

# **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