



## AGENDA FOR THE PLANNING COMMITTEE

MONDAY 17<sup>TH</sup> JUNE 2024 IN THE GUILDHALL

There are stairs to the Council Chamber but if any member of the public has mobility issues the Council can relocate to the lower Guildhall.

You are hereby **SUMMONED** to attend the **Planning Committee** on **Monday 17<sup>th</sup> June 2024** at **6.30pm** for a maximum of 90 minutes in the Guildhall for the purpose of transacting the following business:

**Committee Members:** Councillors T Bennett (Chair), L Auletta, S Collinson, T Cooper, J Cummings, J Hodgson and L Smallridge.

### 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. If members of the public make presentations, they will be deemed to have consented to being recorded. By entering the Council Chamber attendees are also consenting to being recorded.

This meeting is limited to 90 minutes 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 approve the minutes of 22<sup>nd</sup> May 2024 and update on any matters arising. Document attached.

### 3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

### 4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 1405/24/HHO – Householder application for roof extension. 13 Springhill Road, Totnes, TQ9 5RD. See <https://southhams.planning-register.co.uk/Planning/Display/1405/24/HHO>

4b. 1433/24/HHO - Householder application for house extension & roof lift. Eveleigh, Higher Westonfields, Totnes, TQ9 5RB. See <https://southhams.planning-register.co.uk/Planning/Display/1433/24/HHO>

4c. 1489/24/HHO - Householder application for new rear single storey extension & associated works. 41 Smithfields, Totnes, TQ9 5LR. See <https://southhams.planning-register.co.uk/Planning/Display/1489/24/HHO>

4d. 1662/24/FUL – One storey with mezzanine extension clad in steel & timber into forecourt of existing Unit 2-3 offices with roof access deck. Unit 2 & 3, Ex Burgess Centre, Wills Road, Totnes, TQ9 5JP. See <https://southhams.planning-register.co.uk/Planning/Display/1662/24/FUL>

4e. 1439/24/HHO – Householder application for proposed first floor extension. 4 the Bridle Path Totnes, TQ9 5HD. See <https://southhams.planning-register.co.uk/Planning/Display/1439/24/HHO?cuuid=B431E315-D49A-4300-99BE-D10EC038891C>

4f. 2630/23/LBC – Listed Building Consent to remove existing roof covering & replace in new natural slate, install 3 conservation roof lights, replace leadwork in box gutters on east & west sides of roof, install new guttering where necessary using Lindab black metal guttering. 64A High Street, Totnes, TQ9 5SQ. See <https://southhams.planning-register.co.uk/Planning/Display/2630/23/LBC>

4g. 0840/24/LBC and 0841/24/FUL - Listed Building Consent for minor external alterations to accommodate the installation of plant and extract equipment, and internal refurbishments works to the premises. 6 The Plains, Totnes, TQ9 5DR. See <https://southhams.planning-register.co.uk/Planning/Display/0840/24/LBC>

4h. 1307/24/LBC - Listed Building Consent for re-felting of west facing roof, replacement slate roof tiles of west & south facing roofs, repairing dormer, replacing ridge tiles, repairing flashing around chimney stack, & replacement of aluminium guttering.  
<https://southhams.planning-register.co.uk/Planning/Display/1307/24/LBC?cuuid=ACF1051B-5B01-4A82-AD88-1E6601D0390F>

4i. 1740/24/LBC – Listed Building Consent for installation of positive Input Ventilation unit in hallway recess & extractor fan in kitchen window. 2 Manor House, Coronation Road, Totnes, TQ9 5DF. See <https://southhams.planning-register.co.uk/Planning/Display/1740/24/LBC?cuuid=1BFAB814-C8D5-4B39-AF15-4696A7D91FAA>

4j. 1792/24/LBC – Listed Building Consent for repair and reinstate lime render on front fascade and associated works. Proposed like-for-like repair and redecoration of front windows, doors, cast iron rainwater hopper and downpipe. 8 Plymouth Road, Totnes, TQ9 5PH. See <https://southhams.planning-register.co.uk/Planning/Display/1792/24/LBC>

4j. 1198/24/ADV - Advertisement Consent for alteration to existing main shop fascia signage & secondary signage. 39 Fore Street, Totnes, TQ9 5HN. See <https://southhams.planning-register.co.uk/Search/Results>

