strategy for the town.

9. FIBRE BROADBAND INSTALLATION

To consider the two fibre installation projects in the town and the suggestion of whether to request to cease roll out in Totnes.

To **RECOMMEND** to Full Council that it registers its preference for ducting/below ground fibre installations rather than above ground solutions with the South Hams District Council designated officer for fibre rollout projects.

10. MINI BUDGET IMPACT ON PLANNING

To consider the impacts on planning from the mini budget announced 23rd September and a draft recommendation to Full Council that it writes to the local MP, District and County Councillors to raise concerns.

Cllr Cummings explained the background to the proposal and that despite the reversal of the mini-budget many of the issues identified are still very much apparent.

To **RECOMMEND** to Full Council that it writes to Anthony Mangnall MP, and to Conservative councillors at South Hams District Council and Devon County Council, calling on them to uphold the promises made at the time of the EU Referendum and in the 2019 election manifesto, and to distance themselves from the recent announcements/policies identified below:

- Retained EU Law Revocation and Reform Bill
- Environmental Land Management Scheme
- Investment Zones – relaxation of planning laws and the impact on wildlife and the environment

- The reversal of the ending of the moratorium on shale gas extraction ('fracking') [Note: the Government has reinstated this moratorium.]

11. RURAL MOBILITY STRATEGY

To note the publication of a joint rural mobility strategy for the South West by Peninsula Transport.

Noted.

12. EVENTS ON SOUTH HAMS DISTRICT COUNCIL LAND

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

- a. Dart Totnes Rowing Association Autumn Head Rowing Race, Saturday 19th November 0600-1900hrs, Longmarsh Car Park.

Noted.

13. DATE OF NEXT MEETING

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

Noted. It was also noted that the December meeting will be brought forward to 14th December.

Sara Halliday
Governance and Projects Manager

