

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 24TH APRIL 2023 IN THE GUILDHALL**

Present: Councillors G Allen (Chair), T Bennett, J Cummings, J Hodgson, P Paine and L Smallridge.

Apologies: Cllrs Collinson and Hendriksen.

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**

A member of the public asked why the Committee made a request for an application to be ancillary to the main dwelling. Cllr Hodgson explained the rationale of avoiding creating two households with the associated demands on roads, utilities and which can often lead to larger development over the original footprint which can become unneighbourly.

*The Committee reconvened Standing Orders.*

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

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

The minutes were approved as an accurate record of proceedings subject to the amendment that Cllr Paine was present at the meeting.

Item 4 – South West Water Consultation. Resolved by Full Council and the response was emailed to DEFRA on 11 April 2023, and discussed at the Climate Emergency Working Group in March.

### **3. TREE WORKS APPLICATIONS**

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

3a. 0898/23/TCA - Holly/Wild Plum - Holly to be reduced in size by (50%) 2 metres to trim as a smaller bush going forward, Wild Plum to have lateral branch to North shortened by approx 3-4m back to upwards growing sub-lateral due to the two trees growing into each other - the idea is to be left with two separate trees. 7 The Grove, Totnes, TQ9 5ED.

Support.

3b. 1011/23/TCA – T1: Willow – remove. 6 Moorashes, Totnes, TQ9 5TN.

Support.

3c. 1064/23/TCA – T1: Horse Chestnut – fell. Darant House, Seymour Road, TQ9 5QP.

Support, and would request that a suitable replacement tree is planted to help biodiversity and flood management.

**4. PLANNING APPLICATIONS**

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

4a. 1522/22/FUL - READVERTISEMENT (revised plans & documents) Construction of 6No. two-storey residential dwellings with associated landscaping. Proposed Development Site East, Dartington Lane, Dartington TQ9 5LB.

Object. The comments made by the Totnes Town Council Planning Committee in June 2022 and January 2023 still stand. In addition, the Committee continues to have concerns about:

* The impact from the vehicles at this development on the Air Quality Management Area along the A385.
* The parking issues highlight by Devon Highways, namely tandem parking and access for emergency vehicles and refuse collection trucks.
* The accessibility to the allotments via Dartington Drive, which has often been closed due to concerns about the safety of the trees which would impact on congestion by accessing via the alternative A385 route.

The Planning Committee supports the comments submitted by Dartington Parish Council.

4b. 1523/22/FUL - READVERTISEMENT (revised plans & documents) Construction of 39No. two-storey dwellings with associated landscaping. Proposed Development Site West, Dartington Lane, Dartington.

Object. The comments made by the Totnes Town Council Planning Committee in June 2022 and January 2023 still stand. In addition, the Committee continues to have concerns about:

• The impact from the vehicles at this development on the Air Quality Management Area along the A385.

• The parking issues highlight by Devon Highways, namely tandem parking and access for emergency vehicles and refuse collection trucks.

• The accessibility to the allotments via Dartington Drive, which has often been closed due to concerns about the safety of the trees which would impact on congestion by accessing via the alternative A385 route.

The Planning Committee supports the comments submitted by Dartington Parish Council.

4c. 0440/23/HHO - Householder application for proposed first floor extension, refurbishment works, garden store & solar panels. Oak Tree Cottage, Weirfields, Totnes, TQ9 5JS.

Support in principle, but with a roof design to address the concerns raised by the SHDC Tree Officer.

4d. 0569/23/HHO – Householder application for dormer roof extension to create additional rooms in the roof (resubmission of 4203/21/HHO & 0275/22/HHO). 11 Pampasia, Hillbrook Rise, Totnes, TQ9 5AU.

Support.

4e. 1177/23/HHO – Householder application for loft conversion by raising roof and associated internal works. External work including removal and replacement of garage. Bray, Jubilee Road, Totnes, TQ9 5BP.

Support.

4f. 0518/23/LBC - Listed building consent for replacement of roof tiles, front door, dormer, dormer window & associated works (retrospective). 5 North Street, Totnes, TQ9 5NZ.

Support.

4g. 0184/23/FUL – READVERTISEMENT (change in description) Conversion of basement to additional living accommodation with store retained. Provision of garden amenity area. Lower Ridgeside, Jubilee Road, Totnes, TQ9 5BW.

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

4h. 0764/23/LBC – Listed Building Consent for fire safety implementation on east and west gable and chimney conservation work to south façade. 43 High Street, Totnes, TQ9 5NP.

Support.

4i. 0930/23/LBC - Listed Building Consent to change the glazing, that provides access to the Garden, to the existing side return extension. 1 Seymour Villas, Pathfields, Totnes, TQ9 5QR.

Support.

4j. 0924/23/LBC – Listed Building Consent to remove rendered brick chimney to ‘the back block’ at the rear of 10 High Street Totnes and to retain a 1.5 metre high stub stack. 10 Ground Floor Flat, The Merchants House, High Street, Totnes, TQ9 5RY.

Support.

and to note:

4k. 1133/23/LBC – Listed Building Consent for new public noticeboard. The Guildhall, Ramparts Walk, Totnes, TQ9 5QH.

Noted.

4l. 1134/23/LBC – Listed Building Consent for new internal doors, upgrading existing internal doors, and infilling modern opening in partition wall. 5a Ramparts Walk, Totnes, TQ9 5QH.

Noted.

### **5. PROPOSED TELECOMMUNICATIONS INSTALLATION AT BABBAGE ROAD**

**To consider the pre-application letter received about a proposed telecommunications installation at Head Ruddy, Babbage Road, Totnes.**

A planning application for this proposed mast has now been received (reference: 1363/23/COM). It was **AGREED** that:

1. The Committee will request a presentation from BeaconComms to explain the proposal.
2. Given its significance that the mast proposal is included as an item at the Town Meeting in May 2023 – the Clerk will be consulted on this.
3. The application will be included in the May agenda.

### **6. DEVON COUNTY COUNCIL TRAFFIC REGULATION AMENDMENT ORDER**

**To consider a Devon County Council Traffic Amendment Order of ‘no waiting at any time’ at Follaton Rise, Follaton House access roads, and Weston Lane.**

The Committee supports the ‘no waiting at any time’ areas identified.

### **7. TRAFFIC AND TRANSPORT FORUM**

**To consider any recommendations from the Traffic and Transport Forum Steering Group held on 22nd March 2023.**

Noted

### **8. DATE OF NEXT MEETING**

**To note the date of the next meeting of the Planning Committee – Tuesday 23rd May 2023 at 6.30pm in the Guildhall.**

Noted. It was explained that this change is due to the number of Bank Holidays in May this year and that Committee meetings will revert to the third Monday each month from June onwards.

As it was the last Committee of the current Council, Cllr Allen thanked Cllr Paine for his support and work as a committee member over the years.

Sara Halliday

Governance and Projects Manager

April 2023