

# **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 is 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