



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 15TH FEBRUARY 2021 – HELD REMOTELY USING ZOOM

MEETING LINK: <https://zoom.us/j/97706196333>

MEETING ID: 977 0619 6333 PASSCODE: None

You are hereby **SUMMONED** to attend the **Planning Committee**, which is to be held using remote meeting service Zoom on **Monday 15th February 2021** at **6.30pm** for a maximum of 90 minutes

for the purpose of transacting the following business:

Committee Members: Councillors G Allen (Chair), P Allford, S Collinson, R Hendriksen, J Hodgson, C Luker, P Paine and V Trow.

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 on Zoom and live streamed on social media. If members of the public make presentations, they will be deemed to have consented to being recorded. By entering the Council Chamber or Zoom meeting, attendees are also consenting to being recorded. If a member of the public wishes not to be recorded they are able to turn their video off or watch the meeting via the Town Council Facebook page.

Can members of the public please note that given the current climate Councillors and staff are adapting to remote and mainly paperless working and therefore you may see use of mobile phones and other devices for reference to the agenda and associated papers.

As Council meetings are not permitted to be held in a location where alcohol is served, we ask that all attendees refrain from consuming alcohol directly prior or during the meeting as per our Code of Conduct.

This meeting is limited to 90 minutes/2 hours 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 update on any matters arising from the minutes of 25th January 2021. (Note: already agreed by Committee members at Full Council.) Document enclosed.

3. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

3a) 0167/21/FUL – Proposed demolition of part of retail outlet, conversion to ground floor offices & workshop, and creation of 2 x 2 bedroomed flats on first floor, and associated access. Site to the rear of 25 Fore Street, Totnes. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210167>

3b) 4281/20/HHO – Householder application for demolition of existing garage and conservatory, raising height of roof and construction of new extensions. Robinswood, Jubilee Road, Totnes, TQ9 5BW. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204281>

3c) 0267/21/FUL – Replacement of existing skatepark with new, enlarged skatepark. Borough Park, Borough Park Road, Totnes. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210267>

3d) 4284/20/HHO - Householder application for erection of first floor side extension. 1 Gills Nursery, Totnes, TQ9 5DG. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204284>

3e) 4092/20/FUL and 4093/20/LBC - Listed Building Consent for proposed additional utility buildings comprising two additional poly tunnels, small glass-covered laundry drying area and partially enclosed barn. Bowden House, Totnes, TQ9 7PW.

See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204092>

and <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204093>

3f) 0235/21/FUL and 0236/21/LBC - Listed Building Consent for change of use of ground floor from Class E(c)ii Professional services to Class E(e) Medical services. 8 The Proctors House, High Street, Totnes, TQ9 5RY. See

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210235> and

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210236>

4. STANDARD OF NEW BUILDINGS

To consider writing to the local MP and others about local concerns about the standards of building in new properties, referencing the South Hams District Council Full Council motion on the adoption of the Healthy Homes principles if approved. Document enclosed.

5. TRAFFIC AND TRANSPORT FORUM

To note the minutes of the Traffic and Transport meeting held on Wednesday 27th January 2021. Document enclosed.

6. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – **Monday 15th March 2021 at 6.30pm.**

USE OF SOUND RECORDINGS AT COUNCIL & COMMITTEE MEETINGS

The open proceedings of this Meeting will be video recorded. If members of the public make a presentation, they will be deemed to have consented to being recorded. By entering the Council Chamber or Zoom meeting, attendees are also consenting to being recorded.

Televised, vision and sound recordings or live broadcastings by members of the press or public at Councillor Committee debates are permitted and anyone wishing to do so is asked to inform the Chair of the respective Committee of their intention to record proceedings.

ITEM 2 – CONFIRMATION OF MINUTES



MINUTES FOR THE PLANNING COMMITTEE

MONDAY 25TH JANUARY 2021 - HELD REMOTELY USING ZOOM

Present: Councillors G Allen (Chair), P Allford, S Collinson, R Hendriksen, J Hodgson, C Luker and V Trow.

Apologies: Councillors P Paine.

