

# **AGENDA FOR THE PLANNING COMMITTEE**

# **MONDAY 19TH AUGUST 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 19th August 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.

### **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:*

### **CONFIRMATION OF MINUTES**

To approve the minutes of 15th July 2024 and update on any matters arising. Document attached.

### **PLANNING APPLICATIONS**

To make recommendations on the following planning applications:

3a. 2929/23/FUL - READVERTISEMENT (revised plans and documents) Installation of photovoltaic solar arrays together with transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements. Land at Littlehempston Water Treatment Works, Hampstead Farm Lane, Littlehempston. See

<https://southhams.planning-register.co.uk/Planning/Display/2929/23/FUL>

3b. 2125/24/FUL – Erection of a dwelling. 2 Dorsley Cottages, Harberton, TQ9 6DL. [Deadline for comment 22nd Aug] See <https://southhams.planning-register.co.uk/Planning/Display/2125/24/FUL>

### **LICENSING APPLICATION**

To consider the following application to vary the current Premises Licence at **Morrisons Daily Totnes Service Station (formerly known as Morrisons Service Station)** at Station Road, Totnes, TQ9 5JR.

The application is to extend the:

* Supply of alcohol Off the premises to 24hours daily Monday to Sunday.
* Remove the conditions listed in the Annex 2 & 3 of the current premises licence and add in Annex 2 the conditions listed in Section M of the variation application.

### **NATIONAL PLANNING POLICY FRAMEWORK**

To consider to Government’s consultation on ‘proposed reforms to the National Planning Policy Framework and other changes to the planning system’ and make any recommendation to Full Council (deadline for responses 23rd September 2024). See [Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK (www.gov.uk)](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system?utm_source=MEMBERS&utm_campaign=4e7cb7bfbb-EMAIL_CAMPAIGN_2018_06_08_03_15_COPY_01&utm_medium=email&utm_term=0_206970988f-4e7cb7bfbb-379861843&mc_cid=4e7cb7bfbb&mc_eid=94748f8966)

### **TRAFFIC AND TRANSPORT FORUM**

To note the minutes from the Traffic and Transport Forum and Steering Group held on 31st July, including the recommendation from the Steering Group under item 2 (Peninsula Transport Implementation Plan) and make a recommendation to Full Council. Documents attached.

### **DATE OF NEXT MEETING**

To note the date of the next meeting of the Planning Committee – Monday 16th September 2024 at 6.30pm in the Guildhall.

S Halliday

Governance and Projects Manager

14th August 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.

###### **ITEM 2 – CONFIRMATION OF MINUTES**



# **DRAFT MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 15TH JULY 2024 IN THE GUILDHALL**

Present: Councillors T Bennett (Chair), L Auletta, T Cooper J Cummings, J Hodgson (from 1850) and L Smallridge (from 1900).

Apologies: Cllr Collinson.

In Attendance: Members of the public, Cllrs Beavis and Trant, 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 Bennett read out a statement about how the meeting would be conducted and recorded.

The apologies were accepted.

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

### **PUBLIC QUESTION TIME**

A member of the public spoke about their plans for the venue above Greenlife and the work that has taken place/is ongoing around improvements to air circulation, the windows and acoustic insulation. They invited the Committee for a site visit to look at these changes and ask questions as they feel there is a lot of misinformation around the project. A similar opportunity will be extended to the public separately. The Committee thanked the individual for the invitation and **AGREED** that potential dates should be suggested to the Officer who will liaise with Councillors.

*The Committee reconvened Standing Orders.*

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

**To approve the minutes of 17th June 2024 and update on any matters arising.**

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

### **3. FORMER TOTNES CONSERVATIVE CLUB BUILDING**

### **To receive an update on the planned works to the former Conservative Club building on Station Road.**

### The Officer reported that an email had been received from the applicants with their apologies and a request to defer this item to the September Committee as they had not received certain information that they needed in advance of their update.

### **4. TREE WORKS APPLICATIONS**

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

4a. 2017/24/TPO - T1: Japanese Cherry - crown lift to 3m, reduce lateral crown spread on Eastern aspect to 3.7m away from property, reason for works? T2: Ash - fell due to dieback. T3: Ash - fell due to dieback. Russell Court, Victoria Street, Totnes.

