

## AGENDA FOR THE PLANNING COMMITTEE

### MONDAY 17<sup>TH</sup> JULY 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 17<sup>th</sup> July 2023** at **6.30pm** for a maximum of 90 minutes in the Guildhall for the purpose of transacting the following business:

**Committee Members:** Councillors T Bennett (Chair), G Allen, L Auletta, S Collinson, T Cooper, J Cummings, J Hodgson 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 19<sup>th</sup> June 2023 and update on any matters arising. Document attached.

#### 3. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

3a. 1811/23/FUL – Replacement of single storey conservatory with traditional building. China Blue Devon Ltd, Station Road, Totnes, TQ9 5JR. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231811>

3b. 1670/23/HHO – Householder application for replacement of all existing doors and windows. 7 Grove Mews, Totnes, TQ9 5GT. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231670>

3c. 2127/23/LBC – Listed building consent for hidden roof access velux. Flat 5 Pomeroy House, Bridgetown, Totnes, TQ9 5BA. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/232127>

4. GREAT WESTERN RAILWAY TICKET OFFICE CONSULTATION

To consider the Great Western Railway consultation on changes to ticket offices and any response (consultation closes 26<sup>th</sup> July 2023). Documents attached.

5. TRAFFIC AND TRANSPORT FORUM

To consider any recommendations from the Traffic and Transport Forum held on 24<sup>th</sup> May 2023. Document attached.

6. DATE OF NEXT MEETINGS

To note the date of the next meeting of the Planning Committee – Monday 18<sup>th</sup> September 2023 at 6.30pm in the Guildhall, with a provisional date of 21<sup>st</sup> August 2023 (if required).

S Halliday

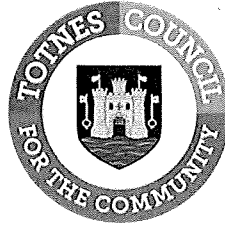
Governance and Project Manager

12<sup>th</sup> July 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 19<sup>TH</sup> JUNE 2023 IN THE GUILDHALL

Present: Councillors T Bennett (Chair), G Allen, L Auletta, S Collinson, J Cummings and J Hodgson (from 1840).

Apologies: Cllrs Cooper and Smallridge.

In Attendance: One member of the public, Cllr Beavis, 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 Bennett 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

The member of the public raised concerns about the use of Kingsbridge Hill as a cut through and wished to register their concerns with the Planning Committee about the impact that the additional housing proposed at Baltic Wharf will have on this existing problem.

*The Committee reconvened Standing Orders.*

#### 2. CONFIRMATION OF MINUTES

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

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

Item 7a – The request for a site visit could not be fulfilled. In reviewing the application again, the Committee neither supports nor objects to the application but does have concerns about the number of trees to be felled and would welcome sight of the South Hams District Council (SHDC) tree officer's report.

Item 9 – Neighbourhood Plan. Resolved by Full Council.

#### 3. TREE WORKS APPLICATIONS

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

3a. 1696/23/TCA – G1: Lawson Cypress – reduce in height by 30% to improve natural light into garden. 5 Atherton Lane, Totnes, TQ9 5RT.

Support, subject to the SHDC tree officer's review as 30% is a large reduction to the tree.

3b. 1638/23/TCA – T1: Apple - Crown height reduction by 2M & Lateral reduction by 2M to stop encroaching on neighbour's property and on the roof of the cabin on my property. 7 Mount View Terrace, Totnes, TQ9 5EB.  
Support.

#### 4. PLANNING APPLICATIONS

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

*Note: Cllrs Allen and Hodgson observes and do not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.*

4a. 1271/23/OPA - Outline application with some matters reserved for mixed use re-development site comprising circa 80 Residential Units, circa 1100sqm Commercial space, demolition of existing structures excluding Brunel building & chimney, provision of open space & surface water attenuation, parking & associated infrastructure. Full Permission for the Change of Use of the Brunel Building (Resubmission of 3136/22/OPA). Former Dairy Crest Site, Station Road, Totnes.

As Totnes Town Council we recognise the community aspirations for this important strategic site, which we also recognise in our draft Neighbourhood Plan text (as suggested in the Examiner's modifications) and the strength of concern and level of objections from the community about this hybrid application. Fastglobe has not engaged with the community and this plan does not meet the needs of the community nor aspire to the demands of climate change or biodiversity recovery.

Totnes Town Council (TTC) objects to the proposed application on the following grounds:

i. Public Right of Way, NW Boundary - The relocated access point to the public right of way opposite the station entrance as designed worsens an already unsafe provision.