In Attendance: Three representatives from TQ9 and Acorn Property Group, the Chair of Totnes Ramblers, seven 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, recorded and live streamed on social media.

It was resolved to accept the apologies.

The Committee will adjourn for the following items:

PUBLIC QUESTION TIME

The representatives of TQ9 and Acorn Property Group outlined the next stage of the 20-year development at Baltic Wharf, which includes bespoke high quality sustainable design for the site. The plan for a mixed-use development is unchanged with the boat yard retained, new public spaces, new homes (including affordable homes), a retirement village, and more commercial spaces but this will be driven by market demand. The benefits of community engagement helped to shape the first phase, however Coronavirus restrictions will mean that community engagement activities will be challenging and look different to those previously conducted. It is hoped to be able to develop a number of approaches (for example a project website, virtual meetings) to engage the community and stakeholders.

Cllr Hodgson asked whether co-housing will be included which was dropped from the first phase. TQ9 replied that it following promising discussions it was disappointing that the co-housing was progressed and that one of the issues was the cost of properties.

Cllr Hendriksen requested a summary of the points made this evening which was agreed.

The Committee reconvened.

2. DEPUTY CHAIR

To elect a Deputy Chair (who will chair in Chair's absence).

Cllrs Luker and Hendriksen were nominated as candidates for the Deputy Chair. Cllr Luker was appointed by a majority.

3. FOOTPATHS

To receive an update from the Chair of Totnes Ramblers, and to consider:

3a) The condition of footpaths in Totnes and whether a grant for specific maintenance work through the Parish Paths Partnership is required; and

The Chair of Totnes Ramblers updated that there are 20 Public Rights of Way in the Totnes area covering 10km and very few have stiles or gates. These are walked twice a year to conduct minor maintenance and a report on their condition is sent to Devon County Council (DCC). Cllr Collinson asked if the stiles could be changed to gates to help make the paths accessible to more users.

The main concern is the erosion of the river path (footpath number 17) particularly around the hydro station which Cllrs have previously highlighted. Cllr Hodgson will raise the condition of the footpath at the DCC infrastructure meeting. It was **AGREED** that a site meeting would be requested between Cllr Trow and the DCC Public Rights of Way Warden to highlight the problems with the path.

3b) The 'Don't Lose Your Way' campaign and any Totnes Town Council support for identifying lost footpaths in the Parish.

The Ramblers 'Don't Lose Your Way' project has identified some 49,000 miles of potential paths which are not currently listed as rights of way, with 3,000 miles in Devon. This is not a professional process, but is intended to give a feel for the scale of the problem. The data for Totnes parish has been reviewed and eight potential new paths were identified, but pending more detailed checks, the Chair of Totnes Ramblers expects that none of them are likely to lead to the creation of new footpaths.

4. CONFIRMATION OF MINUTES

To update on any matters arising from the minutes of 21ST December 2020.

The minutes of the meeting have been agreed by Full Council on 7th January 2021.

Item 5 – resolved by Full Council.

Item 8 – resolved by Full Council. The comments have been submitted via the survey for the South Hams District Council Housing Strategy consultation.

5. TREE WORKS APPLICATIONS

To make recommendations on the following tree works 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.

5a) 4078/20/TCA – T1: Sweet Gum – Crown height reduction by 1.5 meters and crown raise to 2 meters from ground level; T2: Magnolia – Lateral reduction on south side by 0.5 metre to gain clearance from neighbouring dwelling. Priory Orchard, Priory Avenue, Totnes, TQ9 5HR.

Support.

5b) 4149/20/TPO – T1: Cypress – Lateral reduction (lower secondary branches) by 1.5m on west side to give clearance from adjacent building. Manor House, Coronation Road, Totnes, TQ9 5DF.

Support.

5c) 4235/20/TCA – T1: Catoneaster – fell. Tree has outgrown the area and shading other trees. Monksway, Ramparts Walk, Totnes, TQ9 5QH.
Support. However, the Committee would prefer to see the tree hard pruned rather than felled; and if felled would request that a suitable replacement tree is planted in a more appropriate location.

6. 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.

