

AGENDA FOR THE PLANNING COMMITTEE

MONDAY 23RD JANUARY 2023 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 23rd January 2023** 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, R, Hendriksen, 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 12th December 2022 and update on any matters arising.
Document attached.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 4424/22/TPO – Crown reduction of G1: Alder, T3, T4, T5, T6 & T8: Robinia, and T7 - Rowan and crown raise of T1 & T2: Ash China Blue, Station Road, Totnes, TQ9 5JR. See <https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/224424>

3b. 0038/23/TCA – T1: Magnolia - Crown height reduction by 1.5 metres to previous points leaving, Lateral reduction on the northern side of the canopy back by 2 metres to appropriate pruning points, Lateral reduction on the Southern side of the canopy back by 1 metre to appropriate pruning points, Lateral reduction on eastern & western sides by 1-1.5 metres the reductions will contain the tree and make it more aesthetically pleasing. Northgate Lodge, Castle Street, Totnes, TQ9 5NX. See <https://apps.southhams.gov.uk/PlanningSearchMVC/Home/LARefSearch>

and to note:

3c. 0094/23/TCA – T1: Katsura Tree – pollard tree to 5m at its highest point to stop further damage to phone lines. Totnes Museum, 70 Fore Street, Totnes, TQ9 5RU. See <https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/230094>

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 1522/22/FUL - READVERTISEMENT (revised plans) Construction of 6No. two-storey residential dwellings with associated landscaping. Proposed Development Site East, Dartington Lane, Dartington TQ9 5LB. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221522>

4b. 1523/22/FUL - READVERTISEMENT (revised plans) Construction of 39No. two-storey dwellings with associated landscaping. Proposed Development Site West, Dartington Lane, Dartington. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221523>

4c. 3829/22/FUL – Demolition of existing house & rebuilding to create a new 4 bed house (retrospective). Robinswood, Jubilee Road, Totnes, TQ9 5BW. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223829>

4d. 2790/22/FUL - Re-development works include internal refurbishment of site facilities block and installation of solar panels, replacement service points, installation of new barrier system, conversion of existing grass pitches into 47no. all-weather serviced pitches, a new tractor store & prefabricated reception building. Quay Caravan Club Site, Steamer Quay Road, Totnes, TQ9 5AL. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/222790>

4e. 4022/22/FUL & 4025/22/LBC – Listed Building consent for change of use application from staff room/storage space to one bed residential unit. 37 Fore Street, Totnes, TQ9 5HN. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/224022> and <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/224025>

and to note:

4f. 3997/22/FUL - Change of use from residential (Class C3) to office space (Class E). 5A Ramparts Walk, Totnes, TQ9 5QH. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223997>

5. SCAFFOLDING ON BOGAN HOUSE

To consider a Council view on scaffolding on Bogan House from April 2023 through until September/Autumn 2023 to undertake the repairs and renovation required. Document attached.

6. EVENTS ON SOUTH HAMS DISTRICT COUNCIL LAND

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

- a. Tetrathlon Youth Sporting Event, Saturday 1st July 0800-1400hrs, Borough Park.

7. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 20th February 2023 at 6.30pm in the Guildhall.

S Halliday

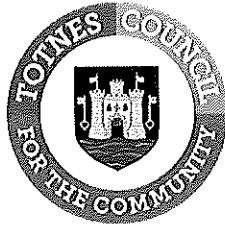
Governance and Project Manager

18th January 2023

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 12TH DECEMBER 2022 IN THE GUILDHALL

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

Apologies: Cllrs Bennett and Collinson.

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 apologies were received and accepted.

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. ACORN UPDATE ON BALTIC WHARF PHASE 2

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

The Officer updated that Acorn had been in contact earlier in the day to postpone their presentation due to the cold weather and some of the team being based in Bristol. The item will be rescheduled for the January meeting.