Concerns raised over:

- Lack of pavements
- Unofficial zebra crossing from station entry
- Inadequate information or mapping to assure that this remains a safe off-road route to link with well used public footpath linking the station with the rear of Keviccs and the Public footpath and Cycle route
- Need for a turning circle for station traffic (new access road exacerbates issue as splays over the footpath)
- Potential for 400 cars a day from site leading to pedestrian safety concerns (lack of information regarding pedestrian safety concerns in access statement)
- Above concerns will affect on-site residents, employees, pedestrians (station and visitors)

ii. Internal Pedestrian Path - Details regarding the proposed pedestrian path linking the main site entrance and the river path on the NE boundary are requested as reserved and noted as 'potential pedestrian links: "Additional pedestrian access should be achieved through the site as part of the future reserved matters application, by providing a more direct and accessible route from the railway station to the River Dart." ~ Design & Access Statement p.24 (emphasis ours).

There needs to be certainty on this; a commitment to provide these links as an absolute minimum.

iii. Brunel Building - The proposed additional two storey opening in the north west elevation is considered unsympathetic for the following reasons:

- As this is a full planning application it should be accompanied by a Listed Building application
- It is over-scaled, being a direct copy of the proposed newly opened up access to the former Engine House.
- It is also located asymmetrically to the apex of the roof which is discordant with original design intention.
- Whilst this element could be considered under a subsequent Listed Building application we note that the drawings showing the proposal are included in the current planning application for Change of Use. The status of these drawings should be made clear – the illustrative drawings should not be accepted in principle or quoted in any decision notice for these reasons.
- The application is not explicit in terms of Community Use of the listed Brunel building. It simply states “Change of Use”. Key deliverable in TTV22(5). Planning statement commentary states that “the future community management will be agreed through the S106 agreement”. Community use should be captured in the description of the development alongside a suitable mechanism for delivery.
- The Historic England report recommends a Heritage assessment by SHDC, this is not yet available, but is essential to assess the PCL Heritage statement; the latter is inadequate in setting out exactly how the building will be restored. A proper SHDC Heritage officer statement is required prior to DM Committee presentation
- The F2 proposed change of use – Public Performance is not the most needed public use for what has been sought to be general community use; this should be changed
- There should be better public realm around the listed Brunel Building to reflect its historic status and provide adequate setting – in line with PPF

iv. Flood risk – Inadequate information to ensure flood risk regarding areas of the town downstream: ref. PCL Flood risk assessment the most recent IPCC data set (April 2022) is not fully quoted as required to ensure full compliance with this assessment. The built footprint creates an over developed area of impenetrable surface which is likely to increase flood risk

v. Drainage: Inadequate information – ref. SWW has raised concerns and have requested further information regarding surface water drainage and unexplained non-compliance with usual practice which need to be addressed before the plans come before SHDC DM committee

vi. Failure to address Climate change compliance - ref: inadequate response to required SHDC Climate compliance statement and Carbon Compliance statement provides little or no elements to support renewable energy on site or reduced energy use or reduction of carbon footprint as required at SHDC or comply with TTC declaration of a Climate Emergency. TTC would hope for an explicit commitment to green energy and transport to address the climate emergency.

vii. Lack of affordable Housing to meet SHDC declaration of a Housing Crisis - While this is a brownfield site, this is also one of the most sustainable sites in the town and therefore would benefit those most in need of affordable housing. Ref: PCL Planning statement - The Vacant Building Credit referred to should not be used to allow any slippage on policy to deliver 30% of housing on this site as affordable and that commitment needs to be assured at this outline planning stage.

viii. Imbalance of commercial against residential development - There is overdevelopment of allocated residential footprint at the expense of commercial opportunity being realised on the site.

This site is more suited to densely sited housing, e.g. terraced and flats with less parking but more commercial space in line with the SHDC JLP policy for this site.

ix. Support the Devon Wildlife Trust objection - and the points made therein, including adverse impact on wildlife, removal of trees and failure to provide 20% biodiversity net gain. Also the HRA for this application was incorrectly completed and Parts A (vi), (vii) and (viii) should respond yes as this site development will impact on a watercourse, will remove trees and will impact on a woodland.

x. Impact on air quality on AQMA/A385: this site should have a reduced parking in keeping with its position in direct proximity to a sustainable transport hub with the railway and bus services and access to cycle paths. More cars will have a direct impact on the AQMA and should be prevented by fewer private cars being provided for and there should be a Green Travel Plan for this application that includes provision of a car club facility. Developments that do not actively engender the use of green travel and promote car usage are considered contrary to DEV29.

xi. Layout - The Indicative layout is congested and does not allow for adequate public realm and open green space for the high volume of residents and commercial use.

xii. Lack of Construction Plan - Given the position and scale of this development and site a construction plan needs to be provided as part of the documentation for this OPA decision.

xiii. Housing Mix

- No justification for ratios.
- 29x 1 bed units in a single block is not a good mix.
- The application is unclear on the unit sizes.

xiv. Underuse of Site

- Allocation of commercial space and conversion of Brunel building suggests a significant reduction of employment/training opportunities on the site compared to the 160 Dairy Crest jobs.
- The Neighbourhood Plan allocates 6x the sqm for commercial space.

xv. Biodiversity & Wildlife

- No baseline data for the site submitted other than tree survey; as detailed in the Joint Local Plan the biodiversity of this site is to be enhanced. We would expect baseline data to be gathered before site clearance or any works begin.
- Further bat surveys need to be completed to fully assess the impact of demolition.
- No assessment of impact of site lighting on the wildlife habitat and bat flight corridor.