6a) 2873/20/FUL – READVERTISEMENT (Amended development description and additional information) Additional storeys to existing building to create 5 new duplex units with provision for additional parking space. Rainbow View, Parkers Way, Totnes, TQ9 5UF.

Object. The Committee continues to have the following concerns about this application:

- The height created by the additional floors is overbearing and unneighbourly for neighbouring properties, creating a loss of natural light to the properties across the road in Parkers Way, particularly during winter months.
- The adequacy of the number of fire escapes for the number of properties to be created and lack of information on fire prevention measures that will be installed, for example internal provision of sprinkler systems.
- Overdevelopment of the site.
- Increased level of vehicle movements in the area and its proximity to St John's School.
- Whilst the increase in parking spaces for the number of dwellings is welcomed, the number of electric charging points is inadequate to meet Government targets for electric car usage and car parking/charging should be future proofed for rising need.
- Given the scale of the development a green travel plan should be submitted which explains how green travel measures will alleviate traffic and parking issues in this congested area and should consider a car sharing scheme.

6b) 4165/20/FUL – Demolition of garages and construction of new dwelling. 4 Radnor Terrace, Totnes, TQ9 5JW.

Support. The Committee would wish to see the use of renewable energy options as part of the design of the new dwelling.

6c) 4059/20/HHO & 4060/20/LBC – Household application and Listed building consent to enclose courtyard with single storey flat roof extension with roof lantern. Installation of balustrading to form roof terrace. 86 High Street, Totnes, TQ9 5SN.

Support. However the Committee would ask that any potential overlooking of neighbouring properties should be mitigated by the use of opaque glass on the roof terrace.

6d) 4112/20/HHO - Householder application for domestic studio for ancillary residential use in rear garden. 6 Broomborough Drive, Totnes, TQ9 5LT.

Cllr Hodgson declared a personal interest.

Support.

6e) 3948/20/HHO - Householder application for replacement of Juliette balconies with one walkout balcony to the first floor rear of dwelling. Higher Brook Lodge, Plymouth Road, Totnes, TQ9 5ND.

Support.

6f) 4245/20/PHH - Application to determine if prior approval is required for proposed larger home extension, extending 3.75m beyond rear wall, maximum height of 3.95m and 2.25m height at eaves. 19 Swallowfields, Totnes, TQ9 5LA.

No further action – a decision has been issued by the Planning Authority.

6g) 3930/20/HHO - Householder application for erection of single-storey conservatory to the north. Hilltops, Jubilee Road, Totnes, TQ9 5BW.

Support.

6h) 0016/21/LBC - Listed Building Consent for proposals to carry out urgent structural repairs to the roof and chimney to western boundary. 27 Fore Street, Totnes, TQ9 5HN.

Support.

7. ASSET OF COMMUNITY VALUE

To consider registering the King Edward VI Community College lower field site as an asset of community value.

Cllr Allen explained the background to this item and clarified that it was the Elmhirst building and multi-sports pitch intended to be listed as assets of community value in order to give the community options should this site be developed. The value of the playing fields was discussed. The applications should be for one asset only, not one application covering all three, so that should one element fail it would not jeopardise the whole application.

Following a vote, to **RECOMMEND** to Full Council that Totnes Town Council submits three Asset of Community Value applications (ACV) for the following on the KEVICC lower field site:

- Elmhirst building.
- Multi-sport pitches.
- Playing fields/green spaces.

8. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 15th February 2021 at 6.30pm.

Noted.

Sara Halliday
Governance and Projects Manager

ITEM 4 – STANDARD OF NEW BUILDINGS

Wording of a draft email/letter to send to the local MP John Healey (Shadow Minister for Housing):

We are writing to you as the Planning Committee of Totnes Town Council. Our concerns are about the standard of finish with new houses. We believe that the poor standard of finish is a result of the way in which developers are allowed to employ their own building inspectors. Previously this was a responsibility of the local planning authority.

The problem has been highlighted over the past year in Totnes at a number of local new housing developments. The Baltic Wharf development now sees houses covered in scaffolding and plastic sheeting with the owners being moved out for up to 6 months. All of this being a result of water ingress. At the end of last year in the neighbouring parish another new development at Great Court Farm saw stone facing falling off the houses due to incorrect fixings. Follaton Oak development has also seen a continuous stream of scaffolding being erected to correct construction faults.