4k. 1573/24/FUL, 1574/24/ADV and 1575/24/LBC – Listed Building Consent and Advertisement Consent for Shopfront Refurbishment / Maintenance / Colour Change

Repaint / New Signage. 12 Fore Street, Totnes, TQ9 5DX. See <https://southhams.planning-register.co.uk/Planning/Display/1573/24/FUL> , <https://southhams.planning-register.co.uk/Planning/Display/1574/24/ADV> , & <https://southhams.planning-register.co.uk/Planning/Display/1575/24/LBC>

4l. 1686/24/ADV and 1683/24/LBC and 0841/24/FUL – Listed Building Consent, Advertisement Consent for installation of 2No new fascia signs, 1No new hanging sign & 2No new menu boards, and Minor external alterations to accommodate the installation of plant and extract equipment, and internal refurbishments works to the premises.

6 The Plains, Totnes, TQ9 5DR. See <https://southhams.planning-register.co.uk/Planning/Display/1686/24/ADV?cuuid=7C3AAE25-4323-438A-A8AD-51C069970A96> & <https://southhams.planning-register.co.uk/Planning/Display/1683/24/LBC?cuuid=5020C970-A7D2-43D9-B148-89AE072C81A6> & <https://southhams.planning-register.co.uk/Planning/Display/0841/24/FUL?cuuid=7EE6717A-6300-4976-9939-501D6ECD75A7>

#### 5. LICENSING APPLICATION

To consider the following applications for a new premises licence:

5a. Blue Rider Group Limited, 3-4 Birdwood Court, Totnes TQ9 5SG. Document Attached

#### 6. DATE OF NEXT MEETING

To:

a. confirm either the date of the August Committee on Monday 19th, or alternatively seek Full Council consent for the Clerk to be given delegated authority to respond to planning applications (informed by Councillor comment) in August; and

b. note the date of the next meeting of the Planning Committee – Monday 15<sup>th</sup> July 2024 at 6.30pm in the Guildhall.

C Marlton  
Town Clerk  
12<sup>th</sup> June 2024

#### 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.





## DRAFT MINUTES FOR THE PLANNING COMMITTEE

### WEDNESDAY 22<sup>ND</sup> MAY 2024 IN THE GUILDHALL

Present: Councillors T Bennett (Chair), L Auletta, S Collinson (from 1835), T Cooper J Cummings, J Hodgson (from 1835) and L Smallridge.

Apologies: None.

In Attendance: 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 Bennett read out a statement about how the meeting would be conducted and recorded.

There were no apologies.

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

#### PUBLIC QUESTION TIME

There were no members of the public.

*The Committee reconvened Standing Orders.*

#### 2. CONFIRMATION OF MINUTES

**To approve the minutes of 22<sup>nd</sup> April 2024 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings. There were no matters arising.

#### 3. 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.*

3a. 0674/24/FUL - Construction of four new family dwellings with car parking, rear gardens, bin storage & landscaping. Land at SX 809 599, Parkers Way, Totnes.

Comments on the application:

- Roof Height – scale is overbearing on Rainbow View (drawings show a different roof design to the existing roof, which is lower than the plan suggests).
- Roof Design – the saw-tooth profile as shown appears unsympathetic to the context of warehouse roofs, and its symmetry loses the rhythm of a saw-tooth effect.
- Materials – would wish to see materials conditioned for the building and permeable paving. For example, hung tile cladding of natural slate and local Totnes stone used rather than Cornish granite.

- SHDC Tree Officer comments are supported about the protection of the trees on the boundary. The Committee would also wish to see more landscaping, particularly low level, at the front of the development.

3b. 1447/24/HHO - Householder application for proposed single storey rear extension. Half Moon House, Leechwell Street, Totnes, TQ9 5SU.  
Support.

3c. 0672/24/HHO - Householder application for alterations to existing dwelling including small single storey extensions, attic conversion, garage conversion to provide annexe, new dormer window to rear & PV panels. 6 Dartside, Totnes, TQ9 5HL.

Object. The Committee has the following comments:

- Overdevelopment of the plot and impact on the street scene particularly in regards to height and the large dormer window to the rear. The ridge height proposed is a meter higher than existing and none of the CGI provided show the neighbouring properties to give context.
- Dormer window is very prominent and concerns about the light spill affecting the bat corridor along the river.
- Any conversion of the garage should be for use ancillary to the main dwelling.
- Support the attempts to make the property more energy efficient and the materials suggested.
- The application referenced a pre-application, but that reference number returned no results on the SHDC planning website search.

