

# **AGENDA FOR THE PLANNING COMMITTEE**

# **MONDAY 16TH DECEMBER 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 16th December 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, L Smallridge and M Trant.

### **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 18th November 2024 and update on any matters arising. Document attached.

### **TREE WORKS APPLICATIONS**

To make recommendations on the following tree works applications:

3a. 3685/24/TCA – T1: False Acacia- remove due to proximity to highway and footpath - In decline. T2: Holly- to be reduced down in height and maintained within hedgerow – approximately 2m finished height. T3: Yew- height reduction by 2m and reduce Western side by approximately 1m to provide adequate clearance from property. T4: Scots Pine- sectional dismantle due to excessive heave towards neighbouring property and root plate movement. T5: Holm Oak- pollard to secondary unions due to previous tear outs and excessive heave to footpath and highway. Clifton Lodge, Jubilee Road, Totnes, TQ9 5BP. See

<https://southhams.planning-register.co.uk/Planning/Display/3685/24/TCA>

3b. 3818/24/TCA - T1- 1 X Magnolia Reduce the height of the tree by approximately x2.0 metres leaving a final tree height of approximately 5.0 metres. Northgate Lodge, Castle Street, Totnes, TQ9 5NX. See

<https://southhams.planning-register.co.uk/Planning/Display/3818/24/TCA>

### **PLANNING APPLICATIONS**

To make recommendations on the following planning applications:

4a. 3719/24/FUL - Conversion of existing store building into 2-bed residential unit with integral garage & associated parking space. Development Site Rear Of 17 And 19 Fore Street, Fore Street, Totnes. See

<https://southhams.planning-register.co.uk/Planning/Display/3719/24/FUL>

4b. 3655/24/FUL - Demolition of garage & erection of detached 2 storey dwelling, associated external works & provision of parking. Land adjacent 1 Copland Meadows, Totnes. [Consulted as neighbouring parish.] See

<https://southhams.planning-register.co.uk/Planning/Display/3655/24/FUL>

4c. 3597/24/FUL - Change of use to 3no apartments with parking. Cocos Nursery, Station Road, Totnes, TQ9 5JR. See

<https://southhams.planning-register.co.uk/Planning/Display/3597/24/FUL>

4d. 1705/24/FUL – Replacement of existing artists studio. Cornerstones, Victoria Street, Totnes. See <https://southhams.planning-register.co.uk/Planning/Display/1705/24/FUL>

4e. 3183/24/HHO - Householder application for single storey rear extension to kitchen. 3 Southcote Orchard, Totnes, TQ9 5PA. See

<https://southhams.planning-register.co.uk/Planning/Display/3183/24/HHO>

4f. 3642/24/HHO - Householder application for new box type dormers to the front & rear of the property. Half hipped gable changed to gable. 5 Denys Road, Totnes, TQ9 5TJ. See <https://southhams.planning-register.co.uk/Planning/Display/3642/24/HHO>

4g. 3728/24/LBC - Listed building consent for addition of new supporting structure alongside an existing historic truss. 12 High Street, Totnes, TQ9 5SB. See

<https://southhams.planning-register.co.uk/Planning/Display/3728/24/LBC>

4h. 3596/24/LBC - Listed Building Consent for amendments to application Ref: 0731/24/LBC to deal with unexpected structural and timber decay/infestation issues. 8 Bridgetown, Totnes, TQ9 5AB. See

<https://southhams.planning-register.co.uk/Planning/Display/3596/24/LBC>

4i. 3759/24/LBC - Listed Building Consent for removal of non-historic front door & replacement with oak door. Angel Yard Cottage, South Street, Totnes, TQ9 5DZ. See <https://southhams.planning-register.co.uk/Planning/Display/3759/24/LBC>

4j. 3713/24/ARC - Application for approval of details reserved by conditions 4 (Slates), 5 (Vents, external attachments) & 6 (Insulation) to planning consent 2527/23/LBC. Angel Yard Cottage, South Street, Totnes, TQ9 5DZ. See

<https://southhams.planning-register.co.uk/Planning/Display/3713/24/ARC>

### **DATE OF NEXT MEETING**

To note the date of the next meeting of the Planning Committee – Monday 20th January 2025 at 6.30pm in the Guildhall.

S Halliday

Governance and Projects Manager

11th December 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 18TH NOVEMBER 2024 IN THE GUILDHALL**

Present: Councillors T Bennett (Chair), L Auletta, S Collinson (from 1835), T Cooper, J Cummings (from 1837), J Hodgson (from 1835) and Smallridge.

Apologies: Cllr Trant.

In Attendance: Members of the public, Cllr Beavis 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**

The members of the public were the applicants for item 4b on the agenda. They explained the background to the request for a roof terrace. Numbers 1-4 Plymouth Road have roof terraces and there is an inevitable amount of overlooking from and into all these properties on Plymouth Road and adjacent buildings on the High Street which back onto these properties. Cllrs asked if the Committee’s previous comment about use of a translucent screen rather than railings on the balustrade had been considered. The applicant wasn’t aware of this but was open to the suggestion.

*The Committee reconvened Standing Orders.*

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

**To approve the minutes of 21st October 2024 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. 3414/24/TPO - See tree survey report. Leatside Surgery, Babbage Road, Totnes, TQ9 5JA.

Support.

