

# **AGENDA FOR THE PLANNING COMMITTEE**

# **MONDAY 22ND JANUARY 2024 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 22nd January 2024** 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.

### **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:*

### **CONFIRMATION OF MINUTES**

To approve the minutes of 18th December 2023 and update on any matters arising. Document attached.

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### **TREE WORKS APPLICATIONS**

To make recommendations on the following tree works applications:

3a. 4034/23/TCA - T1: Oak - Reduce 1x primary limb by 2 metres to appropriate subsidiary branches back to boundary, remove lower secondary limb & reduce upper secondary limb by 1-2 metres (see image) to clear from adjacent property to the West. Totnes Castle, Castle Street, Totnes, TQ9 5NU. See

<https://southhams.planning-register.co.uk/Planning/Display/4034/23/TCA>

And to note (Totnes Town Council application):

3b. 0040/24/TCA – T1: Magnolia - reduce the crown on the south side by up to 1.5m, there is evidence of previous maintenance & we will go back to this & no further, this is to remove the encroachment onto neighbouring property & T2: Sweet Bay - Prune bush on all sides by up to 1m. This bush is blocking light to a window also remove suckers coming off the bay & T3: Holly Bush - Prune bush on all sides by up to 1m - this bush is blocking light to a window & T4- T6: Buddleia - Prune bush on all sides by up to 1m & T7: Bay - Prune bush on all sides by up to 1m remove all suckers & T8: Hazel- Prune bush on all sides by up to 1m. St Mary’s Church, High Street, Totnes. See

<https://southhams.planning-register.co.uk/Planning/Display/0040/24/TCA>

### **PLANNING APPLICATIONS**

To make recommendations on the following planning applications:

4a. 4021/21/VAR - READVERTISEMENT (revised plans) Application for variation of condition 2 (approved drawings) of planning consent 4165/17/FUL. Development site at SX 809597, Steamer Quay Road, Totnes. See

<https://southhams.planning-register.co.uk/Planning/Display/4021/21/VAR>

4b. 4115/23/FUL - Creation of a new 1 bedroom, 2 storey terraced dwelling by subdividing the existing house and garden and adding a single storey extension to the south. 29 Pathfields, Totnes TQ9 5TZ. See

<https://southhams.planning-register.co.uk/Planning/Display/4115/23/FUL>

4c. 4111/23/LBC & 3999/23/HHO – Listed Building Consent and Householder application for extensions, renovations and alterations including conversion of existing double garage (which historically was a cottage) into ancillary domestic accommodation with associated link extension linking the accommodation into the existing main house. New potting shed extension on the rear of the existing vinery. Other minor renovations and alterations. Wrinklehorn, Bourton Lane, Totnes, TQ9 5JF. See

<https://southhams.planning-register.co.uk/Planning/Display/4111/23/LBC> &

<https://southhams.planning-register.co.uk/Planning/Display/3999/23/HHO>

4d. 3987/23/HHO - Householder application for first floor extension & conversion of garage into habitable accommodation. Oak Tree Cottage, Weirfields, Totnes, TQ9 5JS. See

<https://southhams.planning-register.co.uk/Planning/Display/3987/23/HHO>

4e. 3963/23/HHO - Householder application to convert detached garage into a home office with shower room. 10 Sparrow Road, Totnes, TQ9 5PR. See

<https://southhams.planning-register.co.uk/Planning/Display/3963/23/HHO>

4f. 3769/23/FUL & 3770/23/LBC - Listed Building Consent for amalgamation of flat 1 & 2 into one dwelling, associated internal reconfiguration & creation of first floor garden terrace. Flat 1 & 1a Plymouth Road, Totnes, TQ9 5PH. See

<https://southhams.planning-register.co.uk/Planning/Display/3769/23/FUL> &

<https://southhams.planning-register.co.uk/Planning/Display/3770/23/LBC>

4g. 3580/23/FUL - Change of use of former bakery to residential dwelling and associated conversion works including demolition and rebuild of existing rear extension and construction of new rear canopy. The Old Bake House, South Street, Totnes, TQ9 5DZ. See

<https://southhams.planning-register.co.uk/Planning/Display/3580/23/FUL>

4h. 3996/23/FUL - Change of Use to 3no apartments with parking. Cocos Nursery, Station Road, Totnes, TQ9 5JR. See

<https://southhams.planning-register.co.uk/Planning/Display/3996/23/FUL>

4i. 2689/23/LBC - Listed building consent for partial demolition of chimney stack extension & repair to remaining stack & bell tower. Bowden House, Totnes, TQ9 7W. See

<https://southhams.planning-register.co.uk/Planning/Display/2689/23/LBC>

4j. 4131/23/FUL - Proposed installation of roof-mounted photo-voltaic panel array, repointing of existing stone wall finishes & works to existing door & window joinery. The Forge, Collins Road, Totnes, TQ9 5PJ. See

<https://southhams.planning-register.co.uk/Planning/Display/4131/23/FUL>

4k. 3960/23/LBC - Listed Building Consent for "Phase 1" replacement of windows & façade finishes. 29 High Street, Totnes, TQ9 5NP. See

<https://southhams.planning-register.co.uk/Planning/Display/3960/23/LBC>

4l. 4091/23/LBC - Strip and reinstate natural slate roofs to lean to, replacement of guttering and downpipes. Angel Yard Cottage, South Street, Totnes, TQ9 5DZ. See

<https://southhams.planning-register.co.uk/Planning/Display/4091/23/LBC>

### **CASTLE STREET VEHICLE RESTRICTIONS**

To reconsider the problem of large vehicle damage to properties on Castle Street and any recommendation to Full Council on the signage proposal. Document attached.

### **PENINSULA TRANSPORT STRATEGY CONSULTATION**

To consider the Peninsula Transport draft transport strategy and make a recommendation to Full Council [consultation closes on 5th February]. Document attached and see <https://www.peninsulatransport.org.uk/peninsula-transport-strategy-consultation/>

### **DATE OF NEXT MEETING**

To note the date of the next meeting of the Planning Committee – Monday 19th February 2024 at 6.30pm in the Guildhall.

S Halliday

Governance and Project Manager

17th January 2024

### **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.