



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 20TH JANUARY 2025 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 20th January 2025** 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.

1. 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:

2. CONFIRMATION OF MINUTES

To approve the minutes of 16th December 2024 and update on any matters arising. Document attached.

3. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

3a. 4081/24/LBC – Listed Building Consent for retrospective ground floor works. 1A Plymouth Road, Totnes. See

<https://southhams.planning-register.co.uk/Planning/Display/4081/24/LBC>

3b. 4029/24/FUL - Partial roof replacement to north side, new windows, external cladding & thermal upgrades to southern elevation & internal refurbishment. 4 Collins Road, Totnes, TQ9 5PJ. See

<https://southhams.planning-register.co.uk/Planning/Display/4029/24/FUL>

3c. 3955/24/LBC – Listed Building Consent for internal works and repairs – shop fit out. 32 High Street, Totnes, TQ9 5RY. See <https://southhams.planning-register.co.uk/Planning/Display/3955/24/LBC>

And to note:

3d. 4003/24/PHH – Application to determine if prior approval is required for proposed rear and side extensions. 6 Priory Drive Totnes TQ9 5HU. See <https://southhams.planning-register.co.uk/Planning/Display/4003/24/PHH?cuuid=7438B8F9-6873-47F8-8848-A5702ECD6593>

4. LICENSING APPLICATION

To consider the following application for a renewal of a pavement licence:

4a. Bruto Lounge, 6 The Plains, Totnes, TQ9 5DR. Document attached.

5. TRAFFIC AND TRANSPORT FORUM

To:

- a. Consider the potential locations for vehicle activated signs in Totnes and make any recommendation to Full Council (document attached); and
- b. Note the minutes from the Traffic and Transport Steering Group held on 11th December 2024 (document attached).

6. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 17th February 2025 at 6.30pm in the Guildhall.

S Halliday

Governance and Projects Manager

15th January 2025

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.



DRAFT 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

ITEM 4 LICENSING APPLICATION

Extract from an email received from South Hams District Council:

We have received an application from Loungers UK Ltd, Bruto Lounge, 6 The Plains Totnes TQ9 5DR to renew their pavement licence. The application is for:

7 x Tables

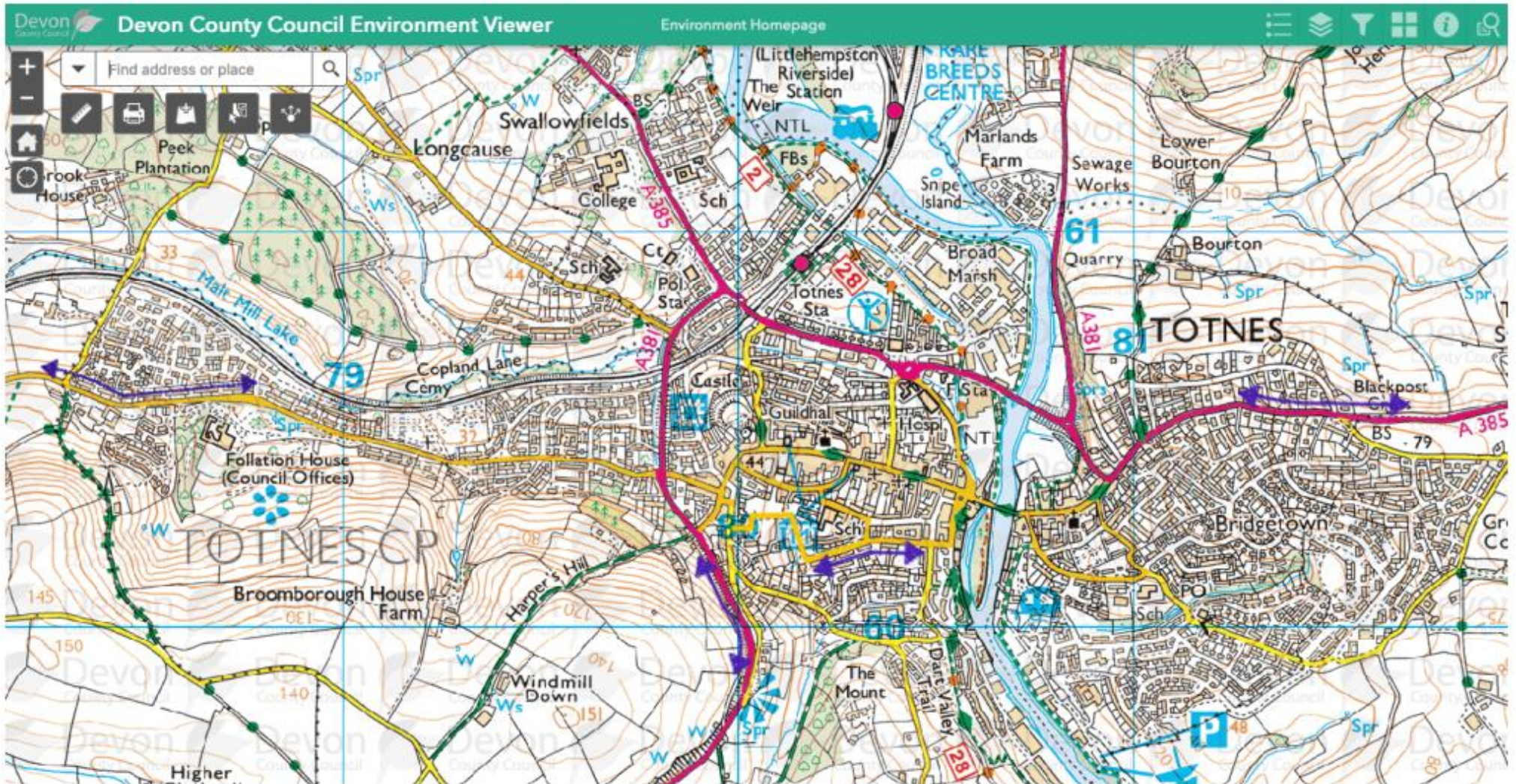
28 x Chairs

On the pavement at the front of the premises

Monday – Sunday 08:00 – 22:00

If you would like to make a representation, please email licensing@swdevon.gov.uk no later than 27 January 2025.

ITEM 5A – VEHICLE ACTIVATED SIGNS – POTENTIAL LOCATIONS



ITEM 5B – TRAFFIC AND TRANSPORT STEERING GROUP MINUTES

Totnes & District Traffic & Transport Steering Group
11 December 2024 5.30-6.30pm
Guildhall, Totnes
 Notes

Present:

Graham Bennett (Chair)	(GB)	Luisa Auletta (Deputy Chair)	(LA)
Jacqi Hodgson	(JH)	[REDACTED]	(GE)
[REDACTED]	(WB)	Anna Presswell (Deputy Chair)	(AP)
Sarah Collinson	(SC)	John Cummings	(JC)
[REDACTED]	(VW)	[REDACTED]	(VC)

Apologies:

[REDACTED]	(RM)	[REDACTED]	(HC)
------------	------	------------	------

	Item	Action
0	Introduction	
	<p>GB welcomed all to what he predicted with total confidence would be the last ever Steering Group meeting of 2024.</p> <p>The sole Agenda Item was preparation for the MP meeting, so attendees’ thoughts can be heard, including from anyone unable to attend the MP Meeting itself.</p> <p>GB explained the three parts of the meeting and that the meeting needed to finish by 6.30pm.</p>	
1	MP Meeting Agenda and the thinking behind it	
1.1	<p>GB explained that the overriding aim of the meeting with the MP is to address the strategic challenges we face, in the hope of developing greater leverage than would otherwise be possible. As outlined at the 30 October Steering Group, our Objectives are to:</p> <ul style="list-style-type: none"> • Have a positive and creative engagement. • Develop rapport for continuing relationship. • Gain practical insights. • Understand better how the MP can help us and how we can help the MP. <p>GB has been in contact with the MP’s office and responded to their requests for information. He has provided a Briefing Note on the role of the Forum and Steering Group, as well as a timed Agenda (2pm to 3.30pm) – saying that if discussion develops and Caroline is happy with the additional time commitment, attendees would be happy to accommodate it.</p> <p>GB then went through each of the Agenda Items for the MP Meeting, to explain the thinking behind it:</p>	
	<p>1. Welcome and Steering Group Introduction.</p> <p>Who’s who, a quick reminder of the role of the Forum and Steering Group as well as a reference to the Littlehempston Access-for-All route for both sides to share an update.</p> <p>Although the Introduction will include reference to our current Priorities, our hope is that this meeting will help us look at the bigger picture and make progress at a time of considerable change and uncertainty.</p>	
	2. MP’s Vision & Priorities for Totnes	