4b. 4026/22/HHO & 4027/22/LBC – Householder application and Listed Building Consent for to replace conservatory with new extension, and installation of air source heat pump and associated pipework. 12 Victoria Street, Totnes, TQ9 5EF.

Support. However, the Committee would ask that SHDC Environmental Health comment on the suitability of the proposed Air Source Heat Pump to ensure that its audible output is sufficiently low to avoid causing disturbance to neighbouring properties.

4c. 1583/23/FUL – Conversion of two cottages to one dwelling house. 1 Twin Cottages Gerston, TQ9 7HS.

Support.

4d. 1731/23/LBC – Listed Building Consent for replacement of windows for flat no's 2, 19, 39, 40 & 41. Seymour Court, Totnes.

To maximise the retention of the historic fabric of the building, the Committee supports the replacement of the window in drawing B and would wish to see the repair (rather than replacement) of the windows in drawings A and C with the suggestion of the installation of secondary glazing to improve thermal efficiency.

4e. 1953/23/PHH – Application to determine if prior approval is required for proposed larger home extension, extending 4.16 metres beyond rear wall, maximum height of 2.58 metres and 2.41 metres height at eaves. 5 Priory Terrace, Totnes, TQ9 5QE.  
Support.

And

4f. 1427/23/CLE - Certificate for lawfulness for existing conservatory extension to front of house. 23 Elmhirst Drive, Totnes, TQ9 5UX. The Council is asked to provide factual evidence only to either support or refute the claim that the conservatory/building has been in situ for in excess of the last four years.

Cllr Bennett declared a personal interest.

Anecdotal evidence from Councillors that this conservatory has been in place for at least 4.5 years.

#### 5. PENINSULA TRANSPORT ROAD INVESTMENT STRATEGY

**To consider the Road Investment Strategy 2025-2030 consultation and any comments for a recommendation to Full Council (consultation closes 13th July 2023).**

The Committee discussed the opportunity to comment on this strategy in relation to the developments that have been approved for Paignton and the impact this will have on the A385 through Totnes. It was **AGREED** to hold a short meeting prior to Full Council on 5<sup>th</sup> July to formulate a response to the consultation.

#### 6. TRAFFIC AND TRANSPORT FORUM

**To consider any recommendations from the Traffic and Transport Forum Steering Group held on 30<sup>th</sup> May 2023.**

Noted.

#### 7. S106 REQUEST

**To note a request from Devon County Council Highways for S106 ideas for upcoming developments in Totnes.**

Noted.

The Committee voted to extend the meeting by 15 minutes.

#### 8. PENINSULA TRANSPORT CARBON TRANSITION STRATEGY

**To note the Carbon Transition Strategy published by Peninsula Transport and Western Gateway Sub-national Transport Bodies.**

Noted.

#### 9. LOCAL FLOOD RISK MANAGEMENT STRATEGY NEWSLETTER

**To note the Devon County Council Summer 2023 newsletter on Devon Local Flood Risk Management Strategy.**

Noted.

10. EVENTS ON SOUTH HAMS DISTRICT COUNCIL LAND

To note the following event taking place on South Hams District Council land:

- a. Dart 10K Swim, Friday 1st September 1000hrs – Sunday 3rd September 1600hrs, Longmarsh.  
Noted.

11. DATE OF NEXT MEETINGS

To:

- a. confirm either the date of the August Committee on Monday 15th or 21st, or alternatively seek Full Council consent for the Clerk to be given delegated authority to respond to planning applications (informed by Councillor comment) in August; and

To **RECOMMEND** to Full Council that delegated authority is given to the Clerk for August to respond to planning applications based on comments from members of the Planning Committee. However, should a significant planning application be received the Committee will meet (date confirmed at the July meeting).

- b. note the date of the next meeting of the Planning Committee – Monday 17th July 2023 at 6.30pm in the Guildhall.

Noted.

Sara Halliday  
Governance and Projects Manager  
June 2023



## ITEM 4 – GREAT WESTERN RAILWAY TICKET OFFICE CONSULTION

The wording below comes from the GWR website page for the consultation – see <https://www.gwr.com/haveyoursay>

We are consulting on proposals to move ticket office staff into other areas of the station where they can help more customers, as transactions from ticket offices drop below 15%.