Support. The Committee would request that two suitable replacement trees are planted to replace those felled.

### **5. 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.*

5a. 1824/24/HHO – Householder application for first floor extension and convert garage into living space. Overall footprint will not increase. Resubmission of 1004/24/HHO. Oak Tree Cottage, Weirfields, Totnes, TQ9 5JS.

Support. In view of the alterations to the plans made by the applicant the Committee supports the application.

5b. 0373/24/FUL - Extension to cottage and subdivision to form two separate dwellings. Causen Cottage, The Grove, Totnes, Totnes, TQ9 5ED.

Comment. The Committee has the following concerns:

* Rainwater down pipes on the front elevation: are shown discharging directly onto the ground which will cause additional flow onto the lane and potentially affect neighbouring buildings; and the proposed rainwater goods are visually unacceptable in this location on the baste wall within the conservation area. Currently the south-facing roof drainage is taken back into the site to be dealt with and this should remain the case.
* Drainage calculation is based on 32sqm but gross GIA is stated as 47sqm therefore the calculation appears incorrect. No calculation has been made for the paving – further information is required on its permeability. Mention is made of smart water butts but none are shown on the plans.
* Creation of 2 x parking spaces (two for each dwelling, currently two in total) will cause congestion problems in the lane and will result in loss of vegetation on both sides of the lane which contribute to the rural character of this location ‘outside’ of the fortified town wall. The structural engineer’s report states that the bank in front of the wall should be retained which is not compatible with the creation of the parking spaces.
* Loss of vegetation and planting in the garden - mitigation for loss of biodiversity is required.
* The location of the proposed air source heat pump is not shown on the plans.

The Committee would also request that a condition is imposed to address the questions raised by the storm drainage report.

5c. 2057/24/HHO - Householder application for extensions & alterations to existing dwelling. Windrush, Kingsbridge Hill, Totnes, TQ9 5TA.

Cllr Bennett declared a personal interest.

Support.

5d. 1920/24/LBC – Listed Building Consent application for internal structural works prior to finishes. 29 High Street, Totnes, TQ9 5NP.

Comment – no objection subject to the Heritage Officer’s views on the application.

5e. 2012/24/FUL – Partial roof replacement to north side & new windows, external cladding & thermal upgrades to southern elevation along side general internal refurbishment. 4 Collins Road, Totnes, TQ9 5PJ.

Object. The Committee has the following concerns:

* Glazing on the street side front elevation is very modern and not sympathetic to the historic location. The top of Collins Road is formed by building with predominantly solid walls, small openings and workshop/barn doors, a number of which are Listed. The proposals are very different in character. [Totnes Neighbourhood Plan policies V1 – Local Identity, En1.3 – Sustainable Development and the Settlement Boundary, En3 – Historic and Built Character]
* Glazing – light spill on to neighbouring residential properties including Listed Building on Plymouth Road.
* Number of south facing rooflights which could cause overheating and no mitigation measures incorporated.

If minded to approve, the Committee would request that any permitted development right under Class MA (change of use as office space to residential) is removed in a condition.

5f. 1660/24/FUL – Removal of various redundant projecting, wall-mounted, and window signage. New heightened fascia signage board with brand lettering and colour. New blind arched spandrels over existing fenestration and main entry door. Reduced illumination with replacement traditional swan-neck wall-mounted lamps. New timber grooved pillaster and cornice boarding in brand colour. Replacement single leaf main entry door with traditional glazed pane and letterbox. New grey paint finish over lower storey rendered areas. 39 Fore Street, Totnes, TQ9 5HN.

Support.

5g. 1757/24/LBC – Listed building consent for investigative and repair works to external wall to second floor. Flat 2, 28 High Street, Totnes, TQ9 5RY.

Cllr Hodgson declared a personal interest.

Support.

5h. 1994/24/HHO – Householder Application for slate hanging to the first floor on all four aspects of the house, and porch canopy to the front door entrance. 3 Gills Nursery, Totnes, TQ9 5DG.

Cllr Hodgson declared a personal interest.

Support. The Committee would request a condition that a sample of the slate is provided for the planning officer’s approval.

5i. 2060/24/CLE - Certificate of lawfulness for existing use of petrol filling station. Morrisons Service Station, Station Road, Totnes, TQ9 5JR.

