

South Hams Development Management Committee



Title:	Agenda										
Date:	Wednesday, 10th April, 2019										
Time:	2.00 pm										
Venue:	Council Chamber - Follaton House										
Full Members:	<p style="text-align: center;">Chairman Cllr Steer</p> <p style="text-align: center;">Vice Chairman Cllr Foss</p> <p><i>Members:</i></p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Cllr Bramble</td> <td>Cllr Hodgson</td> </tr> <tr> <td>Cllr Brazil</td> <td>Cllr Holway</td> </tr> <tr> <td>Cllr Brown</td> <td>Cllr Pearce</td> </tr> <tr> <td>Cllr Cuthbert</td> <td>Cllr Rowe</td> </tr> <tr> <td>Cllr Hitchins</td> <td>Cllr Vint</td> </tr> </table>	Cllr Bramble	Cllr Hodgson	Cllr Brazil	Cllr Holway	Cllr Brown	Cllr Pearce	Cllr Cuthbert	Cllr Rowe	Cllr Hitchins	Cllr Vint
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Cllr Brown	Cllr Pearce										
Cllr Cuthbert	Cllr Rowe										
Cllr Hitchins	Cllr Vint										
Interests – Declaration and Restriction on Participation:	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.										
Committee administrator:	Kathy Trant Specialist- Democratic Services 01803 861185										

- 1. Minutes** **1 - 6**

To approve as a correct record and authorise the Chairman to sign the minutes of the meeting of the Committee held on 13 March 2019;
- 2. Urgent Business**

Brought forward at the discretion of the Chairman;
- 3. Division of Agenda**

to consider whether the discussion of any item of business is likely to lead to the disclosure of exempt information;
- 4. Declarations of Interest**

Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have in any items to be considered at this meeting;
- 5. Public Participation**

The Chairman to advise the Committee on any requests received from members of the public to address the meeting;
- 6. Planning Applications**

To see Letters of Representation and further supplementary information relating to any of the Applications on the agenda, please select the following link and enter the relevant Planning Reference number:
<http://apps.southhams.gov.uk/PlanningSearchMVC/>

 - (a) 3400/18/FUL** **7 - 22**

Demolition of buildings and redevelopment of site with 3no. detached dwellings.
"Blindwells", Hynetown Road, Strete
 - (b) 0010/18/ARM** **23 - 34**

READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval 62/2507/15/O for construction of two-storey dwelling.
11 Fore Street, Yealmpton
- 7. Planning Appeals Update** **35 - 38**

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
13 MARCH 2019**

Members in attendance			
* Denotes attendance			
*	Cllr I Bramble	*	Cllr J M Hodgson
*	Cllr J Brazil	*	Cllr T R Holway
*	Cllr D Brown	*	Cllr J A Pearce
*	Cllr P K Cuthbert	*	Cllr R Rowe (am only)
*	Cllr R J Foss (Vice Chairman)	*	Cllr R C Steer (Chairman)
*	Cllr P W Hitchins	*	Cllr R J Vint

Other Members also in attendance:
Cllrs Bastone and Tucker

Officers in attendance and participating:

Item No:	Application No:	Officers:
All agenda items		HOP Development Management, Planning Specialists, Deputy Monitoring Officer, Legal Advisor, Specialist Democratic Services
	3628/17/FUL and 3262/18/FUL	DCC Highways Officer

DM.58/18 MINUTES
The minutes of the meeting of the Committee held on 13 February 2019 were confirmed as a correct record and signed by the Chairman.

DM.59/18 URGENT BUSINESS
The Chairman advised that applications **2483/18/FUL**: Construction of a new quay to improve access (resubmission of 3078/17/FUL) and **2484/18/LBC**: Listed Building Consent for construction of a new quay to improve access – 1 Old Coastguard Cottages, Wembury, had been withdrawn from the agenda and would not be presented to the Committee at this meeting.

