

**RECORD OF A MEETING OF THE EXECUTIVE COMMITTEE OF THE
TOTNES & DISTRICT SOCIETY HELD ON MONDAY 25th July 2016 AT
ORCHARD CORNER**

Present: Judy Westacott, Sue & Paul Bennett, John Keleher, Dave Mitchell, Kate Wilson, Anne Ward.

1. APOLOGIES: Jim Carfrae, Jeremy Logie

2. THE MINUTES of the meeting of 16th May 2016 were accepted as a true record and signed by the Chair (JW).

3. MATTERS ARISING: 4.4. Membership: carried forward. 8, JK had met with Barry Weekes and agreed a further joint meeting with the Image Bank for the AGM. The date is 20th October at the Seven Stars.

4. REPORTS

4.1. CHAIR (JW): Unsightly panelling has been erected adjacent to the River Dart between Elisabethan House and the Boat Club opposite Vire Island. JW pursuing this through the TC.

4.2. SECRETARY (PB): Nothing to report.

4.3. TREASURER: (JL): (email) The Accounts for the year ended 30th June have been completed and will shortly be verified; they will be presented to the next meeting.

4.4. MEMBERSHIP SECRETARY: No report.

4.5. PLANNING (KW): The planning application granted by SHDC at Brimhay Dartington had been quashed following the application for Judicial Review by opponents of the scheme. The use of the land as open space used by the community for over 60 years was the principal ground for the decision. SHDC had also ignored the pending application for it to be granted status as an asset of community value. KW is hopeful that a better scheme may emerge. PB had emailed all members regarding the draft Joint Local Plan inviting comments.

4.6. PUBLIC ART & DESIGN SUB-GROUP(AW): The scheme for street furniture in the “public square” of the Baltic Wharf development has been agreed which AW believes will greatly enhance the area.

4.7. Totsoc Forum. Nothing to report.

5. EXTERNAL BODIES:

Local Authorities: Town Council. JW reported on the closure of the Tourist Information Centre and the new arrangements made in place of it. Several committee members expressed their concern at the decision and the manner in which it was taken in the light of the overwhelming view of the Town Meeting that the closure of the Town Mill was adverse to the interests of the Town and its visitors.

T&TF: No report.

No further reports.

6. PLYMOUTH & SOUTH WEST DEVON JOINT LOCAL PLAN (KW/DM/PB)

Plymouth City Council, South Hams and West Devon Councils have joined together to produce a plan for the whole of their respective areas (excluding Dartmoor National Park). This joint plan has advantages for South Hams in that Plymouth needs to grow and build more dwellings and by doing so reduces the pressure in South Hams for relentless growth. In the case of Totnes town with existing developments at Baltic Wharf, Riverside (Bridgetown) and Follaton Oaks there are virtually no obvious sites of any size remaining. Planning consent has already been granted for Great Court Farm (in Berry Pomeroy Parish) and Ashburton Road (in Dartington Parish) but there are sites requiring comment which have been allocated under the Plan.

Totnes Central Area: This includes the Market/Civic Square and the nearby car parks. The proposed "estimated dwellings" (70) is not acceptable. DM's note on this is attached to these minutes.

KEVICC: Again the proposed "estimated dwellings" (130) is insupportable. (See note under Totnes NP report).

Steamer Quay: This has been omitted from the allocated sites. (See note under Totnes NP report).

Dartington sites: Many of these allocated sites present difficulties.

It was agreed that the Planning Group should prepare a proposed response to the Joint Local Plan which would be circulated to members. **(ACTION KW/PB/JC/DM)**

7. NEIGHBOURHOOD PLANS :

Dartington: KW has applied for grant funding to meet the cost of drafting the Plan which subject to the application being successful she will prepare the draft.

Totnes: Planning/Urban Design Consultants have now been appointed to look at two areas. First the whole of the KEVICC site (i.e. both Upper and Lower School sites) plus the additional area comprising Sheepfield, Police HQ, Coco's Nursery and the old Magistrates Court. Secondly the Steamer Quay Area within the ownership of SHDC which effectively is the whole area down to the Longmarsh. In each case how this forms part of the Neighbourhood Plan or separate "Neighbourhood Development Orders" (this in essence equates to an outline planning consent) will depend on the view taken by each site's owner i.e. KEVICC and SHDC.

8. CONTACT.

Deadline for copy is mid-September. So far DM has one article on Brooking Church from Laurence Green. DM to write on the new play structure for the Leechwell Garden. Other articles promised: Weir panel – Jill Drysdale, Exeter lamp posts – KW, Birdwood House – JW, Street Furniture – AW. **(DM, JD, KW, JW, AW).**

9. A.O.B: AGM. Seven Stars booked for Thursday 20th October.

10. DATE OF NEXT MEETING: WEDNESDAY 21st September 2016 2.00.PM ORCHARD CORNER. ***Please note change from usual week day and earlier time.***

Sue Bennett
1.8.16

Why is Consultation so important for T3?

David Mitchell (chair of DOS 2004-2009)

All the T3 land is publicly owned. This means that its development is not subject to the whim of a private developer, whose plans are not revealed until an application is made, but should be the result of an open, consultative process - deliverability on public land depends on public support and will fail without it. Further, it has been agreed that the process should be substantially the same as that used in 2004/5 that resulted in the award-winning 'South Gate' Southern Area development. For example, in March 2008, SHDC Council Leader John Tucker was quoted in the local press as saying:

"It has always been on our agenda that they (the local community) will be involved at a level they were involved before".

The history of planning in the Southern Area demonstrates the need for this involvement. In November 2003 SHDC Forward Planning submitted a planning application for the Southern Area but were then forced by public pressure to withdraw it. Instead, in the first half of 2004 DOS ran a community consultation which lasted 6 months, involved many meetings and exhibitions, and culminated in a 3-day "Planning for Real" event attended by several hundred people. The process started, not with target numbers from SHDC, but with four constraints:

1. maximise affordable housing
2. maintain levels of parking on the site (as far as possible)
3. generate £1M for SHDC (the sum they paid for the site and access roads)
4. provide a comprehensive development suitable to the existing townscape and surroundings of Totnes

The resulting scheme satisfied all the constraints and was the overall winner in the 2009 National Housing Design Awards, with the consultation process being cited as one of the chief reasons. It was that success that led to the SHDC promise of similar consultation **before** any further plans were advanced.

The new T3 proposals call for 70 dwellings as well as some employment land. The 2004 Phase Two 'sketch' (which involved decking the Nursery Car Park) proposed 38 dwellings on Heaths Nursery Car Park (with no parking for the dwellings and no employment land). So far we have seen no evidence of a costed, viable proposal to deck the Nursery Car Park, the Grove School has been rebuilt rather than being re-located, and parking and congestion in Central Totnes has become even more of a problem.