



## AGENDA FOR THE PLANNING COMMITTEE

### MONDAY 20<sup>TH</sup> MARCH 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 20<sup>th</sup> March 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, P Paine and L Smallridge.

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 20<sup>th</sup> February 2023 and update on any matters arising. Document attached.

3. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

3a. 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>

3b. 4445/22/HHO – Householder application for alterations and extensions to first floor accommodations. Camellia Cottage, North Street, Totnes, TQ9 5NZ. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/224445>

3c. 0304/23/HHO – Householder application for conversion of garage into accommodation, provide access from road level to front entrance, create dormer within existing main roof pitch, with deck and access bridge, extend kitchen. 5 Follaton Bungalows, Totnes, TQ9 5LZ. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/230304>

3d. 0351/23/HHO – Householder application for two storey rear extension. 5 Westonfields, Totnes, TQ9 5QU. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/230351>

3e. 0603/23/HHO – Householder application for proposed extension and alterations to create veranda and new dormer window to replace existing roof light and proposed PV solar array on East elevation. Waylands, Bourton Lane, Totnes, TQ9 5JF. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/230603>

and to note:

3f. 0730/23/FUL - New fire escape door and replacement front entrance doors. Civic Hall, High Street, Totnes. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/230730>

#### 4. SOUTH WEST WATER CONSULTATION

To consider the South West Water 'Draft Water Resources Management Plan (2024)' and make a recommendation (through the Town Matters Committee) to Full Council [consultation closes on 9th May]. Draft response document attached and for full plan see <https://www.southwestwater.co.uk/environment/water-resources/water-resources-management-plan/>

#### 5. EVENTS ON SOUTH HAMS DISTRICT COUNCIL LAND

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

- a. Dart Totnes Rowing Club Head of the Dart Race, Saturday 25<sup>th</sup> March 1300hrs to Sunday 26<sup>th</sup> March 1913hrs, Longmarsh Car Park.

#### 6. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 24<sup>th</sup> April 2023 at 6.30pm in the Guildhall.

S Halliday

Governance and Project Manager

15<sup>th</sup> March 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 20<sup>TH</sup> FEBRUARY 2023 IN THE GUILDHALL

Present: Councillors P Paine (Deputy Chair), T Bennett, J Cummings, R Hendriksen, J Hodgson (from 18.40) and L Smallridge.

Apologies: Cllrs Allen 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 Paine 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. CONFIRMATION OF MINUTES

**To approve the minutes of 23<sup>rd</sup> January 2023 and update on any matters arising.**

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

Item 5 – Scaffolding on Bogan House. It was **RESOLVED** that the Council emails Devon Highways to say that it will support the erection of scaffolding on Bogan House and for it to remain in place over the summer months to enable essential works to be completed. The Council would request that all necessary safety measures are taken given this busy location in the town, including covering/wrapping the scaffold if appropriate.

#### 3. TREE WORKS APPLICATIONS

**To make recommendations on the following tree works applications:**

3a. 0163/23/TPO – H1: Hedge (a variety of species) - Lateral reduction on Southern side to maintain a 3m gap between the hedge and buildings and crown raise on southern side & western side by 2.4m above the footpath & 4m above parking area due to hedge encroaching on the neighbouring land. Follaton Rise, Totnes, TQ9 5DQ.

Support.

#### 4. PLANNING APPLICATIONS

##### **To make recommendations on the following planning applications:**

4a. 4342/22/FUL & 4374/22/LBC - Refurbishment of existing annexe, reinstatement of side passage, upgrading lower rear lower roof & addition of solar panels and Listed Building Consent for refurbishment of existing annexe (ancillary to the main dwelling). Reinstatement of side passage to rear courtyard/annexe and separating dwelling from shop. Upgrading rear lower roof to the existing first floor bathroom and addition of solar panels on roof of main building. 90 High Street, Totnes, TQ9 5SN.

Support.

4b. 4504/22/FUL - Application for renovation of the ground floor/hall at the rear. Flat 41 Fore Street, Totnes, TQ9 5HN.

Support. The Committee would wish to see details of the arrangements for the storage of refuse and recycling bins included as part of this application.

4c. 0184/23/FUL – Conversion of basement to additional living accommodation and Provision of garden store and amenity area. Lower Ridgeside, Jubilee Road, Totnes, TQ9 5BW.

Support, but with a condition that this space is ancillary to the main dwelling.

4d. 0102/23/LBC - Listed Building consent for demolition of internal stud wall forming kitchen separation from hallway, remodelling of two first floor bathrooms. 6 Cistern Street, Totnes, TQ9 5SP.

