

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 19TH FEBRUARY 2024 IN THE GUILDHALL**

Present: Councillors T Bennett (Chair), G Allen (from 1833), L Auletta, T Cooper, S Collinson (from 1836), J Cummings (from 1834), J Hodgson (from 1838).

Apologies: Cllr Smallridge.

In Attendance: Five members of the public, Cllr Beavis, Chair of the Traffic and Transport Forum, 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.

The apologies were accepted.

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

### **PUBLIC QUESTION TIME**

The Chair of the Traffic and Transport Forum read from a note that he, as Chair, had circulated to the Committee about the Baltic Wharf application with regards to S106 contributions for travel and transport projects. The note calls for liaison with South Hams District Council (SHDC) and Devon County Council (DCC) Highways, and making sure that robust S106 considerations are in place to maximise safeguards for local communities. In considering the S106 requirements SHDC and DCC should have regard to the following: Totnes Neighbourhood Plan policies E7 (Sustainable Transport) and E8 (Walking and Cycling); the Town Council’s Traffic, Transport and Pedestrian Policy; existing significant challenges to active travel in Totnes; focus on active travel; and the physical measures that need funding on St Katherine’s Way and The Plains.

Members of the public spoke against the Baltic Wharf Phase 2 application (reference 3995/23/FUL) including: St Katherine’s Way congestion; pedestrian route from the development – there is a pavement on one side of the road (not both) at New Walk; tight corners for construction and boatyard traffic; infrastructure – do the current doctors’ surgeries and pharmacies have the capacity to absorb the additional pressure based on existing provision; the area is the only remaining space to enhance marine industry in the town this will be lost by building houses; insufficient car parking in the plan, particularly for visitors to residents; flood risk area.

*The Committee reconvened Standing Orders.*

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

**To approve the minutes of 22nd January 2024 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings. There were no matters arising.

### **3. 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.*

3a. 3995/23/FUL - Full planning application for the phased delivery of a mixed-use development comprising marine workshops (Use Class B2) and boat storage, offices (Use Class E), care home (Use Class C2), houses and apartments (Use Class C3), mixed commercial uses (Use Class E) and associated infrastructure. Baltic Wharf Boatyard, St Peters Quay, Totnes, TQ9 5EW.

Object. It was **AGREED** that:

* Councillors would provide detailed comments to be circulated out of Committee for agreement (for submission by the officer on 28th February) on the following themes – access, public realm, boatyard, design (including scale and massing), impact on the town (health and education), biodiversity, flooding, lack of affordable housing, travel/traffic;
* the note from the Traffic and Transport Forum Chair regarding S106 contributions for travel would be submitted as part of the Committee’s comments;
* the Committee supports the points made by the South Hams Society on the application; and
* the Committee commends the SHDC officer pre-application input on the designs.

3b. 3231/23/OPA - Outline application with some matters reserved for mixed use 8 Houses and three commercial units. Land At Ngr Sx797614, Nellies Wood View, Dartington.

As a site is part of the gateway to Totnes and as a neighbouring council, the Committee wishes to object. The application does not comply with the Joint Local Plan and what is being proposed is neither residential not industrial/employment space and doesn’t meet the housing need of affordable housing. The Committee would expect to see a biodiversity net gain on site and has concerns about the flood risk.

The Committee voted to extend the meeting by 15 minutes.

3c. 0344/24/FUL - Proposed reverting ‘Archway House’ from a single house back to two cottages as it was previously arranged. Archway House, 4 South Street, Totnes, TQ9 5DZ.

Support.

3d. 0135/24/LBC – Listed building consent for minor internal works to fit out the existing premises to become a Childrens Hospice South West charity shop. First Floor, 57 High Street, Totnes, TQ9 5NP.

Support. However, the Committee is concerned that internal work has already commenced.

3e. 4130/23/FUL - Proposed installation of four opening roof windows to a building in a Conservation Area. The Forge, Collins Road, Totnes, TQ9 5PJ.

Support.

3f. 0063/24/LBC - Listed Building Consent for front elevation repairs, roof covering & 3 No windows replacement. 2 Seymour Lodge, Bridgetown Hill, Totnes, TQ9 5BA.

Comment – the fan light (window #1) isn’t in keeping and a casement window to match window #2 would be more appropriate as window #1 is visible from a longer view.

3g. 0081/24/HHO - Householder application for replacement of existing boundary fence with hazel hurdle boundary fence. Seymour Terrce, Bridgetown, Totnes, TQ9 5AQ.

Cllr Allen declared a personal interest. Comment – the Committee supports the hazel hurdle fence but objects to the retention of the close boarded gate.

**4. BALTIC WHARF S106 FOR TRAVEL**

**To consider travel/transport projects for S106 funding from Phase 2 of the Baltic Wharf development and make a recommendation to Full Council.**

To **RECOMMEND** to Full Council that it responds to Devon Highways:

* to seek S106 contributions for physical improvements outside of the Baltic Wharf site boundary in the vicinity of the development (St Katherine’s Way and The Plains) to improve active travel and pedestrian safety for new and existing residents and the wider community;
* to seek S106 contributions to address the Air Quality Action Plan issues in Totnes;
* registering concerns about the traffic data used in the planning application which records lower vehicle movements that the DCC Highways data; and
* endorsing the note produced by the Traffic and Transport Forum Chair.

### **5. TRAFFIC AND TRANSPORT FORUM**

**To note the minutes from the Traffic and Transport Forum Annual General Meeting held on 31st January 2024 including the recommendation under item 10 (Totnes to Buckfastleigh cycle link) and make a recommendation to Full Council.**

Noted. To **RECOMMEND** to Full Council that it writes to Sustainable Staverton in support of the Totnes to Buckfastleigh cycle link.

### **6. PARISH PATHS PARTNERSHIP**

**To note the annual Parish Paths Partnership return for footpaths and bridleways in Totnes.**

Noted. The Committee thanks the Chair of Totnes Ramblers in carrying out this work.

### **7. EVENTS ON SOUTH HAMS DISTRICT COUNCIL LAND**

**To note the following event taking place on South Hams District Council land:**

1. **Teignbridge Trotters Totnes 10K Event, Sunday 4th August 0700-1530hrs, Borough Park.**

### Noted.

### **8. DATE OF NEXT MEETING**

**To note the date of the next meeting of the Planning Committee – Monday 18th March 2024 at 6.30pm in the Guildhall.**

Noted.

The meeting closed at 8.20pm

Sara Halliday

Governance and Projects Manager

February 2024