

# **MINUTES FOR THE PLANNING COMMITTEE**

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

Present: Councillors T Bennett (Chair), G Allen, L Auletta, S Collinson (from 1840), T Cooper, J Cummings (from 1835), J Hodgson and L Smallridge.

In Attendance: Members 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**

A member of the public spoke about their proposed plans for a new building in Collapark, their vision and engagement with neighbours which is to be considered under item 4a.

Two members of the public explained the background to the retrospective application to be considered under item 4b, setting out why the changes to the approved application had been made and the conversations they had had about the build with passing members of the public.

*The Committee reconvened Standing Orders.*

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

**To approve the minutes of 16th October 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. 3521/23/TCA – T001: False acacia - Dismantle & fell to near ground level due to significant increase in level of decay. Little Priory, Fore Street Totnes.

Support.

3b. 3293/23/TCA - T1: Rowan - Fell due to tree being in decline and minor decay at base. 6 Leechwell Lane, Totnes, TQ9 5EA.

Not discussed as the decision notice was published on 16th November.

### **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. 3417/23/FUL - Proposed construction of a single dwelling and associated parking. Land at SX 796 6060, Collapark, Totnes.

Comment – the Committee supports the design but has concerns about the depth of the house (compared with the previously approved application) and overmassing at the rear of the site with the associated impact on loss of sunlight and overshadowing of neighbouring properties.

4b. 3448/23/FUL - Regularisation of applications 0332/19/FUL and 2467/21/VAR for the construction of a new two-storey dwelling (Retrospective). Garages 7, 9 & 11 Christina Park, Totnes.

Object. The Committee supports work towards Passivhaus standards but notes that no evidence has been submitted to justify the design changes made. Concerns raised in the Planning Officer report dated 24 January 2023 still stand and have not been addressed (included below):

1. The proposed changes represent poor architectural composition and detailing, finished with an unsympathetic materials palette, which would appear incongruous within the street scene contrary to the provisions of DEV10(1), DEV20(1, 2, 3, 4) and DEV23(1, 2, 3, 7) and paragraphs including but not limited to, 130 and 134 of the National Planning Policy Framework.
2. 2. The extension of the balcony on the north elevation eastward would be likely to give rise to increased harmful overlooking of the neighbour to the east and together with the creation of a new balcony on the western elevation, would be likely to result in increased noise and disturbance at height contrary to the provisions of DEV1(1).

The Committee also has continued concerns about: the lack of an ecology report (given the proximity of the dwelling to the wildlife corridor); and the proximity of the terraces to the stream.

4c. 3203/23/FUL - Demolition of 36 two/three bed flats to be replaced with 35 new homes, consisting of one, two & three bed accommodation for social rent, as well as landscaping, car parking & associated works. Land at SX 808 599 [Parkers Way], Totnes.

Object. The Committee supports the building of social housing (if maintained at the level proposed) and the mix of 1,2 and 3 bed dwellings, the proportion of accessible homes that exceeds requirements, and the biodiversity net gain. However, the Committee has concerns about:

* Flooding (and agrees with the Environment Agency and Devon County Council Flood and Coastal Risk comments).
* Natural light – the proposed windows look very small in proportion to the wall area (and not as shown in the CGI), impacting on natural light and ventilation received into the properties and the affect on the wellbeing of the future inhabitants.
* Visual appearance – the proposed design with small windows gives a defensive appearance to the street scape.
* Impact on a wildlife corridor – any lighting on the rear of the properties and on the access road would have an impact on the wildlife.
* Loss of Green Space – from extending the built area on the main site beyond the existing footprint, and the creation of a car park on the green space on the other side of the road on Parkers Way.
* Parking – concerns that parking provision on the other side of Parkers Way is impractical and will not be utilised, as is also noted in Police comments. The previous solution of below building parking was more innovative in reducing impacts and addressing flood requirements.
* Severance of Footpath – from the plans the existing footpath at the rear of the site appears to finish on the proposed access road, with no obvious route joining up with the remainder of the existing footpath.
* Net Zero Ready – but not taking the opportunity to install it, for example no heat pump or plant room, no location of EV chargers given, PV panels on East and West profiles are insufficient for the number of dwellings.
* No affordable housing statement – clarity on any shared ownership proposals would be welcomed.

4d. 2929/23/FUL - Installation of photovoltaic solar arrays together with transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements. Land at Littlehempston Water Treatment Works, Hampstead Farm Lane, Littlehempston, TQ9 6LZ.

Cllr Hodgson declared a personal interest.

Object – the Committee requests a site visit as some areas of the scheme may be accessible however, there are concerns about the visual impact of the scheme from some natural heritage assets in the town and neighbouring parish.

The Committee voted to extend the meeting by 30 minutes.

4e. 2169/23/FUL - READVERTISEMENT (revised plans) 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. However, the Committee’s comments on the requirement for a waste audit and fumes still stand, and the Committee shares the concerns raised by the Environment Agency and Devon County Council Waste.

4f. 1816/23/FUL - READVERTISEMENT (Revised Plans) Demolition of existing utility/workshop & construction of 1 bedroom 2 storey attached dwelling with associated works. 30 Westonfields, Totnes, TQ9 5QU.

Support.

