



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 22ND APRIL 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 April 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), L Auletta, S Collinson, T Cooper, J Cummings, J Hodgson and L Smallridge.

1. 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:

2. CONFIRMATION OF MINUTES

To approve the minutes of 18th March 2024 and update on any matters arising. Document attached.

3. ELECTION OF CHAIR AND DEPUTY

To:

- a. Make a recommendation to Full Council for the Chair of the Planning Committee for 2024/25 (effective May 2024); and
- b. Elect a deputy chair for the Committee (from May 2024).

4. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

4a. 0859/24/TCA – T1: Common Holly - remove. 26 Fore Street, Totnes, TQ9 5DX. See <https://southhams.planning-register.co.uk/Planning/Display/0859/24/TCA>

4b. 1241/24/TPO - T1: Monterey Cypress - remove, limb failure onto road. Totnes Magistrates Court, Ashburton Road, Totnes, TQ9 5JY. See <https://southhams.planning-register.co.uk/Planning/Display/1241/24/TPO>

5. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

5a. 0974/24/FUL - Proposed construction of a single dwelling & associated parking (resubmission of 3417/23/FUL). Land at SX 796 606, Collapark, Totnes. See <https://southhams.planning-register.co.uk/Planning/Display/0974/24/FUL>

5b. 0621/24/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 (re-submission of 4115/23/FUL). 29 Pathfields, Totnes, TQ9 5TZ. See <https://southhams.planning-register.co.uk/Planning/Display/0621/24/FUL>

5c. 0645/24/OPA – Outline Planning application with some matters reserved for a single two storey dwelling within curtilage of Spring House. Spring House, Dartington, TQ9 6EU. Consulted as neighbouring parish. See <https://southhams.planning-register.co.uk/Planning/Display/0645/24/OPA>

5d. 4268/23/FUL – Erection of prefabricated ‘pop-up’ takeaway café. Car Park Longmarsh, Steamer Quay Road, Totnes, TQ9 5AL. Consulted as neighbouring parish. See <https://southhams.planning-register.co.uk/Planning/Display/4268/23/FUL>

5e. 1004/24/HHO – Householder application for a first floor extension & conversion of garage into habitable accommodation (resubmission of 3987/23/HHO). Oak Tree Cottage, Weirfields, Totnes, TQ9 5JS. See <https://southhams.planning-register.co.uk/Planning/Display/1004/24/HHO>

5f. 0736/24/HHO - Householder Application for extensions & alterations to existing dwelling. Windrush, Kingsbridge Hill, Totnes, TQ9 5TA. See <https://southhams.planning-register.co.uk/Planning/Display/0736/24/HHO>

5g. 0730/24/HHO and 0731/24/LBC – Householder application and Listed Building Consent for internal reconfigurations, new access from side path, thermal upgrade to rear elevation with changes to fenestration and replacement windows to principal elevation. 8 Bridgetown, Totnes, TQ9 5AB. See <https://southhams.planning-register.co.uk/Planning/Display/0730/24/HHO> and <https://southhams.planning-register.co.uk/Planning/Display/0731/24/LBC>

6. CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN CONSULTATION

To consider the Totnes Conservation Area Appraisal and Management Plan ahead of an upcoming South Hams District Council consultation and make a recommendation to Full Council [consultation date to be confirmed]. Document attached.

7. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Wednesday 22nd May 2024 at 6.30pm in the Guildhall. Please note the change of day due to lack of non-Bank Holiday Mondays in May.



DRAFT 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

