

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 23RD JANUARY 2023 IN THE GUILDHALL**

Present: Councillors G Allen (Chair), T Bennett, J Cummings (from 18.35), J Hodgson (from 18.55) and P Paine.

Apologies: Cllrs Collinson and Hendriksen.

In Attendance: Cllr Smallridge, 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 received and accepted.

*The Committee will adjourn Standing Orders for the following items:*

### **PUBLIC QUESTION TIME**

There were no members of the public present.

*The Committee reconvened Standing Orders.*

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

**To approve the minutes of 12th December 2022 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings. Matters arising:

Item 5 – Totnes Neighbourhood Plan.

a. It was **RESOLVED** that the deletion of policy C12 from the Neighbourhood Plan is left to the Examiner.

b. It was **RESOLVED** that the Council works with South Hams District Council to draw up a programme and timeline for engagement on the former Dairy Crest Site.

c. It was **RESOLVED** to include the wording of Policy C12 in the body of text in the Neighbourhood Plan, and that this revised plan is then sent to the Examiner.

**3. TREE WORKS APPLICATIONS**

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

3a. 4424/22/TPO – Crown reduction of G1: Alder, T3, T4, T5, T6 & T8: Robinia, and T7 - Rowan and crown raise of T1 & T2: Ash China Blue, Station Road, Totnes, TQ9 5JR.

Support.

3b. 0038/23/TCA – T1: Magnolia - Crown height reduction by 1.5 metres to previous points leaving, Lateral reduction on the northern side of the canopy back by 2 metres to appropriate pruning points, Lateral reduction on the Southern side of the canopy back by 1 metre to appropriate pruning points, Lateral reduction on eastern & western sides by 1-1.5 metres the reductions will contain the tree and make it more aesthetically pleasing. Northgate Lodge, Castle Street, Totnes, TQ9 5NX.

### Support.

### and to note:

### 3c. 0094/23/TCA – T1: Katsura Tree – pollard tree to 5m at its highest point to stop further damage to phone lines. Totnes Museum, 70 Fore Street, Totnes, TQ9 5RU.

### **4. PLANNING APPLICATIONS**

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

4a. 1522/22/FUL - READVERTISEMENT (revised plans) Construction of 6No. two-storey residential dwellings with associated landscaping. Proposed Development Site East, Dartington Lane, Dartington TQ9 5LB.

Object. The Committee objects to the application on reviewing the most recent plans for the following reasons and its comments provided in June 2022 (as indicated below):

* Repeated request for revised flood assessments of the flood risks based on up-to-date 2022 data. Personal observations by committee members over recent weeks has shown this field to be flooded.
* The South West Water comment on the website is unreadable and the site address is incorrect.
* Concerns about the impact of the development on the bat pinch point area.
* Inappropriate design in a rural setting, contrary to JLP policies DEV 23.1 and DEV23.2.
* Concerns about inadequate parking provision and vehicles parking in neighbouring streets or along Dartington Lane.
* Surface water drainage – what attenuation provisions have been made?

The Planning Committee comments from June 2022 remain valid:

* 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.

4b. 1523/22/FUL - READVERTISEMENT (revised plans) Construction of 39No. two-storey dwellings with associated landscaping. Proposed Development Site West, Dartington Lane, Dartington.

Object. The Committee objects to the application on reviewing the most recent plans for the following reasons and its comments provided in July 2022 (as indicated below):

* Repeated request for revised flood assessments of the flood risks based on up-to-date 2022 data. Personal observations by committee members over recent weeks has shown this field to be flooded.
* Concerns about the impact of the development on the bat pinch point area.
* Overdevelopment of the site.
* Inappropriate design in a rural setting, contrary to JLP policies DEV 23.1 and DEV23.2.
* Concerns about inadequate parking provision and vehicles parking in neighbouring streets or along Dartington Lane.
* Surface water drainage – what attenuation provisions have been made?
* No cycle path linking Nellies Wood through the edge of the sites is shown, but it is a requirement of the JLP allocation.
* Adverse impact on nature conservation interests and biodiversity opportunities. This site was known as the plantation and many trees have been removed.

The Planning Committee comments from July 2022 remain valid:

* 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 calls 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.
* S106 funding – it is suggested that this would be better spent on the proposed cycle path through the rear of the plot from Meadowside to the river rather than travel vouchers.
* Concerns on health and safety grounds on the impact on local facilities – there has been no mitigation made for the increase in properties/households in the area to upgrade the water treatment and reduce water pollution, the danger to pedestrians from increased vehicle numbers and the impact on air quality along the A385.
* Concerns about the requested increase in light levels recommended in the Police comments and the impact on the bat foraging area and wildlife at night.
* Concerns about service and emergency vehicles accessing the development via Dartington Lane.

4c. 3829/22/FUL – Demolition of existing house & rebuilding to create a new 4 bed house (retrospective). Robinswood, Jubilee Road, Totnes, TQ9 5BW.

The Committee would ask that the applicant clarifies what the changes are compared to the approved application 3804/21/HHO. The plans submitted are dated 2021 for the application being considered and appear identical to those submitted as part of application 3804/21/HHO.

4d. 2790/22/FUL - Re-development works include internal refurbishment of site facilities block and installation of solar panels, replacement service points, installation of new barrier system, conversion of existing grass pitches into 47no. all-weather serviced pitches, a new tractor store & prefabricated reception building. Quay Caravan Club Site, Steamer Quay Road, Totnes, TQ9 5AL.

Support. The Committee welcomes this application and the additional tree planting. It also notes the Devon Highways comment about the location of the barrier and hopes that this can be resolved.

4e. 4022/22/FUL & 4025/22/LBC – Listed Building consent for change of use application from staff room/storage space to one bed residential unit. 37 Fore Street, Totnes, TQ9 5HN.

Support. The Committee would encourage appropriate insultation of the walls and ceiling.

and to note:

4f. 3997/22/FUL - Change of use from residential (Class C3) to office space (Class E). 5A Ramparts Walk, Totnes, TQ9 5QH.

Noted.

### **5. SCAFFOLDING ON BOGAN HOUSE**

### **To consider a Council view on scaffolding on Bogan House from April 2023 through until September/Autumn 2023 to undertake the repairs and renovation required.**

To **RECOMMEND** to Full Council that it emails Devon Highways to say that it will support the erection of scaffolding on Bogan House and for it to remain in place over the summer months to enable essential works to be completed. The Council would request that all necessary safety measures are taken given this busy location in the town, including covering/wrapping the scaffold if appropriate.

### **6. EVENTS ON SOUTH HAMS DISTRICT COUNCIL LAND**

**To note the following event taking place on South Hams District Council land (no document):**

**a. Tetrathlon Youth Sporting Event, Saturday 1st July 0800-1400hrs, Borough Park.**

### Noted.

### **7. DATE OF NEXT MEETING**

**To note the date of the next meeting of the Planning Committee – Monday 20th February 2023 at 6.30pm in the Guildhall.**

Noted.

Sara Halliday

Governance and Projects Manager