	<p>GB said he hopes that Caroline will be able to share her vision and priorities for Totnes – especially where these impact on Traffic & Transport issues. He has also said we would welcome her advice on:</p> <ul style="list-style-type: none"> • The impact of the recent Budget for local communities and access to funding in the absence of a Mayor; and • How she works with other fellow SW MPs in pursuing matters of shared interest, as well as working with other relevant authorities such as Department for Transport. <p>3. Our Traffic / Transport Challenges</p> <ul style="list-style-type: none"> • Luisa will outline the strategic picture for Totnes; and • Jacqi will outline the challenges of partnership working and securing access to funding. <p>4. Roundtable discussion</p> <p>GB has said to the MP’s Office that we hope we can benefit from Caroline’s reflections on the brief presentations, and help us see the bigger picture. (We hope to gain insights into her working with the Torbay MP.)</p> <p>5. Any Other Business</p> <p>Which GB said has been allowed for, in case there are any constituency matters that Caroline would wish to discuss (bearing in mind the update on the Littehempton Access-for-All route will be covered in the Introductions.</p> <p>6. Conclusions and Next Steps</p> <p>So we can recap and ensure nothing important is overlooked.</p>	
1.2	<p>LA summarised her presentation, based on that given at the Steering Group meeting with the previous MP – emphasising the lack of importance given to transport links between Torbay and Plymouth. Our aim is to smooth traffic flows on the A385 to reduce apparent delays and pollution (eg by re-phasing lights) and also investigating ways to stop commuter traffic cutting through the town.</p>	
1.3	<p>JH said that her presentation would note that consistently the provision of infrastructure follows on after need, whereas to unlock potential of infrastructure to change modes of travel, it needs to be provided so it is ready and available to meet need.</p> <p>There remains a Government Department for Active Travel, but will it provide the funding needed to create and support Active Travel routes?</p> <p>Although we understand that Totnes has been successful in our bid to Devon County for 20’s Plenty, detailed confirmation has yet to be provided. Could there be a nationwide policy change for this to improve road safety?</p> <p>Funding has been provided to support bus services, but gaining access to services remains problematic (including where services have been re-routed through Bridgetown). More public funding is needed to make a real difference, is this being considered by government?</p> <p>Air quality issues have still to be properly addressed; Totnes’ AQMA has never had proper investment. Failure to do so could lead to further court cases where this has impacted severely on children’s health, in particular serious asthma. Is this being addressed?</p> <p>Development is needed of rail links and transport hubs, better facilities for bikes on trains and, importantly, transporting freight onto trains where there is considerable unused capacity and which could reduce road maintenance and improve air quality and safer streets, e.g. A384.</p>	

