

**MINUTES OF THE PLACE COMMITTEE
TUESDAY 7 APRIL 2015 AT THE GUILDHALL TOTNES**

Present: Councillors Wellwood (Chair), R. Adams, Harvey, Hodgson and Whitty

In attendance: Tatiana Cant (minutes), Steve Peacock (Totnes Times), two members of the public

Apologies: Cllr Gorman

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	The Committee accepted apologies from Cllr Gorman who was away from the town.
	<i>The Committee adjourned for the following item:</i>	
2	Public Engagement: to allow members of the public to ask questions or make comment regarding the work of the Committee or other items that affect Totnes.	Two members of the public attended to provide information on items 6 and 11. Comments recorded below.
	<i>The Committee reconvened for the following items:</i>	
3	To deal with any matters arising from the minutes of the meeting of 17 March 2015 and note updates.	The minutes were agreed as a true record. Recommendation from Item 8 amended to: RECOMMEND a response be submitted as follows: 'Totnes Town Council objects to the proposed cuts in the public transport budget which will reduce the mobility of many people who are unable to access a private car – or choose not to, especially the young, the elderly and the disabled. In particular one route affects pupils attending the South Devon Steiner School: a cut in this service would compromise their ability to reach school, safety and discourage a habit of accessing green transport. The Town Council asks that Devon County Council develop a more strategic public transport service, using the subsidy it provides for both community transport and commercial services more effectively, before it considers any further cuts. It is a matter of serious concern that these cuts will affect over 11,000 bus journeys and lead to further congestion on the A385 and A381, where air quality limits are already exceeded. These cuts are also a step away from sustainable transport and our ability to reduce our carbon footprint.
4	To make recommendations on the following planning applications: 1) 56/0506/15/LB – Listed building consent for repainting replacement signage. 26 High Street, TQ9 5RY. Applicant: Mr W Eaton. (Enforcement Officer: Wendy Ormsby)	No comment. The works have already been completed.

	<p>2) 56/0507/15/LB – Listed building consent for fascia signage. 74 Fore Street, TQ9 5RU. Applicant: Mr D Birch. (Planning Officer: Clare Stewart)</p> <p>3) 56/0521/15/LB – Listed building consent for creation of interconnecting doorway between bedrooms. Flat 1, Little Priory, Fore Street, TQ9 5NJ. Applicant: Mr E Burnett. (Planning Officer: Richard Gage)</p> <p>4) 56/0564/15/F – Change of use from financial and professional offices (use class A2) to mixed use retail shop (Use class A1) and restaurant/café (Use class A3). 11 High Street, TQ9 5NN. Applicant: Jano. (Planning Officer: Clare Stewart)</p> <p>5) 56/0552/15/CU – Change of use following departure of Blown Studio Glass to financial and professional services (A2). Devon Ceramics, Station Road, TQ9 5JR. Applicant: China Blue (Devon) Ltd. (Planning Officer: Ben Gilpin)</p> <p>6) 56/0568/15/LB – Listed building consent for replacement of existing roof tiles, renewing of lead dormer and parapet gutter. 1 Seymour Terrace, Bridgetown, TQ9 5AQ. Applicant: Mr M Peters. (Planning Officer: Nils White)</p> <p>7) 56/0643/15/F – Householder application for proposed basement and ground floor side extension including minor alterations to existing. Change hipped roof to gable and replace dormer window to rear. 10 Farwell Road, TQ9 5LJ. Applicant: Mr W Blake. (Planning Officer: Ben Gilpin)</p> <p>8) 56/0630/15/F - Householder application for extension to dwelling. Bethel, Follaton Farm Barns, Plymouth Road, TQ9 5NA. Applicant: Miss L Wood & D</p>	<p>No objection.</p> <p>No objection.</p> <p>No objection to application. It was noted that SHDC had used very out of date information on location of restaurants to decide a similar recent application. It was agreed that evidence to influence such decisions should be checked with the Town Council. Cllr Hodgson observed the discussion</p> <p>No objection.</p> <p>No objection.</p> <p>No objection.</p> <p>No objection.</p>
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	Robinson. (Planning Officer: Charlie Bladon)	
5	<p>To note tree works decisions, and orders:</p> <ul style="list-style-type: none"> - AW/CP/TPO 914 – Tree at Haytor, Higher Plymouth Road, TQ9 5LH – Tree Preservation Order confirmed - 56/0676/15/TCA – T1. Dead. Fell. Replacement planting required. T2. Fruit Tree. Dead. Fell. Michelmore Hughes, 26 Fore Street, TQ9 5DX - 56/0718/15/TCA – T1 and T2. Fell. Duncliffe, Pomeroy Villas, Bridgetown, TQ9 5BE 	<p>Noted</p> <p>Noted. Prefer replacement planting to be native species.</p> <p>Small tree with small root ball may be more appropriate than a bush in the constricted space and be better for visual amenity and to mitigate against any future flood risk. Prefer replacement planting to be native species.</p>
6	To note or discuss possible felling of Leylandii at St Katherine's Way	<p>A resident from Victoria Court explained that most local residents did not want this tree to be felled. The tree currently provides a useful shield between the traffic and the housing, and it was likely that a fence would be needed if the tree were removed. It also provided an important means of absorbing CO² and particulates from traffic. SHDC had assessed that the tree would fail but it was not clear that this was necessarily the case as it was very healthy and had good access to water. There did not appear to be any risk to public health and safety.</p> <p>RECOMMEND Totnes Town Council explores the possibility of registering the relevant parcel of land. Deputy Town Clerk to investigate the implications for the Council.</p>
7	To note or discuss SHDC DMC decisions since last meeting	Noted
8	To note appeal: Proposed wind turbine at SX8312 5901, Lower Longcombe	Noted
9	To discuss any updates on Great Court Farm application	<p>The Secretary of State had decided not to call-in the application. It was noted that this outcome was a result of the inadequacy of the current planning system. Members expressed their appreciation of the thorough reporting of this issue in the Totnes Times.</p> <p>RECOMMEND Totnes Town Council clearly states its regret that the Secretary of State had decided not to call-in the application to develop housing on agricultural land at Great Court Farm.</p>
10	To note comments in support and against the direction of traffic flow in the High Street	Two letters had been recently received by the Town Council: one in support of the current direction of traffic flow and one against. These were noted.

11	To consider formal proposal for a permanent rainbow pedestrian crossing in Totnes	A member of the Proud2Be Project attended to update the Committee on plans to install a rainbow crossing. The intention is to use an existing courtesy crossing on the Plains. A concern had been raised by a member of a support group concerning potential difficulties for people with dementia and this would be discussed with a properly qualified professional. Also the installation of a multi-coloured crossing in a conservation area to be checked. A great number of pledges of support had been made online. The Committee reiterated their encouragement for the project and appreciated the benefits this could bring for raising awareness of diversity issues in the community.
12	To note Application for approval of details reserved by condition 12 (Traffic Management Plan) of planning consent 03_56/0447/12/O, Development Site between Steamer Quay & Weston Lane, Bridgetown, Totnes.....ref 03-56/0544/15/DIS	It was noted with concern that HGVs had been observed on several occasions using the route past St John's School.
13	To agree Town Council policies relevant to the Planning Committee, namely Planning Decision Policy and Transport Policy and Strategy	It was agreed that the Planning Committee would hold responsibility for reviewing the following policies: i. Planning Decision Policy (Deputy Clerk to draft) ii. Transport Policy and Strategy
14	To note the date of the next meeting – Tuesday 28 April 2015 at 5pm	Noted. This will be the final Committee meeting of this Council.

END

MAYOR