

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 21ST NOVEMBER 2022 IN THE GUILDHALL**

Present: Councillors G Allen (Chair), S Collinson (from 18.45), J Cummings, J Hodgson (from 18.40) and P Paine.

Apologies: Cllr Bennett.

In Attendance: Cllr Hendriksen, representatives from Livewest and South Hams District Council officers for item 2, 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.

### **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.**

Livewest presented the latest designs and plans for the replacement social housing in Parkers Way which has prioritised generous internal space, light, energy efficiency, bike storage and community spaces in the design. It is hoped that the planning application will be submitted in early 2023. The current proposals include:

* Creation of between 36-40 dwellings (the same number as current) with a mix of 1-2 bed apartments and 2-3 bed houses.
* Each dwelling to have a private outside terrace/garden and triple aspect from inside the building.
* Communal forest garden and edible planting.
* Approximately one parking space allocated to each unit.
* Bins and bike stores.
* Solar panels on the roof, ground source heat pumps, underfloor heating.

The Committee thanked Livewest for their presentation.

*The Committee reconvened Standing Orders.*

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

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

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

Item 5 – Baltic Wharf. Resolved by Full Council.

Item 6 – Overnight Parking at Longmarsh. Resolved by Full Council. South Hams District Council were emailed on 9th November 2022 with the Town Council’s feedback.

Item 7 – Torbay Local Plan Housing Site Options Consultation. Resolved by Full Council. Torbay Council were emailed on 9th November 2022 with the Town Council’s comments.

Item 8 – Traffic and Transport Forum. Resolved by Full Council. The Sustainability Officer will take these points forward.

Item 9 – Broadband Fibre Installation. South Hams District Council officer was emailed on 10th November 2022 with the Town Council comment.

Item 10 – Impact on Planning from the Mini Budget. Resolved by Full Council. Cllr Cummings to provide a draft letter for the Clerk to send.

### **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

### Support.

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.

Support.

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

Support.

### **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.

Support. The Committee notes the objections that have been raised expressing concern about parking and would request that a double yellow line is painted across the vehicle access area to the property to avoid vehicle parking and protrusions into the road.

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.

Support.

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.

Support. The Committee would request that as part of the relocation acoustic covers are included on the exterior of the condensing units.

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.

Support.

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.

Support.

5f. 2893/22/HHO - Householder application for extension to front porch and first floor side extension. 9 Walnut Close, Totnes, TQ9 5GF.

Support.

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.

Cllrs Allen and Hodgson declared a personal interest.

Support.

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.

Support.

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.

Support.

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.

### Noted.

### **6. TRAFFIC AND TRANSPORT FORUM**

### **To consider any recommendations from the Traffic and Transport Forum held on 26th October 2022.**

Noted. Cllr Hodgson gave an update from the Devon County Council Highways Officer about the road closure for the proposed gas pipe replacement by Wales and West Utilities. It was **AGREED** to request a site meeting with the Highways Officer, South Hams District Council Car Parking and the Chamber of Commerce to discuss the practicality of access routes, delivery vehicle turning and other aspects of the closure.

### **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.**

Noted.

Sara Halliday

Governance and Projects Manager