

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 16TH OCTOBER 2023 IN THE GUILDHALL**

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

In Attendance: 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.

There were no apologies.

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

### **PUBLIC QUESTION TIME**

The member of the public (the architect for Wrinklehorn) explained how the plans have been revised following the Committee’s comments received in August. The application will be resubmitted and include amendments to the glazing, chimney and vinery door opening.

Cllr Beavis asked about what an acronym stood for in the Traffic and Transport papers and whether the conservation area review could address the issue of waste bins left in Church Walk.

*The Committee reconvened Standing Orders.*

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

**To approve the minutes of 19th September 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. 3244/23/TCA - T1: Indian Silk - reduced to standing pollard of 3m from ground level to maintain a smaller canopy. Lavendel, Gills Nursery, Totnes, TQ9 5DG.

Support.

3b. 3245/23/TCA - T1: Holly - to be felled, tree in decline on one side due to being in close proximity to neighbouring hedge. Jacada, South Street, Totnes, TQ9 5DZ.

Support. The Committee requests that a suitable replacement tree is planted.

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

Object. The comments made by the Totnes Town Council Planning Committee in June 2022, January 2023 and April 2023 still stand and the Committee is disappointed that its and statutory consultee comments, such as National England, are still not addressed in the revised plans. The Committee is surprised to see how little in the design has changed following the design review panel report. In addition, the Committee has concerns about:

* S106 inclusion of sustainable travel vouchers. This funding would be better invested in transport such as Bob the Bus or in the creation of the cycle path/footway connecting Nellies Wood through the Dartington Lane West development to link up with the river path.
* Play area – the main play area for the development is sited across the Dartington Lane, relying on children having to cross the road. The natural play area identified for this site is next to a public footpath and in close proximity to the river, both of which present safety issues.
* Flood risk and the potential impact of flooding on Totnes Railway Station from multiple developments in the Dartington and river area, as any loss of service impacts the connectivity of Plymouth and Cornwall to the rest of the country.
* Accessibility of dwellings – has an accessibility statement been produced or numbers outlining how many dwellings are fully accessible to those with accessibility requirements?

4b. 1523/22/FUL - READVERTISEMENT (revised plans & documents) Construction of 39No. two-storey dwellings with associated landscaping. Proposed Developments Site West, Dartington Lane, Dartington, TQ9 5LB.

Object. The comments made by the Totnes Town Council Planning Committee in June 2022, January 2023 and April 2023 still stand and the Committee is disappointed that its and statutory consultee comments, such as National England, are still not addressed in the revised plans. The Committee is surprised to see how little in the design has changed following the design review panel report. In addition, the Committee has concerns about:

* S106 inclusion of sustainable travel vouchers. This funding would be better invested in transport such as Bob the Bus or in the creation of the cycle path/footway connecting Nellies Wood through the Dartington Lane West development to link up with the river path.
* Play area – the main play area for the development is sited next to the car park which presents safety issues for children using the area and the wider woodland play destinations given their close proximity to the entrance into the development and motorists.
* Flood risk and the potential impact of flooding on Totnes Railway Station from multiple developments in the Dartington and river area, as any loss of service impacts the connectivity of Plymouth and Cornwall to the rest of the country.
* Accessibility of dwellings – has an accessibility statement been produced or numbers outlining how many dwellings are fully accessible to those with accessibility requirements?

4c. 2687/23/HHO – Householder application for demolition of existing single-storey rear outrigger, side infill extension, construction of single-storey rear extension & associated internal refurbishment. 5 Priory Terrace, Totnes, TQ9 5QE.

Support.

4d. 2824/23/HHO - Householder application for proposed alterations to roof, single extension, 1 no Balcony (resubmission of 1685/22/HHO). Monksway, Ramparts, Totnes, TQ9 5QH.

Comment – the Committee is pleased to see that the roof shape is being retained but regret to see the continued change to the fenestration pattern which will affect the character of the building in a conservation area.

4e. 2150/23/FUL - Kitchen/sun lounge extension. Flat 1, Moat Hill House, Moat Hill, Totnes, TQ9 5ER.