3d. 1167/24/HHO - Householder application for the formation of hardstanding to create car parking area to front of property. 52 Pathfields, Totnes, TQ9 5TZ.

Object. The hard standing fails to meet SHDC Climate Emergency objectives – loss of green space, non-permeable surface, damage to tree roots.

3e. 1268/24/HHO - Householder application for 2 x Juliet balconies to North elevation, replacement doors & windows South & West elevation. Bogan Stable, North Street, Totnes, TQ9 5NZ.

Comment – the Committee has no objection to the proposed Juliet balconies, blocking up of the window on the ground floor west face and enlargement of the window on the first floor west face. The Committee has concerns about the proposed additional first floor window on the south face overlooking neighbouring properties and the change that this makes to the solidity of the building end appearance in a conservation area.

#### 4. PAVEMENT LICENSES

To consider the following temporary pavement licence applications (documents attached):

a. **Stacked, 30 Fore Street, Totnes (renewal of existing licence).**

Support.

b. **The Angel Bar and Kitchen, 50 High Street, Totnes.**

Support the principle of tables but the number requested on both sides of the pavement is too many and would hamper pedestrian traffic. The Committee would proposed that 3 x tables with 2 x chairs each are permitted alongside the road with 1 x table and 2 x chairs between each of the two pillars directly outside of the establishment and the other table on the pavement before the

pillar (uncovered and the lower side of High Street) where the pavement is wider and away from disabled parking bays.

#### **5. RESIDENTS PARKING ZONE ORDER**

**To consider the Devon County Council proposal to introduce residents parking at any time on specified lengths of Swallowfields, Dartside and Riverside.**

Cllr Smallridge declared a pecuniary interest.

Cllr Hodgson set out the background to this request and that this order now meets the resident's original request. The Committee supports the order as proposed by majority.

The Committee voted to extend the meeting by 15 minutes.

#### **6. TRAFFIC AND TRANSPORT FORUM**

**To note the minutes from the Traffic and Transport Forum and Steering Group both held on 24th April 2024, including the recommendation under item 2 of the Steering Group (updated Appendix B) and make a recommendation to Full Council.**

To **RECOMMEND** to Full Council that Appendix B of the Traffic, Transport and Pedestrian Policy is adopted.

The Committee gave a vote of thanks to Trevor Walker for his work in the completion of the document.

#### **7. PAVEMENT REPAIRS ON THE PLAINS**

**To consider the replacement paving stones on The Plains (outside of Waterside Bistro) and make any recommendation to Full Council on whether to approach Devon Highways enforcement about the material used.**

The Committee welcomed the Devon Highways suggestion to clean an inconspicuous area of existing paving to see the original colour of the stone, and would request that a better colour match and texture of the stones is pursued and remedied. The Committee is also disappointed at the careless removal and storage of the original stones by the utilities company involved in the works and would request better supervision of pavement works in conservation areas.

#### **8. DATE OF NEXT MEETING**

**To note the date of the next meeting of the Planning Committee – Monday 17<sup>th</sup> June 2024 at 6.30pm in the Guildhall.**

Noted. Cllr Auletta gave her apologies as she will be away.

The meeting closed at 8.10pm.

Sara Halliday  
Governance and Projects Manager  
May 2024





Item 5 – License Application

## **Blue Rider Group, 3-4 Birdwood Court, Totnes, TQ9 5SG**

Last date for Responsible Authorities or any other person to make objections/representations: 4 July 2024

**Blue Rider Group, 3-4 Birdwood Court, Totnes, TQ9 5SG**

The application is for a new premises licence. The application is to:

- Supply of Alcohol Monday to Sunday 11:00 to 23:00
- Provision for entertainment of films, plays, dance, live music and recorded music Monday to Sunday 11:00 to 23:00.
- Opening Times Monday to Sunday 07:00 to 23:30.

If you would like to make a representation, please send to the Licensing Department at South Hams District Council or email [licensing@swdevon.gov.uk](mailto:licensing@swdevon.gov.uk) no later than **3 July 2024**.

