

**MINUTES FOR THE MEETING OF TOTNES TOWN COUNCIL**

**MONDAY 7TH NOVEMBER 2022 IN THE GUILDHALL**

## Present: Councillors E Price (Chair), M Adams, G Allen, T Bennett, S Collinson, J Cummings, J Hannam, J Hodgson, P Paine and B Piper.

Apologies: Cllrs Hendriksen, Oliver, Skinner, Stopp, Trow and Webberley.

## In Attendance: District Cllrs Birch and Sweett, members of the press and public, C Marlton (Town Clerk), P Bethel (Town Sergeant).

### **WELCOME TO ALL ATTENDING AND OBSERVING**

### **APOLOGIES FOR ABSENCE AND DECLARATION OF INTERESTS**

**To receive apologies and to confirm that any absence has the approval of the Council. The Mayor will request confirmation that all Members have completed or made any necessary amendments to their Declaration of Interests.**

The apologies were received and accepted by majority. Cllr Bennett updated that he has become a trustee of the Daisy Play Centre and Rainbow Nursery.

***The Committee will adjourn for the following items:***

**Reports from County and District Councillors.**

1. **County Cllr Hodgson**
2. **District Cllr Birch**
3. **District Cllr Rose**
4. **District Cllr Sweett**

*It was* ***RESOLVED*** *to suspend standing orders.*

a. County Cllr (C Cllr) Hodgson had circulated a report and updated on: the financial problems being faced by Devon County Council (DCC); COP 27 and local climate change initiatives; and public transport. Cllrs asked about: what services would be affected by DCC funding cuts; road speed on Plymouth Road and insufficient pavements from Follaton Oak alongside Plymouth Road.

b. District Cllr (D Cllr) Birch had circulated a report and updated that there had been a reduction in recycling in the South Hams from 60 to 45 percent. Cllrs asked about what is happening with the market square work and investment zones. DCllr Birch explained that £200K was in the South Hams District Council (SHDC) budget for the market square works but this figure needs to be increased to more like £0.5M. The Clerk explained that there will be an interim uplift in the square to repair/replace benches and clean the surface, with further engineering scoping work required to determine the levels and drainage of the area for future resurfacing works.

c. District Cllr Rose was not present and no report had been received.

d. District Cllr Sweett updated on: the expression of interest process at SHDC for the investment zone; market square works; planned investment by Fusion in the Pavilion Leisure Centre – the original plan is no longer viable and Fusion are now working on a new investment plan. Cllrs asked whether the Pavilion issue is a legacy of use post-Covid or affected by cost of living; update on the skate park and the rugby club lease.

*The Council reconvened.*

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

**To approve and sign the minutes of the following Meeting:**

***(Please note confidential minutes can be agreed but any discussion must be held in Part 2)***

1. **Full Council 3rd October 2022.**

It was **RESOLVED** to approve and sign the minutes.

**To note the following minutes:**

1. **Council Matters 10th October 2022.**

Noted.

1. **Planning Committee 24th October 2022.**

Noted.

### **4. CONSIDERATION OF ANY MATTERS ARISING**

**To consider any matters arising from the Minutes and to approve any recommendations from Committees:**

***(Please note confidential minutes can be agreed but any discussion must be held in Part 2)***

1. **Full Council 3rd October 2022.**

No matters arising.

1. **Council Matters 10th October 2022.**

The recommendations under items 11 and 14 will be considered in Part 2.

1. **Planning Committee 24th October 2022.**

Item 5 - Baltic Wharf. It was **RESOLVED** by majority that the Totnes Town Council fully supports in principle the aims and objectives set out in District Councillor McKay’s report.

Item 6 – Overnight Parking at Longmarsh. It was **RESOLVED** unanimously that the Town Council supports the continuation of overnight parking at Longmarsh car park on the basis that SHDC makes longer term provision for potable water, 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.

Item 7 - Torbay Local Plan Housing Site Options Consultation. It was **RESOLVED** that the Town Council responds to the Torbay Local Plan Housing Site Options Consultation with the following comments:

AQMA - 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 green transport plan is needed for the Torbay area and the proposed housing site options.

A congestion charge zone should be incorporated into the development with revenues coming to Totnes to mitigate the impacts.

Flood Risk Assessment – how will the proposed site options impact on the adjacent area or infrastructure?

Water Treatment – a water treatment infrastructure plan needs to be devised, assessed and implemented and anaerobic digestion incorporated. There is already an issue with sewage problems along the bay’s coastline. More discussion needs to be had on what water treatment provisions are planned alongside this increase in development to improve the water quality of the beaches.

