



## MINUTES FOR THE PLANNING COMMITTEE

### MONDAY 26<sup>TH</sup> APRIL 2021 - HELD REMOTELY USING ZOOM

Present: Councillors G Allen (Chair), R Hendriksen, C Luker, V Trow, P Allford (joined at 18.45), P Paine (joined at 18.50) and J Hodgson (joined at 19.05).

Apologies: Councillor S Collinson.

In Attendance: One member 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.

The apologies from Cllr Collinson were accepted and Cllr Allford's running late was noted.

*The Committee will adjourn for the following items:*

#### PUBLIC QUESTION TIME

There were no members of the public who wished to speak.

*The Committee reconvened.*

#### 2. CONFIRMATION OF MINUTES

**To approve the minutes of 15th March 2021 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings.

Item 5 – resolved by Full Council. The changes have been made to the draft Neighbourhood Plan and submitted to Locality to enable the Habitat Regulation Assessment to proceed. Full Council in May 2021 will have an update on the Neighbourhood Plan.

Item 6 – resolved by Full Council.

#### 3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 0369/21/TCA - T1: Yew Hedge - Fell; T2: Yew Hedge - Lateral reduction by 1 metre on North, South and West sides. Rhine Villas, Bridgetown, Totnes, TQ9 5BD.

Overtaken by events – a decision has been made by South Hams District Council on this application.

#### 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. 0754/21/HHO - Householder application for two storey side extension to a detached house including front porch entranceway. 1 Lower Collins Road, Totnes, TQ9 5PS.  
Support.

4b. 1999/20/HHO – Retrospective householder application for insertion of 2no velux windows into existing roof and installation of wood burner into main room. 4 Chapel Lane, Totnes, TQ9 5AF.  
Support the velux windows. The Committee would request that South Hams District Council checks that the flue height is within permitted legal limits.

4c. 1072/21/FUL – Application for LED Strip Lights to two sides of Tennis Court 4 to be attached to existing fence poles. Borough Park, Borough Park Road, Totnes.  
Support.

4d. 1238/21/LBC – Listed building consent for construction of aluminium framed extension to the rear and new raised timber deck (resubmission of 4060/20/LBC). 86 High Street, Totnes, TQ9 5SN.  
Support.

4e. 0931/21/LBC – Listed Building Consent for addition of two toilets and alterations to shop front. 3 Fore Street, Totnes, TQ9 5DA.  
Support.

4f. 1209/21/FUL – Change of Use of the first floor of building (D1 non-residential institutions) to a cafe/restaurant (A3 now E). 4 Birdwood Court, High Street, Totnes, TQ9 5SG.  
Support the change of use. However, the Committee has concerns about limitations on the accessibility for all to the premises and would wish to see access for those with mobility issues improved, particularly with planned improvements to the Market Square area. The Committee would also wish to see a waste plan for the Market Square area for any takeaway food and drink containers that could be generated by this type of business.

4g. 0891/21/VAR – Application for variation of conditions 2 (approved plans) and 6 (samples of materials) of planning consent 2787/19/HHO. Endsleigh, Jubilee Road, Totnes, TQ9 5BP.  
Support.

4h. 0991/21/ARC - Application for approval of details reserved by condition 3 for planning application 1110/20/LBC. 13 Moorashes, Totnes, TQ9 5TN.  
Support.

#### 5. TORBAY LOCAL PLAN

**To consider how to respond to the Torbay Local Plan 2012-30 Update of Housing Supply Policies: Regulation 18 Issues and Options, with recommendations to Full Council to meet the deadline of 4th May 2021.**

It was **AGREED** that this is an opportunity to raise concerns about the impact of the traffic generated by developments in neighbouring districts on the Air Quality Management zone in Totnes, and to ensure that green travel plans are put in place. The Officer will collate the draft responses of Cllrs Allen and Luker and circulate the draft consultation response to Committee members for comment by Friday before the draft response goes to Full Council next Wednesday. [See draft response below.]