Support.

4e. 0164/23/LBC – Listed Building Consent for replacement of four first floor windows. 1a Moat Cottage, Moorashes, Totnes, TQ9 5TN.

Support.

#### 5. PUBLIC RIGHTS OF WAY

##### **To note a report conducted by Totnes Ramblers on the condition of public rights of way in Totnes.**

Noted. Cllr Hodgson, in her capacity as County Councillor, will raise the issue of the condition of Footpath 3 with the Devon County Council Footpaths Officer.

#### 6. TRAFFIC AND TRANSPORT FORUM

##### **To consider any recommendations from the Traffic and Transport Forum Annual General Meeting and meeting held on 25th January 2023.**

Noted – there were no recommendations to consider. Cllr Bennett updated that this had been a busy meeting, which was well attended and positive. A new Chair and Steering Group have been appointed and building on wider discussions at the facilitation event last year around traffic calming measures work is ongoing to draw up a map of traffic concerns in and around the town.

#### 7. EVENTS ON SOUTH HAMS DISTRICT COUNCIL LAND

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

a. **Teignbridge Trotters Totnes 10K Event, Sunday 6th August 0700-1500hrs, Borough Park.**

Noted.

b. Eat: Totnes Food Festival, Sunday 10th September 0700-1900hrs, Longmarsh.  
Noted.

7. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 20<sup>th</sup> March 2023 at 6.30pm in the Guildhall.

Noted.

Sara Halliday  
Governance and Projects Manager  
February 2023

DRAFT



## Draft TTC response to SWW Water Resources Management Plan

In many respects, the WRMP is extremely comprehensive, and professionally produced. There is plenty of detail about the methodologies used, and assumptions made. It is very good that SWW is making plans to deal with climate change, and the risks of a once-in-500-year drought. There has clearly been a considerable amount of consultation with stakeholders in drawing up the draft plan.

On another level, though, there is a lack of the sort of numerical data which would enable consultees who are not professionals in the field of water management to make a ready assessment of the plan. If such data is provided, it is often hidden away in the middle of lengthy chapters. It would help greatly if key summary data were provided either in the Customer Summary, or in an appendix to it.

The current **Customer Summary** is rather vague. (See comments below on how to improve this.)

The WRMP is principally concerned with supply and demand for water, abstraction and household consumption – and the fact that these will be impacted by climate change and a growing population. These are clearly important considerations. However, there is less emphasis on risks of flooding. Although there are mentions of caring for nature and increasing biodiversity, there is little detail on this, little reference to pollution, and no mention at all of sewage. We presume that the latter will be dealt with separately, in the “*Drainage and Wastewater Management Plan*” (DWMP). And information about financial matters, (such as how much customers’ bills will change, how much will be borrowed or invested, how much paid in dividends) will be in yet another plan. It would make more sense, for customers trying to assess the plans, to combine all three aspects of planning in a single summary.

### Chapter 3: Customer & Stakeholder Engagement

There has been considerable consultation thus far – but, as far as we are aware, there have been no notices sent out with customers’ water bills, inviting them to contribute.

### Chapter 4: Enhancing and protecting the environment

The general aspirations sound positive, but there is still a lack of the sort of data which would enable readers to confirm what SWW are doing, or likely to do. (See more detailed suggestions below).

### Chapter 13: Strategic Environmental Assessment (SEA)

Although this chapter is very long, it actually contains some quite useful data – but does not need to be read in full. It would be more useful if much of this data were included in the Customer Summary, so that readers do not need to wade through 13 long chapters to find it!

Table 0.4, in the Executive Summary, is one of the few places in all the chapters which gives figures for how much water is abstracted from each river. It would be useful to have, clearly in the Customer Summary, estimates of the total water available in each WRZ, the total used by customers, and how these figures have changed over time.

**Table 4.1** gives a long but useful list of all the current laws and policies which the SEA takes into consideration, International, European, National and Others. It would be useful to know how far SWW have considered the possible impact on these laws of the current Retained EU Law

(REUL) Bill, which risks abolishing all laws derived from the EU, at the end of this year. Has SWW made any representations to government about the REUL Bill?

The list of **Key Themes and Messages in Table 4.5.1** is comprehensive, and could valuably be placed in the Customer Summary, to flesh out environmental aims.

Similarly, the **Baseline Information in Section 5.2** provides a summary of the baseline information collected for the WRMP24, under the topics a-m listed in the introduction. It would have been useful to have this provided in the Customer Summary.