The consultations are happening as part of an industry-wide set of proposals that would mean ticket office staff would work on station platforms and concourses where they can be closer to customers. Subject to consultation, ticket offices could be phased out over a number of years.

Ticket office staff would be freed up to work in other areas of the station where they are closer to customers and better placed to help, in line with models already in place at some Great Western Railway stations such as Newbury or Reading Green Park.

Our Passenger Assist programme – which helps disabled and mobility-impaired customers navigate stations and board trains – will not be affected by the changes. The proposals are designed to increase staff trained and available to help customers at stations across the network, including those with additional accessibility needs.

### **What will happen to ticket offices?**

Subject to consultation, ticket office staff would transition to multi-skilled roles – similar to those already in place at GWR since 2007. This would allow staff to help more customers with a wider range of issues, including helping them to buy tickets, wherever they are on the station.

This will, however, mean changes to how our station teams are organised, and some ticket offices will close as the new roles are introduced.

GWR is consulting with the public on an individual station-by-station basis. This includes publication of Equality Impact Assessments for each proposal and is independently run by industry watchdogs Transport Focus and London TravelWatch.

### **Why is this happening?**

Digital tickets have made it easier and faster for customers to buy and manage tickets online, which means fewer people than ever are using ticket offices.

The approach would help bring station retailing up-to-date from 1996, when the rules on how to sell tickets were set and before the invention of the smartphone. Back then, 82% of all tickets were sold at ticket offices nationally,

compared to less than 15% on average today. Bringing staff out from offices would allow the railway to respond to the generational shift in customer behaviour, in common with many other industries and organisations that have long since done so such as Transport for London, most airlines and many banks and supermarkets.

### **How can I comment?**

If you would like to comment on these proposals contact Transport Focus, the independent transport user watchdog, or – for stations in London – London TravelWatch, by **Wednesday 26 July 2023** using the details below:

#### **Transport Focus for all stations except London Paddington, Castle Bar Park, Slough and Windsor & Eton Central**

For more information: <https://www.transportfocus.org.uk/ticketoffices>

- Email: [TicketOffice.GWR@transportfocus.org.uk](mailto:TicketOffice.GWR@transportfocus.org.uk)
- Freepost: RTEH-XAGE-BYKZ, Transport Focus, PO Box 5594, Southend-on-Sea, SS1 9PZ

#### **London TravelWatch for London Paddington, Castle Bar Park, Slough and Windsor & Eton Central**

For more information: <https://www.londontravelwatch.org.uk/great-western-railway-ticket-office-consultation>

- Email: [GWR.Consultation@londontravelwatch.org.uk](mailto:GWR.Consultation@londontravelwatch.org.uk)
- Freepost: RTEH-XAGE-BYKZ, London TravelWatch, PO Box 5594, Southend-on-Sea, SS1 9PZ.

### **More information about local ticket offices**

To find out how this may affect your local ticket office, download:

- [Changes to Ticket Retailing at GWR Stations](#)(PDF, 515 KB)

If you would like this information in an alternative format, please contact our Passenger Assist team:

- Phone: 0800 197 1329
- Email: [Passenger.Assist@GWR.com](mailto:Passenger.Assist@GWR.com)
- Address: Accessibility Manager, GWR Milford House, Swindon, SN1 1HL

# Totnes

Current Ticket Office times		Proposed Staffing Times	
Sunday:	09:25 - 17:00	Sunday:	09:25 - 17:00
Mon-Fri:	07:25 - 16:10	Mon-Fri:	07:25 - 16:10
Saturday:	07:25 - 15:45	Saturday:	07:25 - 15:45

**Customer access to station facilities such as waiting rooms and toilets is unaffected by these changes**

## All tickets sold and collected - Financial Year 2022/23

Ticket sold at Ticket Office:	31,723	9.9%
Bookings collected at Ticket Office:	3,870	-
Ticket sold at the TVM(s):	19,980	6.2%
Bookings collected at the TVM(s):	41,805	-
Journeys from this station booked online:	268,706	83.9%
Cash payments received:	6,502	20.5% of total transactions
Warrant / voucher payments:	121	

## Less common tickets sold - Financial Year 2022/23

Product	Issues	Alternative customer options		
Season Tickets	256	Online	Telesales	-
Rovers/Rangers	6	Online	On-Train	Telesales
Excess Fares*	433	Online	On-Train	-
Car Parking	0	App	-	-
Disabled discounts (D34/D50)	4	On-Train	-	-
Railcards sold	1,482	GWR App	Online	-
Refunds processed:	148	Call Centre	-	-

## Retailing facilities at this station

Current ticket office windows:	2
Number of TVMs:	1
TVM payments accepted:	Cash & Card

## Proposed changes - Oct 2023-Jun 2024

Colleagues move closer to customers in other locations at the station to support and assist with ticket purchases. Ticket Office windows close.