3b. 3492/24/TPO - T1: Lime - Crown reduction by 2 metres in height, Lateral reduction by 1.5 metres on western aspect, 2 metres on southern aspect, 2.5 metres on eastern aspect, 2 metres on northern aspect, Crown thin canopy by 10%, Crown lift to 5 metres above ground level, including epicormic growth & T2: Lime - Crown lift to 5 metres above ground level & thin canopy by 20% inc epicormic growth - All works are proposed as part of the reasonable & responsible management of these vigorous trees. Throgmorton House, New Walk, Totnes, TQ9 5GZ.

Object, subject to the SHDC Tree Officer’s view. The Committee is concerned that the crown reduction and crown lift will damage the shape of the trees, impacting on their visual amenity value.

3c. 3542/24/TPO - T1: Poplar - reduce by approx 5m and bring the sides in by approx 1-2m, see picture. Due to health and safety, falling branches. Travis Perkins, Station Road, Totnes, TQ9 5JR.

Comment – the Committee would refer to the SHDC Tree Officer’s view as to whether this is the best treatment for the tree as regrowth is likely to be fast and weak.

3d. 3442/24/TCA – T1: Magnolia - Crown reduction by up to 1-2m on all sides to provide sufficient clearance away from adjacent building for sufficient clearance whilst maintaining canopy form & Crown lift above highway ensuring no foliage encroaching within 5.2m from ground level. Little Priory Court, Fore Street, Totnes, TQ9 5NJ.

### Support.

### **4. 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 South Hams District Council (SHDC).*

4a. 3048/24/OPA - Application for outline planning permission with all matters reserved for one dwelling. Land at Sx 787 607, Wall Park, Totnes.

Comment – the site would not be suitable for a large property. The Committee would expect to see detailed ecological reports given the site’s proximity to the natural setting.

4b. 3291/24/LBC and 3292/24/HHO – Listed Building Consent and Householder application for conversion of flat roof into terrace. 1A Plymouth Road, Totnes.

Support. The Committee supports the principle of use of the flat roof as a terrace but would suggest a translucent screen rather than metal railings to permit light into the neighbouring property.

Construction Plan – the conditions are not being met in regard to vehicles parked in the road and blocking the pavement for prolonged periods of time. The Committee would wish to see this enforced.

4c. 3148/24/LBC - Listed Building Consent for proposed installation of 2no Juliet balconies to North elevation, replacement doors & windows to South & West elevations. Bogan Stable, North Street, Totnes, TQ9 5NZ.

Support.

4d. 3312/24/LBC - Listed Building Consent for removal & replacement of internal plaster, installation of drainage gulley, replacement of heater units. Totnes Museum, 70 Fore Street, Totnes, TQ9 5RU.

All Committee members declared a personal interest as the application has been submitted by Totnes Town Council. Cllr Auletta declared a pecuniary interest and left the room for this item.

Support.

Cllr Auletta rejoined the meeting.

4e. 3263/24/LBC – Listed building consent for refurbishment of existing outbuilding,

new sliding doors & works to roof. 10 Plymouth Road, Totnes, TQ9 5PH.

Support. However, the Committee has the following comments and would welcome the SHDC Heritage Officer’s views:

* concerns about the proposed roofing material for the outbuilding; and
* confirmation of the height of the proposed woodburner flue in the outbuilding – sufficient height will be required so that smoke does not to pollute this and neighbouring gardens.

Construction Plan – the conditions are no being met in regard to vehicles parked in the road and blocking the pavement for prolonged periods of time. The Committee would wish to see this enforced.

4f. 2958/24/HHO – Householder application for entrance canopy, stair access to upper floor, dormer to rear, repositioned near door & garage. Spring Meadow, Dartington, TQ9 6EU [consulted as a neighbouring parish to the site].

Support.

4g. 2845/24/HHO – Householder application for front dormer extension. 19 Lansdowne Park, Totnes, TQ9 5UW.

Support.

4h. 3497/24/VAR – Application for variation of condition 3 (customer hours) of planning consent 1209/21/FUL. 4 Birdwood Court, High Street, Totnes, TQ9 5SG.

Object. The Committee does not support the proposed hours in the application because of potential disturbance of noise and anti-social behaviour to neighbours generated from the internal space and exterior terrace use.

The Committee is concerned whether the current Class E designation is still appropriate given the aspirations for the building.

4i. 3338/24/VAR – Application for variation of condition 2 (approved drawings) & 3 (stonework) of planning consent 2150/23/FUL. Flat 1 Moat Hill House, Totnes, TQ9 5ER.

Support.

4j. 3517/24/VAR - Application for variation of Condition 4 (slates) of planning consent 1994/24/HHO. 3 Gills Nursery, Totnes, TQ9 5DG.

Cllr Hodgson declared a personal interest.

Support. However, the Committee would request that grey hooks, rather than black hooks, are used on grey slate to be more visually acceptable.

4k. 3163/24/VAR - Application for variation of condition 3 (materials to match) of planning consent 1234/23/HHO. 27 Lansdowne Park, Totnes, TQ9 5UW.

No comment to make.

### **5. TRAFFIC AND TRANSPORT FORUM**

### **To note the minutes from the Traffic and Transport Forum and Steering Group held on 30th October.**

Noted.

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

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

Noted.

The meeting closed at 7.50pm.

Sara Halliday

Governance and Projects Manager

November 2024