4g. 2868/23/HHO - Householder application for demolition of extensions & construction of replacement two storey extension & single storey extension, garage conversion for ancillary accommodation & internal reconfiguration. Beech Hill, Jubilee Road, Totnes, TQ9 5BW.

Support. However, the Committee would wish to check that the garage was built under planning permission and that the proposed garage conversion to be ancillary to the main dwelling.

4h. 3204/23/HHO and 3205/23/LBC – Householder application and Listed Building Consent for conversion of outbuilding to sleeping accommodation & shower room, including solar panels & alterations to garage. 2 Castle Street, Totnes, TQ9 5NU.

Support. The Committee shares the pre-application advice stating concerns about installing PV panels on a corrugated roof. The Committee also has concerns about moving the garage doors forward.

4i. 2723/23/LBC and 2979/23/HHO - Listed building consent and householder application to re-roof house & rear wing with associated works including replacement rooflights, addition of solar panels & external insulation to rear wing with a lime render finish & internal alterations including secondary glazing. 2 Plym Villas, Plymouth Road, Totnes, TQ9 5PQ.

Comment – The Committee feels that there is a lack of information on the installation of the toilet and its impact on the hallway. The Committee would request that the Heritage Officer checks that the proposed work would not compromise the internal features in any way. The Committee also ask why the rainwater pipe is located in a more visible position to the left of the door rather than to the right in a corner.

4j. 3519/23/LBC - Listed building consent to re-roof contemporary side return extension, replace rooflights, install secondary glazing throughout, install firebreak to shared attic space & internal alterations. 1 Seymour Villas, Pathfields, Totnes, TQ9 5QR.

Support, however the Committee would wish to see conservation grade rooflights used as replacements.

4k. 3235/23/HHO - Householder application for the demolition of existing outhouse & erection of new outhouse with single pitch roof & solar panels. 6 Tree Tops, Cherry Cross, Totnes Down Hill, Totnes, TQ9 5EU.

Support.

4l. 3432/23/VAR - Application for variation of condition 2 (approved drawings) of planning consent 0569/23/HHO. 11 Pampasia, Hillbrook Rise, Totnes, TQ9 5AU.

Support.

4m. 3033/23/HHO - Householder application to remove previous willow sticks fence & replace with tanalised pine fence of same dimensions & bamboo troughs along with further tree planting in garden (Retrospective). Seymour Terrace, Bridgetown, Totnes.

Cllr Allen declared a personal interest.

Support the fence being in place on a temporary basis of 6 years. The Committee would request whether the requirement to paint the fence black still stands now that it has weathered.

4n. 3466/23/ARC - Application for approval of details reserved by conditions 5 (External Attachments) and 6 (Roof Insulation) of planning consent 2527/23/LBC. Angel Yard Cottage, South Street, Totnes, TQ9 5DZ.

Support.

4o. 2991/23/LBC - Listed building consent for timber framed windows replacement. 2 Orchard Terrace, Totnes, TQ9 5EY.

Support.

4p. 2915/23/HHO - Householder application for log burner flue through flat roof. 20 Elmhirst Drive, Totnes, TQ9 5UX.

No comment provided.

4q. 3731/23/FUL - Provision of an agricultural livestock building and engineering works to create a level yard area. Land at SX 805 583, Ashprington [consulted as neighbouring parish].

It was **AGREED** that this application would be put on the December agenda.

**5. SOUTH WEST WATER CONSULTATION ON DRAFT WATER RESOURCES MANAGEMENT PLAN**

**To consider the South West Water revised ‘Draft Water Resources Management Plan (2024)’ and make a recommendation (through the Town Matters Committee) to Full Council [consultation closes on 6th December].**

It was **AGREED** that the officer would circulate the South West Water response to the Committee, highlighting the comments with are directly of relevance to this plan. Members are asked to provide comments by midday Monday 27th so that a revised recommendation can be circulated for agreement before inclusion in the draft minutes.

To **RECOMMEND** to Full Council the following response to the consultation:

Totnes Town Council welcome South West Water's detailed and transparent answers to the initial consultation responses and view as them as a great example of positive engagement and transparency in consultation practice. We recognise that a number of our concerns fall beyond your remit, but we thank you for your candour and the references for further reading on these matters. We are hearted to hear that you are proactively working towards a Biodiversity Net Gain baseline, and lobbying for improved foul water separation, surface water attenuation, and grey waste recycling measures in new developments.

The Council acknowledges that the problem of waste water pollution is outside the remit of this specific management plan consultation, but remains concerned about the current situation of discharges of untreated waste into the River Dart which is unacceptable from both a health and biodiversity perspective. The Council looks forward to hearing SWW’s plans to bring the swiftest possible resolution of this issue.

### **6. TRAFFIC AND TRANSPORT FORUM**

**To consider any recommendations from the Traffic and Transport Forum held on 25th October 2023 including the Green Travel Guide and agree the guide’s suitability for placement on the Town Council website.**

Noted. Cllr Collinson commented that the content of the Green Travel Guide is good, however it doesn’t meet a number of accessibility requirements and that she will provide advice.

The Committee thanked the Sustainability Officer for all her hard work on this guide and in supporting the Traffic and Transport Forum generally and wished her well in her new job.

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

**To note the date of the next meeting of the Planning Committee – Monday 18th December 2023 at 6.30pm in the Guildhall.**

Noted.

Sara Halliday

Governance and Projects Manager

November 2023