

# **MINUTES FOR THE PLANNING COMMITTEE**

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

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

Not Present: Cllr Collinson

In Attendance: Members of the public, Cllr Beavis, C Marlton (Town Clerk).

### **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 received. [Note: Cllr Collinson had emailed her apologies but due to officer illness this email was only read after the meeting had taken place).

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

### **PUBLIC QUESTION TIME**

A member of the public and Castle Street resident expressed concerns about the safety of larger vehicles damaging buildings.

A member of the public explained that a public letter to Dartington Trust has been circulated to all Councillors in draft form and the author(s) agreed to forward a final version to the Clerk to send to all Councillors. Given the urgency the Clerk agreed to forward it to all Councillors to ask for individual support/non-support rather than a formal committee and then Full Council consideration.

Four members of the public raised concerns and queries about the South West Water solar panel proposal in Littlehempston, including:

* Why it needed to be 20 acres of prime farming/agricultural land used when none of the existing buildings (including the expansion) have them.
* No formal consultation with South Devon Railway who have operational/safety concerns.
* The visual impact from a large surrounding area.
* Requests that any proposal (or indeed if no proposal is agreed), access over that land to the river is necessary to allow for safety routes from Totnes to Littlehempston and beyond.

*The Committee reconvened Standing Orders.*

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

**To approve the minutes of 20th November 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. 3894/23/TPO - G1: Scots Pine - x2 crown lift to 5m from ground level, reduce laterally on NE aspect to provide 1m clearance from telephone line, reduce laterally by 1m on SW aspect to reduce overhanging neighbouring boundary to provide more natural light. 5 Redworth Terrace, Totnes, TQ9 5JN.

Support.

### 3b. 3649/23/TCA – T1: Japanese Maple - crown height reduction by 1-2m, lateral reduction on all sides by 1m, T2: Silver Birch - 2m lateral crown reduction & 3mcrown height reduction, T3: Holly - Crown lift to clear the wall. 20 South Street, Totnes, TQ9 5DZ.

The Committee felt it did not have enough information to formally comment. They expressed concerns over the amount of reduction proposed and asked the Tree Officer to visit and review the proposal.

### **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. 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.

Object. The Committee has the following comments:

* Concerns on lack of flood assessment data.
* Concur with the heritage concerns raised by Heritage England.
* Visual impact from miles around.
* Loss of Grade 3A Farmland.
* Residents concerns.
* The size of the proposal (particularly when existing buildings do not have panels).
* The ecological impact (particularly on sites 5 and 6 which are floodplain grazing marshland as identified by DCC).
* Impact on and lack of consultation with the Heritage Railway.

4b. 3732/23/FUL, 3733/23/FUL, 3734/23/FUL & 3735/23/FUL - Provision of an agricultural storage building and engineering works to create a level yard area. Land at SX 805 583, Ashprington [consulted as neighbouring parish].

Object. The Committee has the following comments:

* Asked for a condition to ensure that year round indoor husbandry of livestock does not occur.
* Concerns about water run off from 4 large buildings is not adequately planned for.
* Concerns on how animal waste/slurry is cleared/stored.
* Increased traffic volume on small road.
* No lighting constraints included.
* No solar use included.
* Request agricultural advisor assessment to ensure the large scale is necessary.

The Committee voted to extend the meeting until 20.20hrs.

4c. 3416/23/HHO - Householder application for single storey side extension. 33 Westonfields, Totnes, TQ9 5QU.

Comment - Extension should be pushed back behind the façade of the building frontage – in line with other examples in the area.

4d. 2813/23/HHO - Householder application for proposed loft conversion to create additional space (part permitted development. 55 Punchards Down, Totnes, TQ9 5FD.

Comment - Dormer should be set back by 300mm from the gable end and gutter line – in line with other examples in the area, to keep the current form of the bungalow design and to preserve the street scene.

4e. 3857/23/VAR - Variation of condition 1 (approved plans) of planning consent 1614/22/VAR to replace timber cladding with render. Brutus Centre, Fore Street, Totnes.

Support. It was noted this was partly retrospective due to work having started.

4f. 2868/23/HHO – READVERTISEMENT (amended plans) 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.

**5. CASTLE STREET VEHICLE RESTRICTIONS**

**To consider the problem of large vehicle damage to properties on Castle Street and any recommendation to Full Council.**

The Committee expressed concerns about the lack of physical barriers to these vehicles passing through the narrowest section and asked Cllr Hodgson to raise concerns with DCC officers about how to proceed.

### **6. PENINSULA TRANSPORT STRATEGY CONSULTATION**

**To consider the Peninsula Transport draft transport strategy and make a recommendation to Full Council [consultation closes on 5th February].**

It was **AGREED** to defer discussion to the January Planning Committee. Cllr Auletta agreed to draft some proposed wording ahead of the committee meeting.

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

**To note the minutes from the Traffic and Transport Forum held on 12th December 2023, including a response to the Devon County Council Public Rights of Way Consultation (deadline 22 December 2023).**

The minutes were notes and the wording on public rights of way was ratified.

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

**To note the date of the next meeting of the Planning Committee – Monday 22nd January 2024 at 6.30pm in the Guildhall.**

Noted.

C Marlton

Town Clerk

December 2023