All of this, to say the least, is extremely inconvenient to the owners hoping to enjoy their new and quite expensive new homes.

It seems that developer profits are taking priority over providing properties fit for purpose. Therefore, we are asking you to take up this matter with the appropriate Minister with a view to reinstating the responsibility of building regulations and standards to local planning authorities.

We assume that this is a national problem and needs serious urgent attention.

ITEM 5 – TRAFFIC AND TRANSPORT FORUM

Minutes from Traffic and Transport meeting 27 Jan 2021 Via zoom - 18:30 - 20:00

Present:

Cllr Jacqi Hodgson – Chair, Sylvia Dell - Green Travel Coordinator Secretary
Pru Boswell Harper Darren Thorn, Lucy Thorn, Simon Harrington, Maggie Cornhill, John Scanlon, Cllr [Ray Hendriksen](#), Cllr Paul Allford, Peter Coxon, Barbara Phillips, Sarah Kidd, Cllr Victoria Trow, John Cummings, Fiona Steven, Cllr Emily Price, Cllr [Ben Piper](#), Cllr [Georgina Allen](#), Cllr Sarah Collinson, Mandy Ley, Sarah Trigg, Steve Yendor, Heidi Bartlett, Alley Jonas, Luke Eakers, Paul Wesley

Agenda

1. Updates on actions arising from last meeting

Full details in spreadsheet https://docs.google.com/spreadsheets/d/1uL_g6X-jzExdqbx9JhUAaR9B-8BkkHE4gqmTsZxkEo8/edit?usp=sharing

SD - check highway regulations about distancing of repeaters

See section 6.1 in Setting Local Speed Limits. 20mph zone vs 20 mph limit - these are different forms of control. 20mph zone is used in urban areas, to extend over several streets (eg Bridgetown) - has an entry and terminal sign. Within the zone, speed controls can take many forms - repeaters, roundels on road surface, humps, narrowing, chicanes, tabletops and more. The constraint is to have some form of reminder every 50m. So there is no defined distance on repeaters - it depends on the local design.

SD - map speed limits around Totnes to identify which might be suitable for reducing to 20mph - produce a proposal for submission to TTC

See link to map <https://www.google.com/maps/@50.432439,-3.6865075,15z/data=!4m2!6m1!1s1a6049bwdpeMywf3INioaiX26kvwjfbT2>

JH to raise 20mph enforcement requirements at DCC

Pending next meeting

CL - send costings for digital speed reminders to SD

Received, and obtained 3 further quotes, ranging from £2310 - £2795

SD - produce a proposal for TTC, detailing costs, explicit locations and measurement

criteria for success

Preparing proposal

SD - liaise with SH about promoting Bob - include fliers to distribute in cafes/ shops etc. Include on the Visit Totnes website etc.

Simon has leaflets for distribution

<https://www.visittotnes.co.uk/see-and-do/sustainable-totnes/bob-the-bus/>

SD - Liaise with SHDC to put up permanent signage for a Park and Ride in Steamer Quay

- Meeting held with the officer responsible for SHDC car parks - in principle there is no problem about putting up signage. Would need to specify where and next action is to find funding
- SH pointed out that Bob the Bus schedule is for hourly service - would need to explore funding for more frequent service

SD - Clarify how many spaces in each car park and investigate getting better signage to direct vehicles to car parks and check where this is with TC

Wayfinding proposals

Information received - next action to contact DCC re placing on street signage

SD - provide update on Wayfinding work on signage

Pending

SD / CW - investigate what is needed to try out a rephrasing of the traffic lights at peak times

pending

SD - establish what factual information already exists about traffic flows through those lights

Pending

SD / CW liaise re shared e bike scheme

Work is due imminently to install 2 shared electric bikes (in Baltic Wharf) via Co-Bikes. Next action to explore where and when this network can be extended to other areas of Totnes and District

