

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 20TH JUNE 2022 IN THE GUILDHALL**

Present: Councillors G Allen (Chair), T Bennett, J Cummings, J Hodgson and P Paine.

Apologies: Councillors S Collinson.

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 Allen 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**

A member of the public who is a Dartington Parish Councillor spoke about the Dartington Lane East application (item 5a) and asked for the Committee to support Dartington Parish Council’s request for flood catchment modelling based on 2022 figures, and the cumulative effects on air quality and the bat population that this development will have along with the many others approved for Dartington as a whole.

### **2. WILDANET**

**To receive an update from Wildanet about planned works to install high speed digital connectivity in Totnes.**

The Community Liaison Officer for Wildanet gave an overview of the company’s plans to install a fibre optic network to Totnes to improve digital connectivity options in the town, which they hope will be achieved using existing infrastructure. Public engagement events are being planned in the Civic Hall inviting residents and businesses to find out more. This is permitted development and any streetworks permits required will be applied for through Devon County Council. The Committee thanked the representative for coming along to outline their plans in advance of any work starting.

*The Committee reconvened Standing Orders.*

### **3. CONFIRMATION OF** **MINUTES**

**To approve the minutes of 23rd May 2022 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings.

### **4. TREE WORKS APPLICATIONS**

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

### 4a. 1198/22/TPO – T1: Ash – fell due to Ash Die Back. Kennicott House, Ashburton Road, Totnes, TQ9 5JX.

Support.

### **5. PLANNING APPLICATIONS**

**To make recommendations on the following planning applications:**

5a. 1522/22/FUL - Construction of 6No. two-storey residential dwellings with associated landscaping. East Dartington Lane, Dartington, TQ9 5LB.

Object, for the following reasons:

* The impact of the development on Joint Local Plan Spatial Priorities for Development in Totnes (SP6) points 3 (Ensuring that all development, singularly or cumulatively, will not negatively impact on the ability of the relevant authorities to improve air quality within the A385 AQMA) and 6 (Ensuring all new development does not have any negative impact on the greater horseshoe bat species and their flight paths within the protected South Hams SAC).
* Concerns about the flood risk. The Committee supports the Dartington Parish Council call for flood containment modelling for this site based on the 2022 data which is a requirement from September this year, rather than using data from 2013.
* The loss of trees around the proposed entrance to the development.

5b. 1078/22/FUL – Development of a bat house. Land at the former Dairy Crest Site, Totnes.

Standing objection until further information is received as set out in the DCC Ecology comments as the Committee has concerns about the removal of trees and the impact on bat roosts and foraging habitats.

5c. 1344/22/LBC – Listed building consent for conversion of upper retail floors to 2 bedroom Maisonette including new ground floor corridor, store & WC. 29 High Street, Totnes, TQ9 5NP.

The Committee is potentially supportive of the changes to the building but would question whether change of use is required for the first floor (which was previously a retail unit – the picture framers) from retail to residential.

5d. 1500/22/HHO – Householder application for single storey rear garden extension. 14 Bank Lane, Totnes, TQ9 5EH.

Support.

5e. 1782/22/HHO – Householder application for single storey front and rear extension. 10 Swallowfields, Totnes, TQ9 5LA.

Support.

5f. 1449/22/HHO & 1450/22/LBC – Listed building consent and Householder application to include solar/pv panels to newly constructed rear lean to roof granted permission under planning application 2945/21/HHO. 7 Seymour Place, Totnes, TQ9 7NQ.

Support.

### **6. TRAFFIC REGULATION AMENDMENT ORDER**

**To consider the following Devon County Council Traffic Regulation Amendment Order ‘No Waiting At Any Time on specified lengths of Brutus Bridge Road and Weirfields’ to prevent obstructive parking**

The Committee is supportive of both proposed Traffic Regulation Amendment Orders.

### **7. BUS FARES**

### **To consider the lack of affordable bus fares for young people and those on low incomes and make a recommendation to Full Council on whether to raise the issue with the County Council.**

As this item was requested by Cllr Collinson it was **AGREED** to defer discussion until the July meeting.

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### **8. EXTENDING THE AREA OF OUTSTANDING NATURAL BEAUTY THROUGH TOTNES**

**To consider the idea of extending the Area of Outstanding Natural Beauty (AONB) through Totnes to link the Dart to Dartmoor AONBs.**

Cllr Allen set out the background to this idea and that any aspiration to link the two areas would not be a quick, suggesting that the Town Council is not best placed to lead this work at the moment.

It was **AGREED** to invite Nigel Mortimer (the Estuaries Officer at the South Hams AONB Unit) to discuss this idea informally at a meeting with representatives from the neighbouring Parish Councils that would be included in linking these two areas (Dartington, Staverton, Buckfastleigh and Ashburton).

### **9. PARKING ON PAVEMENTS**

### **To consider the problem of vehicles parking on pavements which causes a risk to pedestrians.**

As this item was requested by Cllr Collinson it was **AGREED** to defer discussion until the July meeting.

### **10. TRAFFIC AND TRANSPORT FORUM**

### **To note the minutes and consider any recommendations from the Traffic and Transport Steering Group held on 25th May 2022.**

Noted.

### **11. DATE OF NEXT MEETING**

**To note the date of the next meeting of the Planning Committee – Monday 18th July 2022 at 6.30pm in the Guildhall.**

Noted.

Sara Halliday

Governance and Projects Manager