

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 17TH JUNE 2024 IN THE GUILDHALL**

Present: Councillors T Bennett (Chair), S Collinson, T Cooper J Cummings, J Hodgson and L Smallridge (from 1855).

Apologies: Cllrs Auletta and Smallridge (running late).

In Attendance: Members of the public and 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**

Three members of the public spoke with concerns about the licencing application for 3-4 Birdwood Court, specifically:

* Noise – the building appears to have no/little sound proofing or thermal insulation. Residents raised concerns about the impact of noise on the residential area around Birdwood Court from events and customers, particularly if the roof terrace is in use and/or the large windows on both sides are opened during hot weather. Sundays are usually quiet in town and this could change.
* Loss of Privacy – use of the rear terrace will impact those living nearest to the venue, as well as the impact to those in gardens.
* Intent of the original licencing application for later hours. The members of the public accepted that there has been an adjustment in hours in the licencing application based on the opening hours set out in the change of use planning application which has been approved. However, they are concerned that these extended hours could be pursued through a new planning application and will see the noise concerns realised – there are already issues with the Barrel House.

*The Committee reconvened Standing Orders.*

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

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

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

It was **AGREED** to take item 5 next given the public interest.

### **5. LICENSING APPLICATION**

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

**5a. Blue Rider Group Limited, 3-4 Birdwood Court, Totnes TQ9 5SG.**

The officer set out that there is an update and change to the hours applied for from those included in the papers, which now aligns with the hours approved in the change of use planning application for the building (in summary, from Monday to Sunday: daily opening 0700-1700; supply of alcohol 1100-1630; and provision of entertainment 1100-1700).

The Committee considered the licencing application, taking into account the views expressed by members of the public. The Committee requests that there is a public hearing for this application, it has no objection to the sale of alcohol between the hours of 1100-1630 and make the following comments:

Public Safety – the Committee has concerns about the fire escapes from the building, particularly from the terrace area and the lack of an alternative escape route. The Committee seeks reassurance from South Hams District Council (SHDC, as the owner) that the concrete steps from the Civic Square leading to 3-4 Birdwood Court and the Civic Hall are safe to take the capacity and weight of those exiting the Civic Hall and the new venue in an emergency.

Prevention of Public Nuisance – noise and anti-social behaviour.

Noise from events – concerns about inadequate sound insulation in the building and the effect of sound pollution from events on residents, particularly if the windows are open. If adequate temperature insulation was incorporated into the building, there would be less need to open windows in warm weather. The Committee would request that SHDC Environmental Health make an assessment on a suitable decibel limit for the venue and, should a licence be granted, consider the inclusion of a condition that a decibel meter is installed (as there is in the Civic Hall).

Anti-social behaviour – noise from people on the terrace due to its elevated position is intrusive to residents in the vicinity of the building and across the hill.

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

**To make recommendations on the following tree works applications:**

There were no tree works applications for consideration this month.

### **4. 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.*

4a. 1405/24/HHO – Householder application for roof extension. 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 we ask that these are conditioned.

4b. 1433/24/HHO - Householder application for house extension & roof lift. Eveleigh, Higher Westonfields, Totnes, TQ9 5RB.

Comment – the Committee:

* Supports the internal consultee for drainage’s comments and is concerned that surface water run off could impact neighbouring properties in extreme weather and that the application doesn’t include climate change mitigation measures.
* Has concerns about overlooking the neighbouring property from the west facing dormer and the incongruous use of zinc cladding (proposed material).
* Notes that there appears a gap in the proposal for a sustainable build whilst the proposed rooflight positioning will compromise any PV installation.

4c. 1489/24/HHO - Householder application for new rear single storey extension & associated works. 41 Smithfields, Totnes, TQ9 5LR.

Support.

4d. 1662/24/FUL – One storey with mezzanine extension clad in steel & timber into forecourt of existing Unit 2-3 offices with roof access deck. Unit 2 & 3, Ex Burgess Centre, Wills Road, Totnes, TQ9 5JP.

