

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 20TH MARCH 2023 IN THE GUILDHALL**

Present: Councillors G Allen (Chair), S Collinson (from 19.20), J Cummings, R Hendriksen, J Hodgson (from 18.45), P Paine and L Smallridge.

Apologies: Cllrs Bennett and Collinson.

In Attendance: A member of the public, 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 who wished to speak.

*The Committee reconvened Standing Orders.*

### **2. CONFIRMATION OF** **MINUTES**

**To approve the minutes of 20th February 2023 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings. There were no matters arising.

**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.

Noted. No further comments to make to those submitted in November 2022.

3b. 4445/22/HHO – Householder application for alterations and extensions to first floor accommodations. Camellia Cottage, North Street, Totnes, TQ9 5NZ.

Support.

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.

Support.

3d. 0351/23/HHO – Householder application for two storey rear extension. 5 Westonfields, Totnes, TQ9 5QU.

Support.

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.

Support.

and to note:

3f. 0730/23/FUL - New fire escape door and replacement front entrance doors. Civic Hall, High Street, Totnes.

Noted.

### **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].**

To **RECOMMEND** to Full Council (subject to any additions by the Town Matters Committee) the following response to the South West Water Draft Water Management Plan 2024 consultation:

* The Council believes that South West Water should be a statutory consultee as part of the planning process and would support changes in planning legislation to enable this.
* The Council believes that there should be a further consultation on the South West Water Drainage and Wastewater Management Plan consulted on in 2022.

Environmental

* Extreme Weather Events - no details given to the effects of extreme weather events and the effects on water treatment plants, how South West Water will respond, how to handle run off and slowing water flows down (for example through tree planting, attenuation ponds).
* Water Quality - no detail is given about water quality monitoring, frequency of monitoring and what is being tested for (for example, nitrates, pollutants, plastics, antibiotics) particularly in relation to bathing water areas.
* Biodiversity – no details are given on the wildlife species currently supported which therefore gives no baseline to monitor improvement or deterioration against.
* Future Modelling Tools - would like to see the use of future modelling of the impacts of river water levels – in drought and flood conditions – and the environmental and biodiversity effects.
* Catchment Management – no detail of how this strategic approach is taken into account in plans and programmes to assess and address the effects of run-off from agriculture and developed areas.
* All sewage treatment should be designed to include anaerobic digestion waste systems to support energy production, address climate change and prevent sewage discharges into rivers and the sea. (this could be combined with agricultural slurry treatment in rural areas).

Developments

* Flood Risk Modelling - The plan should include flood risk modelling for any new development and the potential effect on neighbouring areas and river catchment from surface water run-off.
* Water Treatment – South West Water needs to take into consideration the cumulative impact of various housing developments in a water catchment area in terms of: provision of potable water, capacity of water treatment plants to process the sewage and grey water generated, flood risk from non-permeable surfaces, and run-off effects into rivers.
* Water Management Infrastructure - New developments should install separate sewage and rain water systems to lessen the volume of water passing through the waste water treatment process, and natural soakaway areas within the site of any new development should be insisted upon.
* Grey Water Management – could the water companies insist on all new housing developments to be fitted with grey water harvesting for use in the home (for example toilet flushing, water butt collection) to reduce the volume of water consumption required per capita and support increased drought resilience?
* South West Water should be empowered to refuse additional developments loading onto the system where capacity for the provision of potable water and/or sewage treatment has been reached and can be demonstrated.

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

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

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

Noted.

### **6. DATE OF NEXT MEETING**

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

Noted.

Sara Halliday

Governance and Projects Manager

March 2023