### **5. NEIGHBOURHOOD PLAN**

**To consider the proposed modifications to Policy C12 – Former Dairy Crest Site.**

It was **RESOLVED** by majority to approve the modified policy as follows:

Policy C12: Former Dairy Crest Site

Mixed-use redevelopment of the former Dairy Crest site for a range of business, commercial and community uses will be supported.

Flood risk mitigation measures (including improvements to the leat) must be included to both protect development on the site from flooding and reduce the risk of flooding elsewhere in Totnes. Works necessary for flood risk mitigation must maximise the developable area of the site.

Any such development must satisfy the following requirements:

Masterplan

Redevelopment of the site will be in accordance with a site-wide masterplan for mixed use of the site, addressing the following:

a. Enhancement of biodiversity and habitats for the site as a whole and ecological connectivity with surrounding habitats including the ecological corridor of the River Dart and the South Hams Special Area of Conservation.

b. High standards of design to:

i. Create a strong sense of place within the site and around the Brunel Building and the railway station

ii. Enhance the contribution the site makes to the character and quality of development of the town as a whole and integrate with the existing area

iii. Enhance the setting of the Brunel Building, Totnes Signal Box, and local non-designated heritage assets

c. Provision of 62 homes, including live-work units, to meet local needs, including affordable housing in accordance with the other policies of this plan

d. Provision of small units for commercial use to the maximum extent possible whilst meeting the other requirements of this policy, to:

i. Meet the needs of the local economy

ii. Make best use of strategic functions of the site

iii. Be in keeping with the design approach required above

e. Restoration and reuse of the Brunel Building for community and public use.

Other Priorities

Where possible, existing rights of way adjacent to the site will be enhanced, including National Cycle Route 2, and new routes created within the site for pedestrians and cyclists, and access to open and green space increased.

**6. PLANNING APPLICATION 3136/22/OPA**

**To make recommendations on planning application 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.**

Cllr Hodgson declared an interest as a member of the SHDC Development Management Committee and will abstain on any vote.

It was **RESOLVED** by majority to object to the outline planning application and that an extraordinary Planning Committee would be called to formulate the wording of the objection.

### **4. CONSIDERATION OF ANY MATTERS ARISING (continued)**

4c. Planning Committee

Item 8 - Traffic and Transport Forum. It was **RESOLVED** unanimously that the Town Council sends a letter of concern along with the petition to relevant stakeholders (including relevant Devon County Council officers) regarding the issues around recently amended and reduced bus services in and around Totnes.

It was **RESOLVED** unanimously that the Town Council:

a. Considers the issue of pedestrian safety around the Lamb and Heaths Nursery car parks, specifically how we 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: and

b. Writes to the relevant officers at DCC to express the Council’s concern about the lack of attention to giving resources to Totnes.

Cllr Adams left the meeting at 20.45hrs.

Item 9 – Broadband Fibre Installation. It was **RESOLVED** unanimously that the Town Council 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.

Item 10 - Impact on Planning from the Mini Budget. It was **RESOLVED** unanimously that the Town Council 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’)

Cllr Cummings is to draft this letter and pass it through officers for sending.

The Council voted to extend the meeting by 30 minutes.

**7. MEETING CALENDAR FOR 2023**

**To note the calendar of Council meeting dates for 2023 and the suspension of holding any non-statutory meetings (e.g. working groups) during the pre-election period.**

Noted.

**8. LIST OF MEETING DATES**

**To note a list of upcoming meeting dates.**

Noted.

### **9. NEXT MEETING**

**To note the next meeting date of Monday 5th December 2022, 6.30pm public session, 7.00pm formal meeting in the Guildhall.**

Noted.

*The Council will be asked to RESOLVE to exclude the press and public “by reason of the confidential nature of the business” to be discussed and in accordance with the Public Bodies (Admission to Meetings) Act 1960.*

### **10. CONFIDENTIAL ITEMS FROM COMMITTEE (Standing Item)**

**To consider any recommendations or matters arising that are considered confidential in nature.**

Council Matters Item 11 - Civic Hall Annex. It was unanimously **RESOLVED** by Full Council to:

a.      To withdraw the full and listed building applications for the Civic Hall Annex and Ramp upgrades, with a view to resubmitting both to prioritise remedial work to the shell of the building (namely the roof, ceiling space, windows and stone work) and refurbishment of the old kitchen area (including adding a toilet).

b.      To apply for a change of use to extend the current office space of the Town Council.

Council Matters Item 11 – Town Clocks. It was unanimously **RESOLVED** by Full Council that given the legal issue identified with funding church property the Council would continue to service and maintain the Town Clock in Eastgate but not the Church clocks in town.

### **11. ELMHIRST PROJECT**

**To consider an update on the Elmhirst Site project and a review of the financial position (commercial).**

The Officer updated that there had been no communication from the TDA or KEVICC.

Cllr Emily Price

Mayor