

# **MINUTES FOR THE PLANNING COMMITTEE**

# **WEDNESDAY 22ND MAY 2024 IN THE GUILDHALL**

Present: Councillors T Bennett (Chair), L Auletta, S Collinson (from 1835), T Cooper J Cummings, J Hodgson (from 1835) and L Smallridge.

Apologies: None.

In Attendance: 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.

There were no apologies.

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

### **PUBLIC QUESTION TIME**

There were no members of the public.

*The Committee reconvened Standing Orders.*

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

**To approve the minutes of 22nd April 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: Cllr Hodgson observes and does not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.*

3a. 0674/24/FUL - Construction of four new family dwellings with car parking, rear gardens, bin storage & landscaping. Land at SX 809 599, Parkers Way, Totnes.

Comments on the application:

* Roof Height – scale is overbearing on Rainbow View (drawings show a different roof design to the existing roof, which is lower than the plan suggests).
* Roof Design – the saw-tooth profile as shown appears unsympathetic to the context of warehouse roofs, and its symmetry loses the rhythm of a saw-tooth effect.
* Materials – would wish to see materials conditioned for the building and permeable paving. For example, hung tile cladding of natural slate and local Totnes stone used rather than Cornish granite.
* SHDC Tree Officer comments are supported about the protection of the trees on the boundary. The Committee would also wish to see more landscaping, particularly low level, at the front of the development.

3b. 1447/24/HHO - Householder application for proposed single storey rear extension. Half Moon House, Leechwell Street, Totnes, TQ9 5SU.

Support.

3c. 0672/24/HHO - Householder application for alterations to existing dwelling including small single storey extensions, attic conversion, garage conversion to provide annexe, new dormer window to rear & PV panels. 6 Dartside, Totnes, TQ9 5HL.

Object. The Committee has the following comments:

* Overdevelopment of the plot and impact on the street scene particularly in regards to height and the large dormer window to the rear. The ridge height proposed is a meter higher than existing and none of the CGI provided show the neighbouring properties to give context.
* Dormer window is very prominent and concerns about the light spill affecting the bat corridor along the river.
* Any conversion of the garage should be for use ancillary to the main dwelling.
* Support the attempts to make the property more energy efficient and the materials suggested.
* The application referenced a pre-application, but that reference number returned no results on the SHDC planning website search.

3d. 1167/24/HHO - Householder application for the formation of hardstanding to create car parking area to front of property. 52 Pathfields, Totnes, TQ9 5TZ.

Object. The hard standing fails to meet SHDC Climate Emergency objectives – loss of green space, non-permeable surface, damage to tree roots.

3e. 1268/24/HHO - Householder application for 2 x Juliet balconies to North elevation, replacement doors & windows South & West elevation. Bogan Stable, North Street, Totnes, TQ9 5NZ.

Comment – the Committee has no objection to the proposed Juliet balconies, blocking up of the window on the ground floor west face and enlargement of the window on the first floor west face. The Committee has concerns about the proposed additional first floor window on the south face overlooking neighbouring properties and the change that this makes to the solidity of the building end appearance in a conservation area.

### **4. PAVEMENT LICENSES**

### **To consider the following temporary pavement licence applications (documents attached):**

### **a. Stacked, 30 Fore Street, Totnes (renewal of existing licence).**

Support.

### **b. The Angel Bar and Kitchen, 50 High Street, Totnes.**

Support the principle of tables but the number requested on both sides of the pavement is too many and would hamper pedestrian traffic. The Committee would propose that 3 x tables with 2 x chairs each are permitted alongside the road with 1 x table and 2 x chairs between each of the two pillars directly outside of the establishment and the other table on the pavement before the pillar (uncovered and the lower side of High Street) where the pavement is wider and away from disabled parking bays.

### **5. RESIDENTS PARKING ZONE ORDER**

### **To consider the Devon County Council proposal to introduce residents parking at any time on specified lengths of Swallowfields, Dartside and Riverside.**

Cllr Smallridge declared a pecuniary interest.

Cllr Hodgson set out the background to this request and that this order now meets the resident’s original request. The Committee supports the order as proposed by majority.

The Committee voted to extend the meeting by 15 minutes.

### **6. TRAFFIC AND TRANSPORT FORUM**

**To note the minutes from the Traffic and Transport Forum and Steering Group both held on 24th April 2024, including the recommendation under item 2 of the Steering Group (updated Appendix B) and make a recommendation to Full Council.**

To **RECOMMEND** to Full Council that Appendix B of the Traffic, Transport and Pedestrian Policy is adopted.

The Committee gave a vote of thanks to Trevor Walker for his work in the completion of the document.

### **7. PAVEMENT REPAIRS ON THE PLAINS**

**To consider the replacement paving stones on The Plains (outside of Waterside Bistro) and make any recommendation to Full Council on whether to approach Devon Highways enforcement about the material used.**

The Committee welcomed the Devon Highways suggestion to clean an inconspicuous area of existing paving to see the original colour of the stone, and would request that a better colour match and texture of the stones is pursued and remedied. The Committee is also disappointed at the careless removal and storage of the original stones by the utilities company involved in the works and would request better supervision of pavement works in conservation areas.

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

**To note the date of the next meeting of the Planning Committee – Monday 17th June 2024 at 6.30pm in the Guildhall.**

Noted. Cllr Auletta gave her apologies as she will be away.

The meeting closed at 8.10pm.

Sara Halliday

Governance and Projects Manager

May 2024