## Proposed changes - Jun-Sep 2024

## Proposed changes - Sep-Dec 2024

## Notes:

\*- Date changes to Advance Purchase tickets will not be possible after windows are closed

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## Traffic & Transport Forum

24 May 2023, 6.30-8pm

### *Present:*

LA – Chair  
Maiken Hutchings – Sustainability Officer (SO - notes)  
Cllr Tom Cooper (TC)  
SG – Bob the Bus  
LS – Swallowfields resident  
CB – Town resident  
TB – Daisy & Rainbow  
RR – Upper Plymouth Road  
CP – Upper Plymouth Road  
FP – Upper Plymouth Road  
RM – Bridgetown Alive!  
RO – Totnes Trust  
VC – Kingsbridge Hill Area Residents Association  
PW – High St resident  
Cllr Jacqi Hodgson (JH - from 6.40)

Apologies: Cllr Peters, MC, PB

### **Actions**

1. SO to change the date on the Strategy document from 2019 to 2023
2. SO to add liaising with other councils as future agenda item
3. SO to email CB to give another link, and give him time to consider the map
4. SO to add new bridge / station road / roundabout as hotspots
5. SO to add lack of accessible crossing by KEVICCS (note: this was added previously but under the wrong layer, now corrected)
6. SO to add a hotspot to the corner on the Plains, New Walk junction
7. SO to add Puddavine as hotspot
8. SO to add Lower Collins Road as hotspot. Two way traffic, no proper footpath.
9. SO to follow up with Network Rail on underpass project again
10. SO to include Redworth Junction as one of the schemes.
11. SO to find the roundabout designs previously submitted
12. SO to add ambitions to start of Traffic Strategy as well as appendix and switch around 1 and 2 in appendix.
13. JH to speak to SHDC re getting PM2.5 measured along AQMA
14. JH to write up her notes from meeting with Puddavine Terrace residents, they can be included in these notes.
15. CP to return portable air quality monitor so that VC can borrow
16. SO to add police conversation around Access Only to future agenda to explore it further

## 1. Who is here and notes from last Forum

- Introductions
- Brief explanation of why this meeting is happening
  - Forum meeting on the 26<sup>th</sup> April was overtaken by Baltic Wharf discussion and the agenda items for that meeting were not covered.
  - Purpose of the meeting is to review the Strategy and hotspot map, and to discuss pedestrian footpath safety issues.
- The notes from the previous meeting were accepted as an accurate summary.

## 2. Traffic Strategy + hotspots map

- SO gave very brief introduction to Traffic & Transport Policy and Strategy and how we are going about the update
- Steering Group recommendation will go to Planning Committee on 19 June and then on to Full Council 3 July. Once we have an updated Strategy we will work with DCC on figuring out next steps.
- There will be a bigger consultation running over the summer which will include a transport element. TBC on what this will look like but something that we will discuss nearer the time.
- It was also noted that the Neighbourhood Plan was written some years ago and isn't necessarily reflective of current priorities. It is therefore important to have a more up-to-date document.
- In addition, the Joint Local Plan is going to be refreshed in two years' time, so it is important that we have an up-to-date doc for this.
- **ACTION:** RM asks that the Strategy date is changed from 2019 to 2023 as it gets confusing with the many updates. SO to change the date.
- Discussion around the issues of developments further afield impacting upon Totnes.
  - Would it be possible to ask for a meeting with e.g., Torbay to discuss these issues and hear what their concerns are?
  - Would it be possible to get a link person in Torbay?
  - Has the MP been contacted to help liaise with other councils? Not as far as anyone is aware. MPs don't normally get into the specifics local level like this but this is quite a big issue that might warrant it.
  - Potential to initiate communications through Neighbourhood Plan.
  - **ACTION:** SO to add liaising with other councils as future agenda item.

### Hotspot map discussion

- The chair asked if anyone had any points they'd like to make re the hotspot map
  - **ACTION:** SO to email CB to give another link, and give him time to consider the map