No comment to make.

### **6. DATE OF NEXT MEETING**

**To note the date of the next meeting of the Planning Committee – Monday 16th September 2024 at 6.30pm in the Guildhall.**

Noted.

The meeting closed at 7.45pm.

Sara Halliday

Governance and Projects Manager

July 2024

##### **ITEM 6 – TRAFFIC AND TRANSPORT FORUM**

31 July 2024

**Traffic & Transport Forum**

Meeting Notes [names redacted]

1. **Introductions**

Those Present: Graham Bennett (chair) Cllr Luisa Auletta, Cllr Anna Presswell, Cllr Jacqi Hodgson, Cllr Chris Beavis, Cllr Tim Bennett, Cllr Sarah Collinson,

VC, GE, JF, Cllr Wendy Bloomer, Cllr Ashton Chadwick and RM

**Apologies:** HC, AF, PW and Cllr Nick Roberts

**Note keeping**: Lisa Baumback

**Changing Context:** After the General Election the new Government offers opportunities which may well place additional demands on the work of this group. Forum members are encouraged to be aware of this and share information as it develops.

1. **The New Dart Valley Cycle Trail**

JF from Sustainable Staverton – linked to Staverton Parish Council - gave an update on the progress of the new trail which attracted over 100 people at the open day at the end of June.

Sustainable Staverton was tasked to find more active travel routes from Staverton Parish into Totnes. Riverford were keen to support the project because they encourage employees to make active travel choices to their business in Wash from both Buckfastleigh and Totnes so they funded a feasibility study for the project. Permission has been granted by Dartington Trust to use their land including a 300m stretch of land at the edge of a field next to North Woods. This 300m stretch could be built by local people and Riverford have offered the use of machinery which would make this a possible option.

The section from Riverford to Austin’s bridge will be made up of both quiet lanes and the edge of Riverford land.

It was asked if calling it a cycle trail could deter walkers from using it. However, it was noted that by calling it a cycle trail, it is possible to attract more funding.

It was also noted that Totnes Town Council could be asked to offer support by advertising the trail on the Visit Totnes website and by including it as part of the Open Spaces, Sports, Recreation and Wellbeing Policy.

The Forum congratulated JF on the progress made to date, asked to be updated with further progress, and to advise if any further support would be welcomed.

1. **Might the affordable ‘good’ be better than the unaffordable ‘perfect’?**

Cllr Hodgson puts in a request every year for Totnes to become part of the 20s Plenty campaign but so far, the town has been unsuccessful.

The Chair invited the Forum to share ideas for affordable solutions to reducing traffic speed, in the absence of funding for perfection – to help develop our problem-solving. The following were suggested:

* Repeater signs to remind motorists of the speed.
* White rectangles painted on the roads to support pedestrian crossing, without lights.
* In Dartington, makeshift ‘20s Plenty’ signs have been placed on a dangerous road.
* Campaign action across the Town to give the message that Totnes wants to be part of the 20s Plenty Campaign even if the Town hasn’t officially been selected as yet.
* Erect ‘Totnes Welcomes Careful Drivers’ signs about the Town, perhaps with MC creatures attached to them.
* A possible change to car parking areas which would require cars to weave through parts of Plymouth Road rather than having a straight run.
* A combination of the above ideas could also be effective.

All were encouraged to keep thinking of simple, common-sense solutions to typical problems, and let us know of any that come to mind. These suggestions will be discussed further at the Steering Group meeting which follows directly after this meeting.

1. **Devon County Council update from Cllr Hodgson.**

* **Plymouth Road/Western Bypass Crossing –** A site visit for this crossing took place some time ago but wasn’t carried out at a good time to highlight the issues that people face with crossing the road to get to bus stops. Therefore, another site visit will take place at 7:45am on 6 September for 1 hour. The hope is that this should give the evidence needed to improve the crossing point.

GE commented that one of the issues on these traffic lights is when they are on amber. There are many occasions when cars meet in the middle. If this was resolved, it could give more time for pedestrians to cross.

Finding ways to get across the main roads to catch buses needs to be addressed on Plymouth Road, The Lamb, Huxham’s Cross, and the top of Bridgetown Hill.

