

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 18TH SEPTEMBER 2023 IN THE GUILDHALL**

Present: Councillors T Bennett (Chair), L Auletta, S Collinson, T Cooper, J Cummings and L Smallridge.

Apologies: Cllrs Allen and Hodgson.

In Attendance: 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.

There were no apologies.

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

### **PUBLIC QUESTION TIME**

Cllr Beavis asked about item 11 (which would be discussed in Part 2) and the Traffic, Transport and Pedestrian Policy executive summary.

*The Committee reconvened Standing Orders.*

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

**To approve the minutes of 17th July 2023 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings.

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

To make recommendations on the following tree works applications:

### 3a. 2742/23/TCA - T1: Pittosporum Tenuifolium - Fell tree due to being unmanageable and potential to cause damage by the aggressive root system. 7 Plymouth Road, Totnes, TQ9 5PH.

Support.

### **4. PLANNING APPLICATIONS**

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

4a. 2169/23/FUL – Demolition of existing foundry buildings & construction of new two storey foundry building & welfare facilities. Foundry and Fabrication Totnes Ltd, Babbage Road, Totnes, TQ9 5JD.

Support, but the Committee has the following comments:

* Waste Audit – no details provided.
* Lighting on the rear of the building next to the leat should be sensitive so that there is no detrimental affects on wildlife.
* Fumes – the Committee seeks reassurance that emissions that could be detrimental to air quality is being addressed in the new building.

4b. 2790/22/FUL - READVERTISEMENT (revised application form) Re-development works include internal refurbishment of site facilities block and installation of solar panels, replacement service points, installation of new barrier system, conversion of existing grass pitches into 47no.all-weather serviced pitches, a new tractor store & prefabricated reception building. Quay Caravan Club Site, Steamer Quay Road, Totnes, TQ9 5AL.

Support.

4c. 2800/23/HHO - Householder application for side extension adjoining west elevation of existing house & extension to west side of existing raised deck. 29 Pathfields, Totnes, TQ9 5TZ.

Support.

4d. 2289/23/HHO - Householder application for construction of single storey side extension to existing dwelling. 20 Denys Road, Totnes, TQ9 5TJ.

Support.

4e. 2838/23/HHO - Householder application for construction of single storey extension, demolition of existing outbuilding & structures, replacement with new flat roof & proposed porch (part-retrospective). 41 Higher Westonfields, Totnes, TQ9 5QY.

The Committee has chosen not to make a comment on this application.

4f. 2724/23/LBC - Listed Building Consent for removal of a small area of render on external wall, repoint with lime mortar, replace an oak lintel in the garden wall & repoint as necessary, fit a lead flashing to head of garden wall below the tie-bar & a lead cap to the top of the garden wall, cut back render on south facing wall to 100mm minimum above the paving level as an evaporation band, repair window, remove internal damaged plaster & re-plaster with lime mortar. 4 Gothic House, Bank Lane, Totnes, TQ9 5EH.

Support. The Committee welcomes the sensitive proposals for repair.

4g. 1962/23/HHO - Householder application for proposed conservatory. 45 Smithfields, Totnes, TQ9 5LR.

Support.

4h. 2634/23/VAR - Application for variation of conditions 2 (approved plans) 13 (use of proposed space) of planning consent 56/1714/98/F. The Forge, Collins Road, Totnes, TQ9 5PJ.

Support. The Committee welcomes the continued business use of this building.

**5. TELECOMMUNICATIONS SITE**

**To consider the application for proposed development of a telecommunications site on Babbage Road (reference 2603/23/PAT).**

The Committee makes the following comments on this application:

• We recognise the importance of efficient planning policy facilitating the telecoms infrastructure of the future and the value that brings across a broad range of applications, especially much needed economic development in the South West.

• We object to permitted development being allowed for speculative commercial operations. There is no promise that any mobile operator will place their transmitters on this mast.

• The height of the tower would create a negative impact on the visual identity of the historic centre of Totnes. It would be visible in a number of views, including non-industrial recreational spaces such as Borough Park and The Riverside Walk where it will be seen in front of St. Mary's Tower and the Castle on the hill disrupting the silhouette which forms an important characteristic view of the medieval burgh from the flood plain.

• The imposition on the community of any development without full planning applications is an egregious use of government policy. It undermines local authorities in their ability to determine appropriate development for their communities that are of good quality construction, sensitive to their surroundings, and environmentally considerate.

### **6. TRAFFIC, TRANSPORT AND PEDESTRIAN POLICY**

**To consider the updated Traffic, Transport and Pedestrian Policy and make a recommendation to Full Council.**

To **RECOMMEND** to Full Council that the Traffic, Transport and Pedestrian Policy is adopted as written.

### **7. NALC RESPONSE TO LOCAL PLANS CONSULTATION**

### **To consider any Council response to the National Association of Local Councils’ response to the Department for Levelling Up, Housing and Communities (DLUHC) consultation on Local Plans, and make any recommendation to Full Council. [Note DLUHC consultation closes on 18 October 2023].**

To **RECOMMEND** to Full Council that it responds to the consultation using the NALC wording, therefore reinforcing the NALC position which the Committee supports.

### **8. TRAFFIC AND TRANSPORT FORUM**

**To consider any recommendations from the Traffic and Transport Forum Steering Group held on 19th July 2023 and Forum held on 26th July 2023.**

Noted.

### **9. DEPUTY CHAIR**

### **To consider the position of Deputy Chair to the Planning Committee.**

Cllr Smallridge resigned from the Deputy Chair role. Cllr Auletta was unanimously elected Deputy Chair.

### **10. DATE OF NEXT MEETINGS**

**To note the date of the next meeting of the Planning Committee – Monday 16th October 2023 at 6.30pm in the Guildhall.**

Noted.

*The Committee were 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. (CONFIDENTIAL by virtue of relating to legal and/or commercial matters, staffing and/or the financial or business affairs of a person or persons other than the Council)*

### **11. PLANNING APPEAL REPRESENTATION**

**To nominate an individual to be the Council’s representative under Rule 6 status for Council participation in two planning appeal cases linked to the Former Dairy Crest Site (legal).**

Contrary to Section 11 of Standing Orders, and based on new information that has been received since the decision taken at Full Council on Monday 4th September 2023, to **RECOMMEND** to Full Council that it withdraws its application for Rule 6 status.

Sara Halliday

Governance and Projects Manager

September 2023