- **ACTION:** SO to add new bridge / station road / roundabout as hotspots
  - **ACTION:** SO to add lack of accessible crossing by KEVICCS (note: this was added previously but under the wrong layer, now corrected)
  - **ACTION:** SO to add a hotspot to the corner on the Plains, New Walk junction
  - **ACTION:** SO to add Puddavine as hotspot
  - **ACTION:** SO to add Lower Collins Road as hotspot. Two-way traffic, no proper footpath.
- Discussion around consultation and whether the wider public should be consulted. Is it needed as the Steering Group is supposed to be a representative body.
    - SO highlighted that transport will be an element of the summer consultation so this should be covered then.
- Discussion around the underpass project (underpass from Plymouth-bound side of the railway station through to Castle Street)
    - Cllr Hodgson did a lot of work on this some years ago but stalled during Covid-19 / waiting for signal box to be moved
    - **ACTION:** SO to follow up with Network Rail on this again
- Discussion around the overarching aims/ambitions: improving traffic flows & reducing through-traffic and overall traffic volumes.
    - Discussion around the problem with Redworth Junction and the fact that it would work better as a roundabout. Something that has been requested of DCC several times previously. It was agreed that this junction should be included in the hotspot map and as a project in the appendix.
      - **ACTION:** SO to include Redworth Junction as one of the schemes.
      - **ACTION:** SO to find the roundabout designs previously submitted
    - Ambitions within the Strategy not sufficiently clear and need adding to the document.
      - **ACTION:** Add ambitions to start of document as well as appendix and switch around 1 and 2 in appendix.
- Discussion around how the Strategy document works, how useful it is and how flexible it is.
    - It is useful as it states our vision, principles and objectives. It is a useful starting point to consider what projects would help achieve our aims.
    - Can be referred to when fighting case for improvements.

- It is flexible in that schemes can always be added to the appendix – this part of the document is more of a ‘living’ document.
- PW – plea / advocacy for being prescriptive → we are local and we experience the problems. We can come up with intelligent solutions. DCC expertise doesn’t necessarily trump our expertise.
- Experience is that the bulk of the money goes to the consultants - they Hoover up the money but where does it go? What do we see of it?

### 3. Pedestrian footpath safety issues (Cllr Hodgson)

Cllr Hodgson informed the group of a meeting she had with Puddavine Terrace residents the week prior.

- They are experiencing issues with ill health (e.g., asthma) due to the poor air quality
- They also struggle with lack of safe accessible footpaths
- JH mentioned a recent Imperial College report re air quality and its impact on asthma and inducing other long-term conditions. PM2.5 the most dangerous.
  - SHDC does not measure PM2.5s.
  - **ACTION:** JH to speak to SHDC re getting PM2.5 measured
  - **ACTION:** JH to write up her notes from this meeting and they can be included in these notes.
  - **ACTION:** CP to return portable air quality monitor so that VC can borrow

### 4. Plymouth Road discussion

Residents from Upper Plymouth Road highlighted the issue of through-traffic along Upper Plymouth Road and a discussion followed re the issue of enforcing the ‘access only’ of the High St.

- Enforcing access only is incredibly difficult and has been discussed at length previously.
- How do you control it when some people will have wanted to park but been unable to and so circle around? And this can be a false reason given by anyone should they be confronted (e.g., by police)?
- Some attendees asked whether the police could be asked to come and do a survey.
- They have done this previously – some stated that the police are unlikely to have capacity to do this again
  - **ACTION:** SO to add this to future agenda, exploring this further



The meeting was concluded with general agreement that the issues with traffic need to be considered holistically and that we all need to work together.

**Date of next Steering Group meeting: 30th May 2023. 6.30pm here.**

**Date of next Forum meeting: 26 July 2023**

End of meeting: 20:05

# Councillor Jacqi Hodgson

Devon County Council – Member for Totnes & Dartington  
(incl. Harberton & Harbertonford, Staverton & Landscope and part of Berry Pomeroy)  
South Hams District Council - Ward Member for Dartington & Staverton  
Totnes Town Council - Member for Bridgetown

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## Meeting with Residents along Puddaven Terrace, Dartington. 20<sup>th</sup> May 2023

### REPORT

#### Purpose of Meeting regarding Issues with Air Quality and Safety along A385 at Puddaven Terrace:

1. To ensure we have a full list of the health and safety issues that need to be addressed.
2. Create a list of ideas and potential solutions that might resolve or improve matters.
3. Prioritise options to be investigated further.
4. Agree next steps.

