

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 16TH SEPTEMBER 2024 IN THE GUILDHALL**

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

Apologies: Cllrs Smallridge and Trant.

In Attendance: Members of the public, Cllrs Beavis, District Cllr Allen 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**

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

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

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

### The new owners of the former Conservative Club outlined their plans to return the building to a Victorian villa creating a family home (4-5 bed). There had been no commercial interest in the property and there has always been a residential element on the first floor of the building. Planned works include: demolishing the 1970s flat roof extensions; removing suspended ceilings on the ground floor to reveal the original features; creating a garden by taking up the tarmac car park; and potentially building a small separate dwelling within the footprint in the future. The owners have been advised to first apply for a change of use from ‘Sui Generis’ to Class C3 dwellinghouse, and if this is granted they would then submit the detailed listed building consent applications required for the works proposed. An invite was extended to the Committee to make a site visit if it would be helpful to do so. The Committee thanked the members of the public for their time, accepted a site visit but explained that they are unable to endorse any proposals at this stage due to predetermination of future planning applications that will come to them for comment.

*The Committee reconvened Standing Orders.*

### **3. CONFIRMATION OF** **MINUTES**

**To approve the minutes of 19th August 2024 and update on any matters arising.**

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

Item 5 – National Planning Policy Framework Consultation. It was **RESOLVED** to respond to the consultation with comments as drafted.

Item 6 - Traffic and Transport Forum, Engagement with Peninsula Transport. It was **RESOLVED** to accept the recommendation.

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

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

4a. 2645/24/TPO - T1: Oak Tree - Pollard just above first limb approx 8m high by removing dead crown, T2: Oak Tree - Remove one dead branch approx 150mm diameter from mid crown. 20 Jordons Brook, Totnes, TQ9 5FR.

Support.

### **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. 2760/24/PIP - Application for permission in principle for erection of detached dwelling. Land adjacent 5 Christina Parade, Totnes.

Object. Due to lack of detailed plans the Committee is unable to offer specific comments but has concerns about the following:

* The height of the building, how it will be viewed from and the effect of its light spillage onto a natural open space and overlooking the play area;
* Impact on the scrub woodland and wildlife corridor, particularly the impact on bats.
* Poor quality scrub will provide less screening of the mass of the proposed dwelling on the top and into the bank than the woodland provides for neighbouring new dwelling built into the bank/slope.
* Access to, and lack of space in, the car park for the shop on Christina Parade during the construction phase and after.

5b. 2403/24/FUL – Extension of flat into vacant store. Brutus Centre, Unit 2 - 3 Flat 2, Fore Street, Totnes, TQ9 5RW.

Support.

5c. 2478/24/HHO – Householder application for two storey extension. Attic House, Jubilee Road, Totnes, TQ9 5BW.

Object. Overmassing/overdevelopment of the site. The loss of the existing gable end and rubble wall to timber cladding will change the visual appearance of and the character on Jubilee Road as the building abuts the road rather than being set back. The overall ridge height and monolithic design will impact on what feels like a rural setting when descending the hill.

5d. 2559/24/LBC - Listed Building consent for replacement rear windows, replacement roof windows, internal alterations & external re rendering. 10 Plymouth Road, Totnes, TQ9 5PH.

Support. However, given the narrow pavements outside of the properties and existing parking on pavement issues, the Committee would request a condition that a construction management plan is produced which takes into account the timing of construction deliveries to avoid the hours when the school run takes place.

5e. 2527/24/HHO - Householder application for alteration, extension, rear & side extension. 10 Hillbrook Road, Totnes, TQ9 5AT.

Support.

5f. 2799/24/HHO - Householder application for extensions & alterations. The Gardens, Priory Avenue, Totnes, TQ9 5HR.

Support. However, the Committee would request that the tree is retained and is concerned that the use of UPVC windows is not sustainable.

5g. 2669/24/HHO – Householder application for alterations to roof and installation of rear dormer. Louan, Weirfields, Totnes TQ9 5JS.

Object. The Committee has concerns that the heights shown on the plans are insufficient to accommodate the fabric of the building and useable head height and would request that a detailed section drawing is produced. The Committee objects to the continuous rear dormer and would request that an element of pitched roof is retained to complement the surrounding street scape which is predominantly bungalows.

5h. 2428/24/HHO - Householder application for replacement of garage roof & roof lights to create garden room, reorientate front door & replace garage door with new front window. 42 Weston Lane, Totnes, TQ9 5UN.

Support. However, the Committee is concerned that the use of UPVC windows is not sustainable.

5i. 2769/24/LBC and 2770/24/FUL – Listed Building Consent for installation of Air Source Heat Pump, mounting of compressor on east corner of outer south wall of church. St John’s Church, Bridgetown, Totnes, TQ9 5AB.

Comment – support in principle but more details are required on the insulation methods required for heat pump efficiency.

5j. 2585/24/LBC - Listed Building Consent for internal finishes (Phase 4). 29 High Street, Totnes, TQ9 5NP.

Support. The Committee is concerned about the use of non-breathable PIR insulation in the roof and would welcome the Heritage Officer’s view.

5k. 2667/24/CLE - Certificate of lawfulness for existing use of property as a single dwellinghouse (C3). The Kingsbridge Inn, 9 Leechwell Street, Totnes, TQ9 5SY.

The Council has no evidence to support this CLE application. However, the public has raised concerns with the Council about the use and disregard of enforcement action for unlawful use.

5l. 2640/24/CLE - Certificate for lawfulness for existing use of 17c as dwellinghouse. 17C Fore Street, Totnes, TQ9 5DA.

The Council has no evidence to support this CLE application.

### **6. PARISH HOUSING PROFILE**

### **To consider the Parish Housing Profile for Totnes and make a recommendation to Full Council of any comments to be submitted to South Hams District Council.**

To **RECOMMEND** to Full Council that the following comments are made to South Hams District Council:

* The total number of properties is not included;
* Concern that the average rental statistics data is not granular enough;
* Concern that rental figures have been distorted by the residents of Baltic Wharf being moved into rental accommodation in the town whilst remedial works were ongoing; and
* How will these figures be used in relation to the proposed new National Planning Policy Framework guidelines to address housing demand targets? The Council is concerned that unless the data is accurate, the figures could be misleading and the town could be recommended for more housing building/development, and/or not of the type needed, than is required.

### **7. PROPOSED DISABLED PARKING AND CONTROL OF WAITING ORDER**

### **To consider the proposed Disabled Parking and Control of Waiting Order 37 for Totnes issued by Devon County Council, for a section of Babbage Road and Borough Park Road.**

### Support.

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

**To note the date of the next meeting of the Planning Committee – Monday 21st October 2024 at 6.30pm in the Guildhall.**

Noted.

*The Committee will be asked to* ***RESOLVE*** *to exclude the press and public “by reason of the confidential nature of the business” to be discussed and in accordance with the Public Bodies (Admission to Meetings) Act 1960.*

**9. E-BIKE SCHEME**

**To consider in principle support for the logistics of an e-bike scheme in Totnes and make a recommendation to Full Council (commercial).**

To **RECOMMEND** to Full Council that in principle it supports the logistics required (the loss of one parking space, location to be confirmed) for the South Hams District Council e-bike scheme.

The meeting closed at 8.25pm.

Sara Halliday

Governance and Projects Manager

September 2024