SD liaise re EU subsidised EV charging points

This is the Deletti project, with multiple districts, claiming EU funding. 22kw (high speed) chargers to be installed. Procurement closed before Xmas, results currently being analysed and hope to appoint suppliers in Feb. There will then be a prioritisation phase - Totnes will need to promote its case to get priority during installation

- It was pointed out that there is real economic value in having EV chargers - <https://www.zap-map.com/live/> - people come charge EV and go shopping while they wait

SD / CL - talk to Connected Curve

Pending

SD - obtain the presentation of schools walking bus

Waiting for reply

JH to contact Vire Mayor for information

Waiting for reply

2. Updates on Cycle paths -

- Stoke Gabriel - small project group has been setup to explore route from Steamer Quay to Stoke Gabriel; feasibility study completed; landowners have given provisional agreement - next stage is to present feasibility to landowners, and if they give agreement to proceed, then next action is sharing the route and

obtaining funding

- Littlehempston - following the problems in getting agreement for a route over the Steam Railway Bridge, the small project group are looking at an alternative route which would make use of Brutus Bridge (the upstream pavement has very little foot traffic, so could be used as a cycleway)
 - Staverton - small project group has been setup to explore route from Dartington Hall to Staverton. This would therefore link up Totnes to Staverton. Currently waiting for Dartington Hall Trust
 - Ashprington - this existing cycle path is in need of some improvements
 - JH highlighted that given the CEE planning of SHDC and DCC, funds should be made available from the Active Travel budget
3. Results from Totnes Town Council survey
<http://www.totnestowncouncil.gov.uk/UserFiles/Files/Totnes%20survey%20final%20report.pdf>
4. Our Place Our Planet web portal
<https://ourplaceourplanet.org/> - positive response to the portal. The council has approved purchase of 1 year license. Next stage is to collect links to local services and products that people can access to help reduce their carbon footprint
- Actions arising**
All - please send local links to greentravel@totnestowncouncil.gov.uk for inclusion in portal under headings TRAVEL, FOOD, NATURE, ENERGY and WASTE
5. Proposal for extending the 20 mph zone in Totnes and “20 is plenty” campaign
Shared the my maps showing existing 20 mph roads
<https://www.google.com/maps/@50.432439,-3.6865075,15z/data=!4m2!6m1!1s1a6049bwdpeMywf3INioaiX26kvwjfBT2>
Shared the 20 is plenty campaign
<https://www.20splenty.org/>
Observation by residents on Puddavine Terrace that even cars operating within the existing 30 mph speed limit are seen to be “going too fast”.
Observation that new developments underway in Paignton will increase level of traffic and hence level of air pollution
Observation that despite Totnes’ AQA, air pollution continues to rise - how would a reduced speed limit impact this?
Observation that the recent speed survey carried out in Fore St / High St was made from a number of locations including the East Gate Arch, outside the market place and the Narrows, and observations extended across several hours.
- Actions arising**
- **SD extend the My Maps to include Dartington and Plymouth road**
 - **SD Arrange speed assessment on Plymouth Road, St Katherine’s Way and Bridgetown Hill and on the A385 (when lockdown is lifted and roads back to “normal”)**
 - **SD / SC examine evidence that reduced speeds affect level of air pollution**
 -
6. Radar speed signs
Quotes received - range from £2310 - £2795
- Actions arising**

SD Arrange speed assessment on Plymouth Road, St Katherine's Way and Bridgetown Hill and on the A385 (when lockdown is lifted and roads back to "normal")

7. Proposal for Green Travel Steering Group

The proposal was generally well received and will be discussed at AGM.

Actions arising

- **SD start to collect names of possible members of steering group in preparation for nomination at the AGM**
- **GA provide links to farmers group / representation**

8. AOB

PC explained that Dittisham is soon to have a shared EV and up to 4 E bikes

9. Date of next meeting and AGM

Next meeting of Traffic and Travel Forum 24th Feb 2021 - 6.30 - 8pm

Actions spreadsheet - check here for updates to actions <https://tinyurl.com/yya5tmt0>

Email items for agenda to GreenTravel@TotnesTownCouncil.gov.uk

Facebook group - TotnesGTC <https://www.facebook.com/TotnesGTC>