6. COMMUNITY RISK MANAGEMENT PLAN

**To consider how to respond to the Devon and Somerset Fire and Rescue Service 'Community Risk Management Plan' information capture, with recommendations to Full Council to meet the deadline of 20th May 2021.**

It was **AGREED** that the Officer will sift the questions for comment by Cllr Allford and circulate his advice on how to respond to the survey to Committee members for comment by Friday before the draft response goes to Full Council next Wednesday. [See draft response below.]

7. TRAFFIC AND TRANSPORT FORUM

**To note the minutes of the Traffic and Transport meeting held on Wednesday 30th March 2021.**  
Noted.

9. DATE OF NEXT MEETING

**To note the date of the next meeting of the Planning Committee – Monday 24<sup>th</sup> May 2021 at 6.30pm.**

Noted.

Sara Halliday  
Governance and Projects Manager

ITEM 5 – DRAFT RESPONSE TO TORBAY LOCAL PLAN CONSULTATION

TTC would like to respond to the Review (TLP etc) by stressing our concerns over the fact that despite the large numbers of new housing being built, with particular reference to housing and development along the A385 between Dartington and Brixham, White Rock, Inglewood, Collaton St Mary etc very little is being done to ease dependence on cars, which is exacerbating the serious congestion and very high air pollution in Totnes and along the A385. All these new developments can be described as 'fringe developments' and therefore are/will be particularly car heavy. 'We... found a particularly high percentage of people going to work by car in the new 'fringe of town' housing' (<https://www.transportfornewhomes.org.uk/wp-content/uploads/2018/07/transport-for-new-homes-summary-web.pdf>). Each new house creates 5 new journeys a day (estimate based on national traffic survey figures) and so we ask that Torbay Council puts a major emphasis on sustainable travel as an imperative for all new developments and the production of green travel plans to mitigate the effects of traffic pollution. Totnes is a pinch-point for commuter travel from Brixham and surrounding areas to the A38. Despite having been designated an Air Quality Management Area (AQMA) in 2009 and enlarged in 2016 the AQMA which runs through Totnes and is lined by residential homes, pavements and a school, air quality along its route has not improved at all since its designation. Air quality regularly breaches safe limits and every new home built along the A385 adds to the problem. It is an unsustainable situation.

The Government's Sustainable Communities Plan states the importance of, 'the need for communities to be "well connected", with facilities to encourage safe walking and cycling, the provision of good public transport and easy access to high quality services. Steps taken now to make new developments more accessible in a sustainable manner will influence the travel patterns of these communities far into the future. They should also help reduce pressure of additional traffic on surrounding roads.' Every new home built along the A385 in particular, impacts negatively on Totnes and surrounding areas and yet so far, very little has been done in terms of infrastructure, sustainable travel plans or build type to improve the situation. Councils have an obligation to improve air quality and to take action when limits are breached. That has to apply also to when actions taken in one district impacts so negatively on neighbouring ones. We would request that you consult with South Hams District Council where such large scale developments will have an adverse impact on air quality in a neighbouring district.

One of the reasons that these new developments have tended to be so car-heavy is that they are built in areas where there are not the jobs to sustain the new residents. People are having to commute into cities and towns to work and without reasonable public transport have to rely on cars, which is set out in your report that Torbay is becoming a commuter belt for jobs held in Exeter. We would ask that new developments only be put into areas where there is reasonable employment opportunities and not stuck on the fringe of existing communities totally reliant on cars to access work, shops and recreation. Long term employment needs to be created in the Torbay – not only for the construction and building phases of these developments – which will sustain the local community, reduce the commuter needs, and provide residents with an efficient and cost-effective public transport service that reduces reliance on cars for commuting and recreational needs. All these factors generated by increased housing developments are impacting on Totnes and the air quality management area.

