

# **MINUTES FOR THE PLANNING COMMITTEE**

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

Present: Councillors T Bennett (Chair), L Auletta, S Collinson (from 1845), T Cooper, J Cummings, J Hodgson and M Trant.

Apologies: Cllrs Collinson (running late) and Smallridge.

In Attendance: 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.

### **PUBLIC QUESTION TIME**

There were no members of the public present.

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

**To approve the minutes of 18th November 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. 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.

Support.

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.

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. 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.

Comment – The Committee makes the following comments:

* Has South Hams District Council considered: storage availability in the town and how long this building has been vacant for; and whether an application for change of use is required to convert to residential?
* The proposed form is alien to the conservation area.
* The attenuation tank location renders limited use of the garden for growing anything other than grass.
* Concerns about the existing condition of the road and the detrimental impact that construction traffic will have.
* The proposal for a small dwelling is welcome.

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.]

Cllr Trant declared a personal interest.

Comment – The Committee makes the following comments:

* Concerns about the impact of the proposed dwelling on the rural character of Copland Lane and the proximity and potential damage to the hedge bank by the decked area.
* Would prefer to see a slate roof rather than corrugated metal to compliment the other properties in Copland Meadow.
* The proposed dwelling would be prominent and would overlook the allotments and the lane.
* Welcome the stone detailing under the windows.
* Support the energy efficiency measures incorporated into the design.

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

Support. However, the Committee believes that the current window design is very office like and not appropriate for residential use. The Committee observes that in order to meet the requirements of the acoustic survey the windows will need to be replaced and a design more suited to residential use should be adopted.

4d. 1705/24/FUL – Replacement of existing artists studio. Cornerstones, Victoria Street, Totnes.

Cllr Trant declared a personal interest.

Object. The Committee has concerns about:

* Discrepancies shown between the plans (which shows the balcony depth to the front of the building) and the artists impression (which shows the balcony set back from the main wall line and is therefore less intrusive).
* The balcony impact on neighbouring properties – will this overhang the ground floor property and their entry into the building? Will it join onto 1 Warland (a listed building)?
* Lack of sectional drawings, which raises concerns about the overall height of the internal and external space (taking account of floor and roof insulation depths).
* The proposed wide fascia sweeping up is an alien form amidst the Regency styles of Warland and the Dartmouth Inn.
* If approval is granted, the Committee would request that a condition should be placed that the studio’s use should be ancillary to the main dwelling.

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

Support.

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.

Comment – the Committee does not object to the principle of the addition of dormer windows but believes the proposed size of the dormers is overmassing of the roof space given the proximity to the eaves and ridge.

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

Support, on the basis that the Heritage Officer is content with the approach proposed.

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.

Comment – the Committee has concerns that the proposed works are not sympathetic to the fabric of heritage buildings and that the materials proposed are not appropriate. The Committee defers to the view of the Heritage Officer and hopes that the Heritage Officer has been involved in this project as works appear to be more extensive than those approved in application 0731/24/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.

Support.

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.

Support.

### **5. 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.**

Noted.

The meeting closed at 7.55pm.

Sara Halliday

Governance and Projects Manager

December 2024