Support.

4e. 1439/24/HHO – Householder application for proposed first floor extension. 4 the Bridle Path Totnes, TQ9 5HD.

Cllr Bennett declared a personal interest (family member) and recused himself from the meeting for this item. Cllr Hodgson assumed temporary chair.

Support. Concern that there is no design and access statement or planning statement accompanying the application.

The Committee voted to extend the meeting by 30 minutes to 8.40pm.

4f. 2630/23/LBC – Listed Building Consent to remove existing roof covering & replace in new natural slate, install 3 conservation roof lights, replace leadwork in box gutters on east & west sides of roof, install new guttering where necessary using Lindab black metal guttering. 64A High Street, Totnes, TQ9 5SQ.

Comment – the Committee would seek assurance from the Conservation Officer that the internal ceiling does not contain important historic elements and that appropriate Welsh slates are used.

4g. 0840/24/LBC and 0841/24/FUL - Listed Building Consent for minor external alterations to accommodate the installation of plant and extract equipment, and internal refurbishments works to the premises. 6 The Plains, Totnes, TQ9 5DR.

Support. The Committee would ask that:

* Any approval requires that the plant is regularly maintained with acoustic hoods fitted and retained where indicated to ensure residential amenity.
* An appropriate film is placed on the windows of the proposed store/bin store.

4h. 1307/24/LBC - Listed Building Consent for re-felting of west facing roof, replacement slate roof tiles of west & south facing roofs, repairing dormer, replacing ridge tiles, repairing flashing around chimney stack, & replacement of aluminium guttering. 2 Ramparts Walks, Totnes, TQ9 5QH.

Support, subject to Conservation Officer approval of the slates and ridge tiles to be used.

4i. 1740/24/LBC – Listed Building Consent for installation of positive Input Ventilation unit in hallway recess & extractor fan in kitchen window. 2 Manor House, Coronation Road, Totnes, TQ9 5DF.

No comment to make.

4j. 1792/24/LBC – Listed Building Consent for repair and reinstate lime render on front fascade and associated works. Proposed like-for-like repair and redecoration of front windows, doors, cast iron rainwater hopper and downpipe. 8 Plymouth Road, Totnes, TQ9 5PH.

Support.

4j. 1198/24/ADV - Advertisement Consent for alteration to existing main shop fascia signage & secondary signage. 39 Fore Street, Totnes, TQ9 5HN.

Support.

4k. 1573/24/FUL, 1574/24/ADV and 1575/24/LBC – Listed Building Consent and Advertisement Consent for Shopfront Refurbishment / Maintenance / Colour Change Repaint / New Signage. 12 Fore Street, Totnes, TQ9 5DX.

Support, but would request that PT02 Sea Serpent colour paint on the front elevation is extended round the corner onto the side elevation, finishing in line with rear edge of the fascia which returns into the lane by approx. 1m. The shopfront on the other side of the lane also ‘turns’ the corner’ – this is a traditional detail.

4l. 1686/24/ADV and 1683/24/LBC and 0841/24/FUL – Listed Building Consent, Advertisement Consent for installation of 2No new fascia signs, 1No new hanging sign & 2No new menu boards, and Minor external alterations to accommodate the installation of plant and extract equipment, and internal refurbishments works to the premises. 6 The Plains, Totnes, TQ9 5DR.

Support. The Committee would request the Conservation Officer’s comment on the appropriate size of the sign and related signage.

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

**To:**

**a. confirm either the date of the August Committee on Monday 19th, or alternatively seek Full Council consent for the Clerk to be given delegated authority to respond to planning applications (informed by Councillor comment) in August; and**

To **RECOMMEND** to Full Council that delegated authority is given to the Clerk for August to respond to planning applications based on comments from members of the Planning Committee.

**b. note the date of the next meeting of the Planning Committee – Monday 15th July 2024 at 6.30pm in the Guildhall.**

Noted.

The meeting closed at 8.35pm.

Sara Halliday

Governance and Projects Manager

June 2024