Support.

4f. 3118/23/COM - Notice of intention to install a medium wooden pole at 10m high for the purpose of building an electronic communications network. 75a Mesa House, Higher Westonfields, Totnes, TQ9 5QZ.

Not discussed as overtaken by events – decision notice issued (permitted development).

4g. 3140/23/COM - Notice of intention to install electronic communication apparatus comprising of one 10m medium wooden pole. 29 Higher Westonfields, Totnes, TQ9 5RA.

Not discussed as overtaken by events – decision notice issued (permitted development).

4h. 3156/23/VAR - Application for variation of conditions 2 (approved plans) of planning consent 0351/23/HHO. 5 Westonfields, Totnes, TQ9 5QU.

Support.

4i. 2558/23/FUL – Change of use to Class E. Unit M, Scope Complex, Wills Road, Totnes, TQ9 5XN.

Support.

4j. 3111/23/LBC - Listed building consent to alter chimney pot and add chimney fan. Castle House, Plymouth Road, Totnes, TQ9 5PQ.

Support.

4k. 2333/23/LBC - Listed building consent to repair & rebuild front section of stone cottage. 5 Coldharbour, Bridgetown, Totnes, TQ9 5BJ.

Support, but would wish to ensure that the heritage officer has seen and is content with the detail of the methodology statement and that the cleaning of the stone relates to the edges to be re-mortared, not the face of the stone as this would not sit well in terms of visual appearance in the wider terrace.

4l. 3232/23/LBC - Listed building consent to install a quilt on the back of the softwood truss supporting No 47 roof. Remove temporary prop and install new Oak purlin. Repairs to East and West chimneys. 43 High Street, Totnes, TQ9 5NP.

Support.

4m. 2762/23/FUL - Proposed development of gate and steps from road and bridge over Gatcombe Brook. Land At Sx 816 627 Littlehempston Cross To Littlehempston Littlehempston.

Cllr Hodgson declared a personal interest. Support. The proposed bridge aids accessibility and helps to provide a safe public transport link between Littlehempston and Totnes.

The Committee voted to extend the meeting by 30 minutes.

**5. RESIDENTS PARKING AMENDMENT ORDER**

**To consider A Devon County Council proposal to introduce residents parking (Zonal) Mon-Sat 9am-6pm Zone E (Totnes) on specified lengths of Swallowfields, Dartside and Riverside; Disabled Badge Holders Only At Any Time on specified lengths of Swallowfields.**

Cllr Smallridge declared a personal interest. The Committee is supportive of the order but would request that there is an amendment to the timings detailed in the proposed order to make the residents parking enforceable 24hrs a day 7 days a week, due to continued parking in this road for leisure use (which will still create an issue after 6pm and on a Sunday with the proposed order as currently drafted).

### **6. CONSERVATION AREAS REVIEW**

**To consider any outline comments to South Hams District Council prior to the formal public consultation on the Conservation Area review.**

There was discussion of extending the area to include Leechwell Garden and the terraces on Maudlin Road. It was **AGREED** to discuss this review with the Heritage Officer on Wednesday to understand what could be within the scope of a boundary extension, then for Cllrs to formulate comments to be circulated to the wider Committee for agreement. [Post-meeting note: the comments that were submitted, agreed by email are: The Planning Committee of Totnes Town Council suggests extending the conservation area to include the following areas:

* Leechwell Gardens and car parks, Maudlin Road Victorian cottages, Moorashes meadow and the high quality well designed modern houses on Heathway/Heathcourt which sit between these areas.
* Brooklands and the non-designated side of Somerset Place in Bridgetown - these are decorative brick/stone terraced housing similar to that on Maudlin Road which are fairly intact and deserve some protection.

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

**To consider any recommendations from the Traffic and Transport Forum Steering Group held on 5TH October 2023.**

Noted.

### **8. DATE OF NEXT MEETINGS**

**To note the date of the next meeting of the Planning Committee – Monday 20th November 2023 at 6.30pm in the Guildhall.**

Noted.

Sara Halliday

Governance and Projects Manager

October 2023