The Torbay Local Plan appears to be meeting its target, or indeed exceeding it, for market housing, but there is little detail given to whether the houses being built are addressing the local housing need and providing the levels of social housing required to meet demand in Torbay. The local economy needs to be able to enable people to have access to truly affordable housing. Also of concern is whether there is the infrastructure (medical and educational) in place and local employment base to support the housing numbers. Medical provision is of particular concern if it is to meet the demographic trends identified in Torbay which are most likely echoed in the wider area and with Torbay providing South Devon's main hospital facilities. Will this demand be addressed with other agencies to ensure that there is adequate health and social care provision for the area in the future?

#### ITEM 6 – DRAFT RESPONSE TO DEVON AND SOMERSET FIRE & RESCUE SERVICE (DSFRS) COMMUNITY RISK MANAGEMENT PLAN CONSULTATION

**Answering as a:** Council, rural

**What do you think your local fire and rescue service does?** (all that apply underlined)

Responding to emergencies such as flooding and terrorist incidents; Rescue people from road traffic collisions; Collaborating with other organisations, for example the police and ambulance service; Responding to fires; Preventing fires and promoting fire safety; Obtaining information from landlords/building owners to improve response if a fire or other emergency occurs in the building; Ensuring those responsible for public and commercial buildings comply with fire safety regulations; None of the above; Don't know.

**DSFRS has a duty to:**

**Prevent fires and death or injury by fire through the provision of fire safety information and advice to our communities and enforcing relevant legislation in places where people work or visit. Provide a safe and effective operational response to meet a wide range of incidents.**

(Response options: Very Important, Important, Neither Important or Unimportant, Unimportant, Very Unimportant, Don't Know)

- Working with our communities to help them understand how to keep safe and avoid an emergency situation (prevention) – Important
- Water rescue, including flooding – Important
- Education at local schools – Important
- Rescue from height or depth – Neither Important or Unimportant
- Animal rescue - Neither Important or Unimportant
- Working with local partners, for instance gaining entry for the ambulance services - Neither Important or Unimportant
- Responding to road traffic collisions – Very Important
- Co-responding with the ambulance service – Important
- Working with other Fire & Rescue services across the country for large scale emergencies (locally & nationally) - Neither Important or Unimportant
- Making sure that premises where people work and visit comply with fire safety legislation (protection) – Important
- Responding to building collapse – Very Important
- Responding to fires – Very Important
- Hazardous materials incidents and mass decontamination – Very Important

**A risk is defined as unwanted events that might occur in the community, which the fire and rescue service aims to reduce or provide an emergency response to. How likely are you to see these risks or hazards in your local area?**

(Response options: Very Likely, Likely, Neither Likely or Unlikely, Unlikely, Very Unlikely, Don't Know)

- Drowning and water safety – Likely
- Trapped persons – Likely
- Wildfire – Likely
- Civil unrest, including crime and terrorism - Neither Important or Unimportant
- Slow response time to incidents - Neither Important or Unimportant
- Increasing ageing population – Likely
- Dwelling fires (including thatch or high rise buildings) – Likely
- Incidents as a result of decreased Mental Health or those with learning difficulties – Likely
- Extreme weather, such as wide scale flooding, drought or snow – Likely
- Animal rescue - Neither Important or Unimportant
- Serious fires in commercial premises - Neither Important or Unimportant
- Pollution, including responding to hazardous materials - Neither Important or Unimportant
- Incidents as a result of decreased physical health - Neither Important or Unimportant
- Limited firefighter availability to respond to incidents – Highly Likely
- Road traffic collisions – Highly Likely

**Do you feel at all anxious about any of these risks or hazards?**

No

**How might we help to reduce this risk or level of anxiety?**

Improved manning and retention levels in the local fire station in Totnes

**Who do you think is responsible for reducing this risk? For example, are there any partners we should be working with more closely?**

*No comment offered.*

**Looking Ahead. As the Community Risk Management Plan will be in place from 2022 to 2027, we would like to understand if you think any hazards or risks will change over the next five years.**

**Are there any other risks you think may arise in your local area over the next five years?**

Conditions of buildings in Totnes main street.

**Are there any risks you think will reduce in your local area over the next five years?**

None.

**Is there anything else you'd like to tell us?**

*No comment offered.*