	For now, the cost of lack of road maintenance has been transferred to vehicle owners who face the cost of damage caused by potholes. Is there any intention to increase better finance to local authorities to improve the roads network?	
1.4	Before considering specific content, GB sought the meeting's support for working towards a partnership approach, with the aim of being able to address specific issues over the term of the MP's office – to which the meeting agreed .	
2	Your Thoughts	
	GB invited responses, notes from which are as follows:	
	<ul style="list-style-type: none"> • SC: Regarding transport between Torbay and Plymouth, the rail service is via Newton Abbot, as a result of which more people will choose to use cars. 	
	<ul style="list-style-type: none"> • JC: Lack of road maintenance and potholes, leaves significant risks for cyclists, leading to serious injury and even deaths. 	
	<ul style="list-style-type: none"> • SC: The Equalities Act imposes a legal duty for the achievement of inclusivity, but this is chronically ignored. 	
	<ul style="list-style-type: none"> • SC: The South West was never prioritised for levelling up funding. 	
	<ul style="list-style-type: none"> • SC: Both SHDC and DCC are under-resourced, and they have no integrated plan for economic development, so it is unclear how to address strategic issues when dealing with fragmented structures. 	
	<ul style="list-style-type: none"> • JH: Transport is responsible for 1/3rd of our carbon footprint. Next year will be the 20th Anniversary of Transition Town Totnes. Totnes can punch above its weight and draw down funding for pilot schemes. 	
	<ul style="list-style-type: none"> • SC: Climate change also increases flood risk to the rail line at Totnes (so Dawlish is not the only challenge) – and this is a risk for the service to SW Peninsula: the reduction of carbon emissions is all the more urgent. 	
	<ul style="list-style-type: none"> • LA: there is an apparent favouring of directing of monies through authorities that have agreed to have a mayor, which currently Devon & Torbay have decided to not do. 	
	<ul style="list-style-type: none"> • GB: As explained to DCC in their LTP4 consultation: Torbay is the size of Exeter in the winter and early as big as Plymouth in the summer. Torbay's stated ambition is to become a No.1 tourist destination. Being only 5 miles away, a lot of their visitors will surely want to visit Totnes? Won't that conflict with Growth Area ambitions of Torbay and Plymouth? 	
	<ul style="list-style-type: none"> • SC: It's wrong to treat as just another market town – its positioning has far greater strategic significance. 	
	<ul style="list-style-type: none"> • JC: Even if flooding of the rail track at Totnes does not get any worse, there is still a problem for trains. 	
	<ul style="list-style-type: none"> • VW: Breathing through Totnes 	
	<ul style="list-style-type: none"> • SC: We need to protect the local population from the impact of all of this. 	
	<ul style="list-style-type: none"> • WB: SHDC is no longer paying for lengthsman to clear ditches. As lengthsman still need to be employed, and are employed by the Parish Councils, this change doesn't reduce costs but in stead 'delegates' responsibility for it! 	
	<ul style="list-style-type: none"> • VC: Liberal Dem' manifesto, Caroline Voaden's campaign messaging, and website list Housing as a key priorities. • The Labour government has recently announced increased and accelerated targets for new housing, with the level of new-build housing demanded for the South Hams area representing a disproportionate share. 	

	<ul style="list-style-type: none"> • New housing locally and beyond has had - and will increasingly have - a significant negative impact on Totnes, given its position as the 'bridge' between Torbay and all points west and south. • Having placed their priority on new housing, how can the Liberal Dem's, and our local LD MP, work to ensure that the infrastructure needed to support new housing developments is established - <u>in advance of any new builds</u> - so that the excessive traffic Totnes already suffers, does not become more intolerable and dangerous for residents and visitors, and costly for businesses and traders in the town? 	
	Post meeting Note:	
	<p>Further to apologies received from HC and RM, they had emailed thoughts in advance of the meeting. Time did not allow their contributions to be reported at the meeting, so summary details are included here to be read with the above notes:</p> <ul style="list-style-type: none"> • HC: Thoughts on cycling in and around Totnes: <ol style="list-style-type: none"> 1. More cyclists seen around Totnes for ... delivering children and ... doing shopping and attending work places, such as Totnes Market, Leatside Surgery and hospital. Plenty of other places no doubt. 2. Most cars are far more aware of 1.5m space for cyclists. 3. Increasing use of mobility scooters on roads and pavements which I welcome and are clearly tolerated. 4. Electric bikes are very common and move faster and with more apparent confidence in traffic. Some equality of speed may cause this. 	
	<ol style="list-style-type: none"> 5. Cycle lanes in Totnes face sad and woeful neglect. What infrastructure exists within Totnes is sad to see them deteriorating. 6. There are no new initiatives taking place for creating new and widening existing cycle ways. There are no new options for sharing pavement space for cyclists. <ul style="list-style-type: none"> • RM: What can she <u>really</u> do to influence DCC etc to address our issues - that have been voiced for some years now? The problem is always money - and this will be DCC's answer. I don't know how our MP can change that. But I guess cranking up our profile, through our MP, must be a help. 	
3	To agree Next Steps	
	MP's Office be asked to provide advice on signing-in protocols that would apply to access the meeting at Follaton House.	GB
	GB said he had taken brief notes of comments made. He would discuss these with LA and JH, so that they could include any relevant points in their presentations. Any notes remaining would be included in GB's script for the MP's meeting, so that they could be available to him for reference during the meeting as applicable.	GB
	GB to update population diagram to take account of 'Totnes & District' (not just Totnes).	GB
	GB to explain the 'Totnes & District' hinterland in the Introduction, to explain the need for better infrastructure.	GB