3. CONFIRMATION OF MINUTES

To approve the minutes of 21st November 2022 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 3679/22/FUL - Change of use from shop to residential of part of the ground floor & entire first & second floors comprising two dwellings & second floor roof conversion/extension. 92 High Street, Totnes, TQ9 5SW.

Objection for the following reasons:

- Loss of commercial space and the removal of storage space compromises the future use of this retail area.

- Evidence of housing need – the emerging Totnes Neighbourhood Plan identifies the need for small housing units for local people, not holiday accommodation. Where is the evidence of a need for holiday rental properties in the town?
- Lack of parking provision – this will put pressure on existing busy car parking facilities in the town.

The Committee requests that if the Planning Officer is minded to recommend approval of this application that it is called to DM Committee as a precedent could be set in creating holiday retail units.

4b. 3597/22/FUL - Regularisation of application 0332/19/FUL for the construction of a new two storey Passive House on a brownfield site currently occupied by three garages (retrospective). Garages 7, 9 & 11 Christina Park, Totnes.

Objection for the following reasons:

- The changes applied for retrospectively are unneighbourly and not in keeping with the street scene.
- The South and West elevations (additional windows and balcony) are overbearing on neighbouring properties and overlook these dwellings, something that the approved plans sought to prevent.
- Poor choice of material use – large windows to the west and north elevations and a glass balustrade may impact the wildlife corridor that this dwelling runs alongside, particularly for bats.
- External lighting – concerns about the impact on wildlife and particularly foraging bats.
- Flat Roof and choice of materials are not in keeping with the street scene.

The Committee's objections to application 0332/19/FUL made in May 2019 remain valid, namely:

- Limitations on external lighting on the rear of the property to reduce light spill onto the wildlife corridor;
- additional planting in the garden to screen the wildlife corridor.

The Committee requests that if the Planning Officer is minded to recommend approval of this application that it is called to DM Committee given the scale of retrospective planning applied for.

4c. 3539/22/HHO – Householder application for proposed single storey extension. 9 North Street, Totnes, TQ9 5NZ.

Support.

4d. 4156/22/LBC - Listed building consent for proposed upgrading of existing roof, new decked surface and replacement of balustrade. 53a Fore Street, Totnes, TQ9 5NJ.

Support in principle, but the Committee would prefer to see like for like (timber) balustrade in the conservation area.

4e. 3142/22/LBC – Listed building consent to remove existing slates & battens on south facade, remove windows, inspect, restore & repaint windows, re-hang slates on new battens & reinstate windows, all Lead details to Lead Sheet Association details. 44 Birdwood House, High Street, Totnes, TQ9 5SQ.

The Committee declared an interest in holding the lease for the neighbouring property.

Support.

and to note:

4f. 3932/22/LBC - Listed Building consent to create a backstage toilet facility. 44 Birdwood House, High Street, Totnes, TQ9 5NSQ.

Noted.

5. NEIGHBOURHOOD PLAN

To consider an update on the Neighbourhood Plan regarding policy C12 – Former Dairy Crest Site and make a recommendation to Full Council on:

a. Whether the Council withdraws the policy from the Neighbourhood Plan or asks the Examiner to delete it as part of her report;

To **RECOMMEND** to Full Council that the deletion of policy C12 from the Neighbourhood Plan is left to the Examiner.

b. Whether the Council would support working with SHDC to draw up a programme of engagement with Fastglobe about the Dairy Crest Site with a view to amending the Neighbourhood Plan post-referendum and to consider forming a non-decision making Task and Finish Group of Councillors to take forward this engagement (reporting to the Planning Committee); and

To **RECOMMEND** to Full Council that it works with South Hams District Council to draw up a programme and timeline for engagement on the former Dairy Crest Site.

It was **AGREED** to hold on the formation of a Task and Finish Group until the timeline and programme for engagement was set out and understood.

c. To consider adding wording to the body of text of the Neighbourhood Plan from policy C12.