#### Attendees:

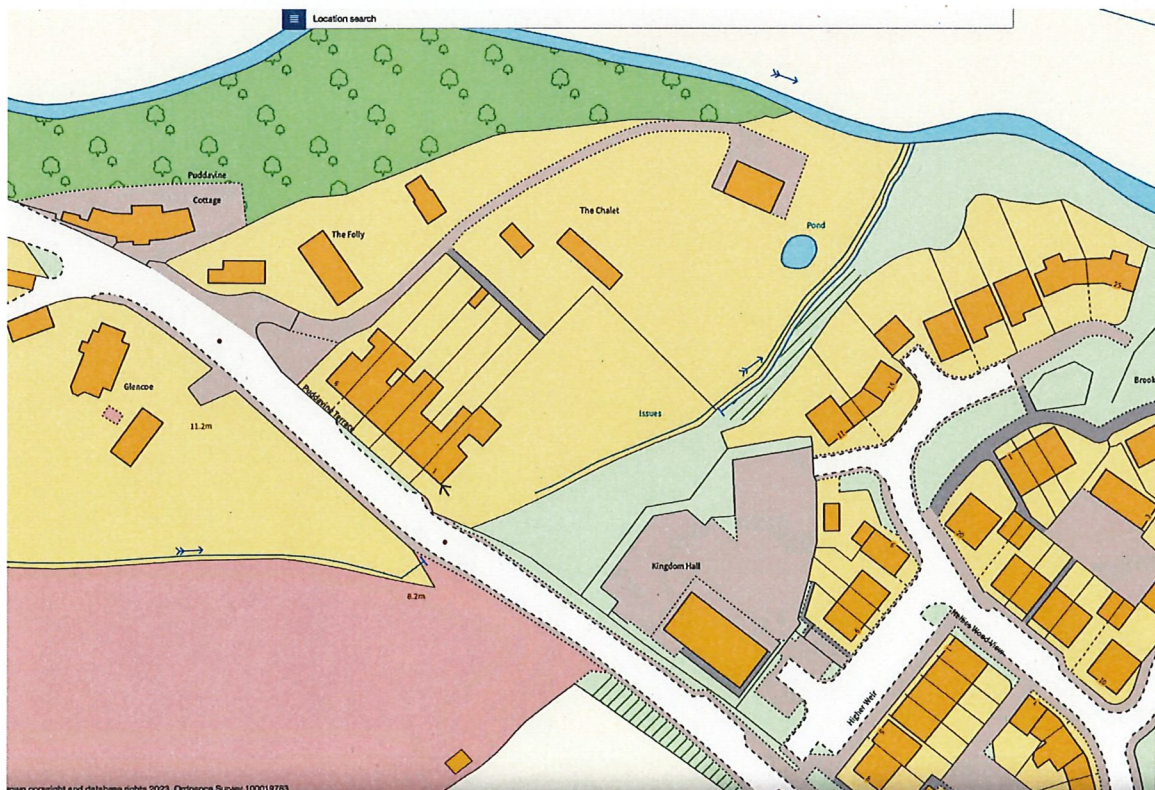
##### Residents from:

Puddavine Cottage  
The Folly at Puddavine  
6, Puddaven Terrace  
5, Puddaven Terrace  
4, Puddaven Terrace  
3, Puddaven Terrace  
2, Puddaven Terrace  
12, Nellies Wood View

##### Local Councillors:

Cllr Jacqi Hodgson (DCC, SHDC and Totnes TC)  
Cllr Anna Presswell (SHDC & Totnes TC)  
Cllr Luisa Auletta (Totnes TC)  
Cllr Sarah Collinson (Totnes TC)

#### Copies of the following map were used for reference.



## Listed outcomes of facilitated discussion

### Issues & Concerns:

1. **Pedestrian Safety - P**
2. **Speeds – impact on emissions & physical safety - P**
3. Weight & volume of vehicles
4. Residents cannot have pets – too dangerous
5. **Air emissions data – last results was taken during COVID. Only measure NOx, not PM2.5 – the latter are the most toxic - P**
6. New Imperial College report
7. **New Developments – South Hams & Torbay - JLP review in 2024, needs resident’s engagement - P**
8. Limitations to wheelchair users
9. Rubbish Collections
10. **Asthma occurring in some residents - P**
11. **2 deaths on Ashburton at Puddaven Terrace over the last 20 years – DCC criteria for change needs review - P**
12. Cars overtaking when bus stops at Bus stop
13. **Blind corner @ exit from Clay Lane development - P**
14. **Narrow Pavement – creates fear for pedestrians - P**
15. **White line adjacent to pavement – worn / gone - P**
16. Lorries clip the kerb in the dark
17. **Increasing risk during icy weather - Ice forms on the road @ Clay Lane - P**
18. Drain cover regularly broken by heavy vehicles
19. **Traffic flow through to Totnes – replace Redworth Junction lights with a roundabout and install underpass under road bridge to enable removal of pedestrian lights - P**