* **Bourtons –** Requests to reduce the speed limit between the A385 and the Bourtons will be going to Devon County Council Cabinet on 14 August. There will hopefully be two county councillors present supporting this. Cllr Auletta pointed out that the notes from the Highways and Traffic Orders Committee meeting held on 9 July state that the reduction in speed limit does not meet the strategic objectives which are to: Improve health and wellbeing, including any public health impacts and help communities be safe, connected and resilient because the proposal could have a detrimental impact by giving a false expectation that drivers will be lowering their speeds. The Forum expressed considerable disappointment at this, and supported Cllr Hodgson’s actions.
* **Schools –** Both Totnes St John’s and the Grove have expressed concern about traffic speed and parent parking at drop off and pick up times.Cllrs Hodgson and Bennett have been supporting them with the issue. The first step is toensure Green Travel plans are up to date.Possible ways forward could be speed signage or a lollipop person to help with crossing the road.Also, encouraging more active forms of travel such as cycling and walking to school.

1. **Receipt of any community matters**

* None received by 29 July. Cllr Beavis expressed concern about a recent traffic accident in Dartington which the Chair offered to carry forward.

1. **Date of next meeting** Wednesday 30 October 2024 at 6:30pm

Please get in touch if you have any topics you think should be discussed at the next Forum.

**Totnes & District Traffic & Transport Steering Group**

**31 July 2024 7.30-8pm**

**Guildhall, Totnes**

Notes [names redacted]

|  |  |  |  |  |  |
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| **Present:** | Graham Bennett (Chair) | (GB) |  | Cllr Luisa Auletta (Deputy Chair) | (LA) |
|  | Cllr Anna Presswell (Deputy Chair) | (AP) |  | Cllr Jacqi Hodgson | (JH) |
|  | GE | (GE) |  | SC | (SC) |
|  | AC | (AC) |  | VC | (VC) |
|  | Cllr Wendy Bloomer | (WB) |  | RM | (RM) |
|  | Cllr Tim Bennett | (TB) |  |  |  |
|  |  |  |  |  |  |
| **Apologies:** | PW | (PW) |  | HC | (HC) |
|  | Cllr Nick Roberts | (NR) |  | AF | (AF) |

