

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 18TH MARCH 2024 IN THE GUILDHALL**

Present: Councillors T Bennett (Chair), L Auletta, T Cooper, S Collinson (from 1840), J Cummings, J Hodgson (from 1842).

Apologies: Cllrs Allen and Smallridge.

In Attendance: Two 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.

The apologies were accepted.

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

### **PUBLIC QUESTION TIME**

The members of the public asked about application 4021/21/VAR, the Steamer Quay care home, and requested Council support to speak against the proposed plans as they understand that it will go to the South Hams District Council Development Management Committee in April 2024. The Committee confirmed that they had not yet been invited to make a representation and would be content to do so.

*The Committee reconvened Standing Orders.*

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

**To approve the minutes of 19th February 2024 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings. Item 4 – Baltic Wharf S106 for travel was amended by Full Council – see the minutes for 4th March 2024.

### **3. TREE WORKS APPLICATIONS**

3a. 0627/24/TCA – T1: 1 x Ash – dismantle and fell to near ground level. 3 Seymour Villas, Pathfields, Totnes, TQ9 5QR.

Comment – the absence of an arboricultural report is unhelpful and the Committee would suggest that tree officer advice is required.

### 3b. 0663/24/TCA – T1: Fig - crown reduce overall by 0.5m back to previous pruning points while retaining the main framework & shape of the crown & therefore a high proportion of the foliage bearing structure. T2: Magnolia - crown reduce overall by 1m back to previous pruning points while retaining the main framework & shape of the crown & therefore a high proportion of the foliage bearing structure. 1 North Castle Mews, North Street, Totnes, TQ9 5NQ.

Support.

### **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. 3915/23/HHO - Householder application for roof extension (resubmission of 1353/22/HHO). 13 Springhill Road, Totnes, TQ9 5RD.

Comment – the Committee is concerned that:

* There are no climate change proposals or improvements to insulation included in the application; and
* Bedroom #3 is not habitable due to the dormer window head height shown.

4b. 3939/23/FUL – Rear first floor extension to existing office. Little Priory Court, Fore Street, Totnes, TQ9 5NJ.

Support. However, the use of 2 x fan lights leads to a squat proportion to the rear glazing design.

4c. 0023/24/HHO – Householder application for erection of a single storey extension. 5 Somerset Place, Totnes, TW9 5AX.

Support.

4d. 0625/24/LBC - Listed building consent for new internal finishes & fire door on the first floor commercial space only (retrospective). 29 High Street, Totnes, TQ9 5NP.

Comment - The Heritage Impact Statement is very sparse and would not be considered acceptable for this extent of work in other circumstances. With the works being undertaken under the close inspection of SHDC's Heritage Officer, this is less of concern.

4e. 0137/24/ADV - Advertisement consent for fascia signs to both front & side elevation are to be formed using 5mm green acrylic cut lettering & logos mounted onto 20mm stand off fixings, making total projection 25mm, maximum height of logo being 300mm & largest letter being 160mm. First Floor, 57 High Street, Totnes, TQ9 5NP.

Support.

And to note:

4f. 0721/24/LBC - Listed building consent to enlarge modern door opening in internal partition wall & install kitchenette tea point. The Guildhall Offices, 5A Ramparts Walk, Totnes TQ9 5QH.

Noted.

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

**To consider the following applications for a new premises licence:**

**5a. Lounge, 6 The Plains, Totnes, TQ9 5DR.**

This application was supported unanimously.

Officer Note: The pavement licence application, which was received after the Planning agenda had been issued, was discussed after the meeting and it was unanimously **AGREED** to support the application with the request that the outside tables are removed from the street/from use by 10pm each evening.

**5b. J & J Brewing Company Limited, Unit 6, Burke Road, Totnes, TQ9 5XL.**

This application was supported unanimously.

### **6. DATE OF NEXT MEETING**

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

Noted. The officer will circulate by email potential dates for the meeting in May (due to Bank Holiday constraints).

The meeting closed at 7.45pm

Sara Halliday

Governance and Projects Manager

March 2024