### Options for Improvement

1. **Reduce speed on A385 Ashburton Road to 20mph - P**
2. Improve traffic flow
3. Bollards at pavement edge (e.g. French towns)
4. **Keep roadside hedge trimmed at Jehovah Witness hall - P**
5. Widen pavement ~ 6 - 12 inches / 15 - 30cm
6. **AQMAP (Air Quality Management Action Plan – needs funding and mitigation - P**
7. **SHDC Monitoring to include PM2.5 - P**
8. DCC to fund
9. **Active Travel scoping £500,000 funding at SHDC will develop a network - P**
10. **Potential off-road link from Puddaven rear footpath to riverside cycle path via Meadowside and Plantation site - P**
11. **Residents can lodge views / comments / objections to planning development at Plantation site regarding lack of pedestrian & cycle path link from Meadowside through the site as required under the allocation of the site - P**
12. **Moratorium on any new housing along A385 - P – including KEVICCs sites (? Affordable housing)**
13. **Clay Lane – Transition Homes – development; may provide an option for a different road layout - P**
14. ULEZ – congestion charge zone
15. **Engage with Totnes & District Traffic & Transport Forum – add to hotspots map (check links) - P**
16. New Planting that absorbs pollutants in front gardens
17. Footpath link / extension
18. **20’s Plenty campaign - P**
19. **VAS (Vehicle activated signs) located on Ashburton Road just before Puddavine Cottage and in other direction (towards Dartington) near Puddavine Court.- P**
20. **Repaint white line at kerbside (has worn away), to keep cars away from pavement (especially when dark) - P**

**- P is added to items that were agreed priorities**

**Next steps:**

1. Objections/comments to new planning developments at the Plantation site and Lane End which are currently being considered for new housing development. Concerns raised:
  - No cycle footpath to link Meadowside, which would also serve Puddaven residents, as this non-vehicular link was included in the JLP allocation,
  - Inadequate parking provision for the proposed number of houses will spill onto Dartington Lane and make that more dangerous as it is narrow and has no footpath.,
  - **ACTION:** JH to share link to SHDC planning portal: SHDC Planning reference no. 1522/22/FUL <https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221522>
2. Possibility of a permissive path from footpath to the rear of Puddaven Tce gardens to link with allocated parking for Puddaven Terrace residents at Meadowside. Action JH to enquire at DCC for this to be investigated..
3. Option for removing footpath on far side of Ashburton Road (this would need a footpath behind the wall) and widen pavement outside Puddaven Terrace. Action: JH to report on this meeting to DCC officers and ask about proposals regarding Transition Homes development and any opportunity for mutually beneficial highway modifications.
4. Vehicle Activated sign on Totnes bound side of Ashburton Road to be installed just before bend near Puddavine Cottage. Dartington PC is working on this and has set aside funds to implement. **Action:** JH to inform PC that Puddaven residents support this.
5. Press for 20's Plenty to be implemented at DCC. JH working on this at DCC.

**Flip chart sheets from meeting**

issues + concerns

- \* Pedestrian Safety \*
- \* Speeds - impact on emissions + safety \*
- weight + volume of vehicles
- pets on road - dangerous
- \* air emissions data - covid - NO<sub>x</sub> \*
- not incl PM2.5
- New I. College report
- \* New developments - South Hams + Totnes \*
- (JLP - review) - need residents' engagement
- limitations for wheelchair users
- Rabbit Slacks - obstruct pavement

and

\* ASTMA \*

issues + concerns Asthma

- \* 2 deaths - over <sup>CRITICALLY REVIEW</sup> last 20+ years
- Overtaking when bus stops @ stop
- \* Blind corners @ Clay Lane dev
- \* Narrow pavement - creates fear for pedestrians
- \* White line adjacent to pavement - wrong gone
- Lorries clip kerb in dash
- \* Ice forms on road @ Clay Lane
- increases risk during icy weather
- Drain cover regularly broken by heavy vehicles
- \* Traffic flow through Totnes - replace lights - with roundabout / wide pass

## Options for improvement

- \* <sup>Not</sup> Reduce speed to 20mph. ✗  
improve traffic flow

ballards at pavement edge (see France)

- \* Keep hedge trimmed @ JW hall

wider pavement ~ 6"-12"

- \* AQMAP - funding - SHDC monitor  
mitigate - DCC fund

- \* Active Travel scoping (£500k) @ SHDC

\* Potential link to cycle path via Meadow Brook Plat.

- \* Residents can lodge objection to development @ Plaitation  
- seeking transport/cycle link

## options for improvement (cont)

- \* Maximum on housing on A385  
Kenice lower field - ? affordable housing
- \* Clay Lane development - option to have a different layout

ULE2 - congestion charge zone

- \* Engage with T+D ITF - hotspots  
→ New planting that - check links  
absorbs pollutants  
Footpath link/extension

\* 20's Plenty campaign

- \* VAS sign @ P/u. college hill  
+ just beyond Kenice

\* white line @ kerb

- \* wider hedge @ JW Hall

## Next Steps

- ① Objections/comments to new developments @ Plaitation site + Share Eng  
re: no cycle/footpath link  
parking  
Speed on lane

JH to share link to planning portal

- ② ? Permissive path to rear gardens  
to link with parking @ Meadowside  
or take footpath on other side of road

- ③ VAS sign to be brought to D.F. Pc

- ④ 20's Plenty