To **RECOMMEND** to Full Council to include the wording of Policy C12 in the body of text in the Neighbourhood Plan, and that this revised plan is then sent to the Examiner.

6. S106 FROM FORMER DAIRY CREST SITE ALLOCATION

To consider how any schemes or measures that would benefit from S106 contributions could be utilised on or in the vicinity of the former Dairy Crest Site.

The following response to Devon Highways was **AGREED**:

Thank you for the opportunity to comment on possible S106. The Committee also shares concerns about the lack of parking spaces and turning areas for large vehicles. Please note that these comments relate not just to the current application but for any development on the former Dairy Crest Site. The Committee would wish to see any S106 invested in the following:

- Active travel measures to help address the AQMA action plan points.
- A public path through the site linking to the river.
- Improvements to the nearby riverside path which is regularly eroded.
- Improvements to public transport links and e-bikes on site.

7. PAVEMENT LICENCE APPLICATION

To make recommendations on a pavement licence application for Zappa's, 11 High Street, Totnes, TQ9 5NN for 2 x tables and 6 x chairs.

The Committee supports this application.

8. TRAFFIC AND TRANSPORT FORUM

To consider any recommendations from the Traffic and Transport Forum held on 30th November 2022.

Noted.

9. EVENTS ON SOUTH HAMS DISTRICT COUNCIL LAND

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

- a. Head of the Dart SUP [Stand Up Paddleboard] Challenge, Saturday 29th April 0630-1800hrs, Longmarsh Green Space and Car Park.**

Noted.

10. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 23rd January 2023 at 6.30pm in the Guildhall.

Noted.

Sara Halliday
Governance and Projects Manager

ITEM 5 – SCAFFOLDING ON BOGAN HOUSE

The Committee is asked to consider whether it would waive its usual position of not supporting scaffolding on Fore and High Street during the summer months to enable the repairs and work on Bogan House to be completed. Background to the request is below. Note: the permission is ultimately granted by Devon Highways, not the Town Council, but if the Council was minded to support the request the Town Council could email Devon Highways to that effect.

Extracts from emails between the Secretary of the Mitchell Trust, the Town Clerk and Wales and West Utilities.

Tue, Jan 3, 2023:

We will ask Councillors at Planning for a formal reply.

Thanks,

Catherine

On Fri, Dec 16, 2022:

Dear Catherine,

As you probably know the Mitchell Trust has been planning the renovation of the front of Bogan House for some time now and consent was granted end of June this year (Ref: 1354/22/LBC). With the Costume Museum Exhibition ending in October and the difficult preparations to the costume collection before the work can commence we planned to start work in January 2023 however this is not possible because of the work Wales and West have programmed for that time (see below).

The Trustees would now like to start the work in April 2023 with an expected finish in September 2023 this would mean that scaffold (sketch attached) remained on the High Street July & August 2023; something the Town Council seeks to avoid. I am writing to ask if we could avert further delay and go ahead with the work in April 2023? As you know the building is an eye sore and also the structural engineering inspection earlier this year showed severe degradation of the timber frame and the Trustees are concerned that the tilt into the High St of the east most column beneath the Butterwalk is getting worse. Please let me know if the Council will support an April 2023 start to the work.

Kind regards...


Secretary to The Mitchell Trust
Registered Charity No. 278841

----- Forwarded Message -----

Subject: RE: Scaffold at 43-45 High St Totnes Jan - July 2023

Date: Wed, 7 Dec 2022 11:22:28 +0000

From: [REDACTED]@wwutilities.co.uk>

To: [REDACTED] <secretary@[REDACTED]>,

The issue we have is we have had to set up a specific diversion route for market traders and deliveries.

The high street will also be pedestrianised and due to this we have to keep the high street clear of any other obstruction on the road, this including your scaffolding.

We have the road space from January- march. Due to the health and safety of all involved your works will need to be April 2023.

Thanks

[REDACTED]

Programme Controller
Plymouth and Cornwall