

# **MINUTES FOR THE PLANNING COMMITTEE**

# **MONDAY 18TH JULY 2022 IN THE GUILDHALL**

Present: Councillors G Allen (Chair), T Bennett, S Collinson (joined at 6.40pm), J Cummings, J Hodgson and P Paine.

Apologies: None.

In Attendance: Member of the public 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 Allen read out a statement about how the meeting would be conducted and recorded.

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

### **PUBLIC QUESTION TIME**

A member of the public who lives above The Cornish Bakery (item 4b) spoke of her objection to the application which does not go far enough to mitigate the noise and vibration issues that they are exposed to on a daily basis, along with concerns that the additional unit will exacerbate an already tight bin storage area.

*The Committee reconvened Standing Orders.*

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

**To approve the minutes of 20th June 2022 and update on any matters arising.**

The minutes were approved as an accurate record of proceedings.

### **3. TREE WORKS APPLICATIONS**

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

### 3a. 2066/22/TCA – G1: Young/Semi Mature Ash & Sycamore - dismantle and fell smaller front line trees overhanging Moorashes Cottages to ground level. Prune back overhanging limbs to main stems. Excessive shading over neighbour. Totnes County Primary School, The Grove, Totnes, TQ9 5ED.

Support. The Committee would ask that replacement trees are planted in the school grounds.

### **4. PLANNING APPLICATIONS**

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

4a. 1523/22/FUL - Construction of 39No. two-storey dwellings with associated landscaping. Proposed development site West Dartington Lane, Dartington.

Object, for the following reasons:

* 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.

4b. 2095/22/FUL – Retention of existing air conditioning apparatus (amendment to 0573/17/FUL) within single acoustic enclosure and installation of an additional freestanding acoustic enclosure to contain refrigeration apparatus (resubmission of 4719/21/FUL). 44 Fore Street, Totnes, TQ9 5RP.

Object. The Committee’s concerns raised under application 4719/21/FUL still stand. The scale of the business continues to cause an issue in terms of the vibration and noise/sound generated and the Committee would wish to see the comments from SHDC Environmental Health who have been involved with this case for some time. The additional air conditioning unit will cause space constraint issues in the existing bin storage area. The Committee has concerns about: the scale of the bakery and the factory grade machinery operating in a listed building; fire safety factors; and would ask whether this possibly goes beyond the scope of the original change of use granted – the heritage statement submitted is dated 2017 isn’t very detailed and has no mention of the building’s current operation.

4c. 3048/21/FUL – Provision of single dwelling house (resubmission of 1668/20/FUL). Montgo, Maudlin Road, Totnes, TQ9 5TG.

Supportive of the amendments to the original plan.

4d. 1614/22/VAR – Application for variation of condition 2 (approved plans) of planning consent 2560/21/FUL. Brutus Centre, Fore Street, Totnes.

Cllr Allen declared a personal interest.

The Committee would want to ensure that the sub station has adequate acoustic protection, and to confirm that there is no removal of any trees and the tree root protection zone is not affected by the foundations for the proposed sub-station.

4e. 1311/22/FUL – The provision of security shutters to existing open rear porch to church. St Marys and St Georges Church, Station Road, Totnes, TQ9 5HW.

Support.

4f. 1585/22/HHO – Householder application for single storey rear extension. Winterleiten, Jubilee Road, Totnes, TQ9 5BP.

Support.

4g. 1353/22/HHO – Householder application for roof extension. 13 Springhill Road, Totnes, TQ9 5RD.

Support.

### **5. LICENCING APPLICATION**

**To consider the following licence application for The Albatross, 105 High Street, Totnes, TQ9 5SN (no document):**

**• The supply of alcohol for consumption on the premises Monday to Saturday 10:00 to 23:00 and Sunday 10:00-22:00.**

**• Recorded music indoors Monday to Saturday 10:00 to 23:00 and Sunday 10:00-22:00.**

**• Activities of a similar description to that falling within (e), (f) or (g) (live music, recorded music, performances of dance) Monday to Saturday 10:00 to 23:00 and Sunday 10:00-22:00.**

The Committee is supportive of the application but would not wish to see any street furniture (tables and chairs) put in the Rotherfold public space.

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

**To note the date of the next meeting of the Planning Committee – Monday 19th September 2022 at 6.30pm in the Guildhall.**

Noted. It was confirmed that any non-contentious planning applications will be emailed to Committee members for their comments which will be collated for the Clerk who has delegated responsibility to respond during August. Any urgent applications will be taken to Full Council on 5th September.

Sara Halliday

Governance and Projects Manager