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| --- | --- | --- |
|  | **Item** | **Action** |
| **0** | **Introduction** |  |
|  | **Introduction:** Welcome to all present.  **Apologies**: AF, Cllr Nick Roberts, HC, PW  **Time Keeping:** Limited time was noted for the meeting to finish by 8pm, with a packed Agenda, aiming to be inclusive and keeping to time.  We will have:   * Key Issues from the Forum * Working with Peninsula Transport’s Implementation Plan * Invitation to new MP   and if time permits:   * Sweep Up * Any Matters Arising from the SG held 24 April not dealt with above (or send a note out with Meeting Notes if time doesn’t allow).   **Note taking:** Lisa is supporting Forum meetings, so we need to make notes. |  |
| **1** | **Any Key Matters Arising from earlier Forum meeting** |  |
| **1.1** | **New Dart Valley Cycle Trail** – the very positive report was noted, and next steps await advice from JF. | JF |
| **1.2** | **Ideas from affordable ‘good’ vs. unaffordable ‘perfect’** – the Steering Group wished to develop this further and moving towards a campaign, picking up specific ideas for applicable locations, both within Totnes and also in surrounding Parishes.  The meeting **agreed**:   * A plan of action would be drafted, setting out proposed actions, where, and by whom, to be taken into the Environment Working Group for consideration. * This could include tapping into the National 20’s Plenty support resources.   The meeting also **agreed** that a Community Speedwatch initiative from Huxham’s Cross running down into Dartington would be worthy of further consideration. | LA SC JH  GE AC |
| **1.3** | **DCC Update** – Included above. |  |
| **1.4** | **Any Community Matters** – No matters had been advised before 29 July. CB had raised the accident at Dartington - see ATTACHED Addendum below. |  |
| **2** | **Peninsula Transport – Implementation Plan** |  |
|  | The meeting noted Peninsula Transport’s intention to develop the Peninsula Transport’s Implementation Plan.  In response to JH’s proposal, the meeting unanimously agreed to **recommend** to the Planning Committee for Full Council that Totnes Town Council (TTC) seek formal registration as a stakeholder so as to maximise opportunities for having meaningful input. | TB LA |
| **3** | **Invitation to new MP** |  |
|  | A successful meeting had been held with the previous MP. In support of holding a meeting with our new MP, the meeting agreed that:   * Agenda to be drafted and circulated to Steering Group members for comment; * The meeting would be considered at the 30 October Steering Group meeting; and * The MP meeting should be sought for a Friday evening to tie in with constituency attendance/business. | GB LA AP  ALL  GB |
| **4** | **Sweep Up** |  |
|  | VC raised concern about parking and potential anti-social activities which are impinging on use of the designated viewpoint on Kingsbridge Hill. While wishing to take this forward personally, comments from others would be welcomed.  AP said she would seek information from the appropriate person with South Hams District Council (SHDC) regarding the tarmacked areas, for sharing with VC. | AP |
| **5** | **Future Meetings** |  |
| **5.1** | 6.30 Weds 30 October   * Forum –– ***1 topic***, receive issues. * Steering Group to follow a break after the Forum.   Thoughts on the Topic for the next Forum would be very welcome. | ALL |
| **A** | **Addendum to Notes of Steering Group Meeting held 24 April 2024** |  |
| **1.4**  above | CB’s mention of the accident at Dartington:  It is understood that this is as reported the following day (8 July) in the press:  “Police are appealing for witnesses and information following a serious collision in Dartington on Sunday 7 July.  “Emergency services were called at around 10.30am to the A385 at Shinners Bridge to reports that a collision had occurred involving a SEAT Mii car and two pedestrians.  “The pedestrians, a man and a woman, were taken to Torbay District Hospital, where they are both receiving treatment.  “The driver of the vehicle, an 80-year-old woman was arrested on suspicion of driving under the influence and driving without due care. She has since been released under investigation pending further enquiries.  “The road was closed while an investigation was carried out at the scene.  “Officers from the Roads Policing team would like to thank the public for their patience whilst the road was closed.  “Anyone with any relevant information or dash-cam footage which may assist the investigation is asked to contact police via our website or by calling 101 quoting log 347 07/07/2024.”  JH has asked police for info. and to ensure the accident is recorded for the purposes of gaining real figures and to call for better safety measures on roads. |  |
|  | **Time during the Steering Group meeting did not allow all matters arising from the Forum, and the 24 April Steering Group meeting to be fully covered, so here is the update as promised.** |  |
|  | All to be kept under review for whether a future meeting is needed to progress: |  |
|  | * Steering Group membership   + TQ9 Partnership – AP and TB to enquire at meeting on 19th. c/fwd   + 4 surrounding villages – JH visited each Parish and Lisa sends notes to Parish Clerks. Attendance 30 July 2024 by Ashton Chadwick (Dartington) and Wendy Bloomer (Staverton) much welcomed.   + 2 independent traders, 1 industrial estate – MC enquiries. c/fwd   + Discussion of other Key Sector, and other Community Group c/fwd. | AP, TB  JH |
|  | * Future Chamber representation – outcome from their AGM – still outstanding. | MC |
|  | * Responding to planning applications:   + Baltic Wharf Ph1 S106 unspent monies – The remaining S106 money has been identified in the TTC budget for green travel support.   + Advice received is that money left from S106 was put into ear marked reserves, and there is £5,993 remaining (the Council having agreed to allocate a small grant for a project by the Bike Hub); importantly any expenditure needs to be a recommendation from the TTF to Council Matters Committee. |  |
|  | * Campaigning for resources to address traffic flows through Totnes resulting from Torbay to Plymouth routes (with Freeport implications)   + Strategic relationship building with DCC – steps taken as reported at July SG meeting – still to receive a response. |  |
|  | * Feint road markings and support for people with disabilities in our Green Travel Guide:   + Noted some have been ‘repaired’ eg near Leatside Surgery;   + Inclusive Totnes is making enquiries of Devon County Council Highways following consideration of guidance in their Policy document;   + Accessible Totnes Guide and associated audit – is the Audit a matter for SHDC? to c/fwd. | AP |
|  | * Open Spaces, Sports, Recreation and Wellbeing Review: adopted by TTC. |  |
|  | * MP / Bus Company Meetings – c/fwd * Morrisons Car Parking – c/fwd |  |