### 5.2.2 Water

This section states: *“The achievement of ‘Good’ status under the WFD Directive in both RBDs is commonly affected by pollution from rural areas (e.g. nitrates), pollution from wastewater and physical modifications. Furthermore, abstraction can limit flows to reach ‘Good’ ecological status, and cause poor status of groundwater bodies. . . All water-bodies within these management catchments failed the WFD chemical status. Flood risk across the SWW region is diverse and can occur from a wide range of sources including rivers and the sea, groundwater, reservoir and surface water. Climate change is projected to increase the likelihood of extreme weather events, leading to an increased risk of flood events. An increasing population and development of hardstanding areas are likely to exacerbate these flood risks.”*

This paragraph is about the most explicit acknowledgement of the problems of pollution, it’s diverse sources, and flooding. Given the many lengthy chapters devoted to abstraction, supply and demand, it would be reassuring to see much more detailed discussion of flooding and pollution issues too, and given more prominence.

These issues are again briefly alluded to in **Table 6.1: Key Issues and Opportunities:**

*“The significant water management issues which are most common in affecting the achievement of ‘Good’ are pollution from rural areas, pollution from wastewater, and physical modifications. There is potential for the options within the SWW WRMP24 to have a negative effect on water quality. . . There are a high number of bathing water sites in the SWW area, the majority of which have been classified as Excellent. Pollution from wastewater poses a significant risk to bathing water quality. Areas of the region are at high risk of flooding from both surface water and rivers and the sea (e.g. River Exe, Axe and Avon areas). There is potential that the options within the WRMP24 could be affected by or contribute to an increased risk of flooding.”*

Given this acknowledgement by SWW that your own actions may negatively impact water quality, it would be more reassuring to see this stated clearly in the Customer Summary – not tucked into the middle of Chapter 13 – and to have more discussion about what efforts SWW are taking to mitigate these effects.

**Table 7.2** has a good list of assessment criteria. What measures are in place to oversee monitoring and governance of targets?

**Section 9.12.8** states *“SWW recognise that their supply side options at their current level of development would not achieve a 10% Biodiversity Net Gain. . . . SWW are committed to protecting and enhancing the environment and intend to achieve their BNG ambitions by developing a proposal for a biodiversity fund.”*

Earlier chapters make bland references to aims to nurture the environment, biodiversity and BNG – but it is only tucked away in this paragraph, that you admit that all your environmental measures



won't actually deliver much improved biodiversity – and that this will be achieved only by offsetting, and by setting up a fund for improvements elsewhere.

**Table 11.1: SEA Monitoring Measures** provides a useful list of what measurements you will use for monitoring purposes. However, the lack of figures from any previous monitoring does not instil confidence.

What is missing is detail on environmental monitoring. If you've been operating a "catchment-based approach" since 2011, you should have some existing data on at least some of this:

- What testing are you doing? Nitrates / phosphates / bacteria / viruses / anti-biotics / "forever chemicals"; water temperature / acidity; what has been happening to total volume of water flow?
- If water quality is found to be inadequate, what processes are in place to correct it?
- What has been happening to populations of plants / birds / fish / insects / mammals / bats? Are these rising or falling? Are there any new species coming back, or some disappearing locally altogether?
- What area of tree-cover is there within the SW, how has it been changing, and how much influence does SWW have over this?
- What specific measures have been attempted, such as reintroducing beavers, returning straightened rivers to meanders, restoring flood plains, opposing house-building on flood-prone areas, working with farmers to increase soak-in rather than run-off, getting planning regulations to mandate permeable surfaces?
- What are the volumes of water estimated in reservoirs and underground aquifers, and how have these been changing over time (if at all)?
- What weather data do you have eg summer and winter rainfall and average temperature, over the last 25 years?
- You talk about increased population and tourism ("staycations"). Is there any power / wish to limit new developments / set a maximum capacity over, say, the next 5 years?
- How do you relate to regulatory bodies? Do you consider that there is any need for changes in legislation, or in the regulatory processes?
- Do you press government on its climate change policies (ie tackle the problem at source), as well as set your own net-zero targets?
- How do planned investments for this coming 5 years compare with investments over the previous 25 years (including pre-privatisation)?

### **Chapter 13, Annexe 1:**

This Annex is again tremendously long, does not need to be read in full, but does contain some useful information. The most useful part is probably section C (Baseline information), and some of the maps in section D. It would be worth considering placing some of this baseline information in the Customer Summary, to make it more accessible.