DM.60/18 DECLARATIONS OF INTEREST
Members and officers were invited to declare any interests in the items of business to be considered and the following were made:

Cllr Hodgson declared a personal interest in application **3628/17/FUL**: Erection of 12 dwellings, workshop/office, associated landscaping and site development works – Oak Tree Field at SX 778 588, Tristford Road, Harberton by virtue of being the Devon County Council Councillor for the area and she remained in the meeting and took part in the debate and vote thereon;

Cllrs Pearce and Brazil declared a personal interest in application **3838/18/FUL**: Extension and alterations to existing dwelling to create separate dwellings – St Valery, Herbert Road, Salcombe, by virtue of being Members of the Salcombe Harbour Board and the applicant being a close relative of the Salcombe Harbour Master. They remained in the meeting and took part in the debate and vote thereon;

Cllr D Brown declared a personal interest in the following planning applications that were sited within the South Devon AONB by virtue of being a Member of the South Devon AONB Partnership Committee and remained in the meeting and took part in the debate and vote thereon:

3262/18/FUL: Proposed residential development of two detached dwellings on vacant land. Revised scheme submission of refused application for three dwellings ref 1240/16/FUL) – Lyndale, Onslow Road, Salcombe

3838/18/FUL: Extension and alterations to existing dwelling to create two separate dwellings – St Valery, Herbert Road, Salcombe

DM.61/18

PUBLIC PARTICIPATION

The Chairman announced that a list of members of the public and town and parish council representatives, who had registered their wish to speak at the meeting, had been circulated.

DM.62/18

PLANNING APPLICATIONS

The Committee considered the details of the planning applications prepared by the Planning Case Officers as presented in the agenda papers, and considered also the comments of Town and Parish Councils together with other representations received, which were listed within the presented agenda reports, and **RESOLVED** that:

a) **3628/17/FUL** **Oak Tree Field at SX 778 588, Tristford Road, Harberton**

Parish: Harberton

Erection of 12 dwellings, workshop/office, associated landscaping and site development works

Case Officer Update: Devon County Council as Lead Local Flood Authority had submitted an objection, but this had now been withdrawn subject to the inclusion of three pre-commencement conditions

Speakers included: Objector – Mr Stanley Oldfield: Supporter – Mr Nick Williams: Parish Council – Cllr Ginny Davison; Ward Member – Cllr Tucker

Recommendation: Refusal

During debate, a number of Members commented on the need for housing schemes of this type, and the importance of community led schemes being brought forward. Whilst the comments of the Highways Officer were accepted, the majority of Members had attended the site inspection and seen the junction for themselves, Members overriding view was that the small number of additional vehicle movements arising from the development would not result in an adverse impact on Highways safety. In addition, Members were aware that any development within the village would have a similar impact on highways matters. In reaching their decision, Members took account of the support of the parish council. Finally, Members took the view that the contribution requested by Devon County Council towards education provision should be significantly reduced or removed entirely, as the contribution should not be applied to affordable homes.

Committee Decision: Delegate to Head of Development Management Practice (HoP), in conjunction with Chairman to conditionally grant planning permission, subject to a Section 106 legal obligation.

However, in the event that the Section 106 legal Agreement remains unsigned six months after this resolution, that the application is reviewed by the HoP, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the HoP to refuse the application in the absence of an agreed S106 Agreement.

Reasons:

1. The benefits of the scheme outweigh the highways objection and it is not considered such an unacceptable impact on highway safety.
2. Harberton has been identified as a Sustainable Village within the JLP with an indicative figure of 20 dwellings, and any development in and around the village will have some impact on the highway.

b) 3262/18/FUL Lyndale, Onslow Road, Salcombe

Parish: Salcombe

Proposed residential development of two detached dwellings on vacant land. Revised scheme submission of refused application for three dwellings ref 1240/16/FUL

Case Officer Update: An additional condition would be added for a Construction Management Plan

Speakers included: Objector – Mr Robert Smith; Supporter – Mr Nigel Keen; Town Council – Cllr Mike Fice; Ward Members – Cllr Wright (statement read) and Cllr Pearce

Recommendation: Conditional Approval

During debate, a number of Members raised concerns over the proposal, echoing some of the reasons for refusal of the previous application. Having visited the site, there were also concerns over the stability of the land, and the impact of construction on a steep site where a report confirming that it would be safe to do so had not been received. Members raised issues over the parking arrangements and the safety of vehicles crossing a pavement, but the Highways Officer confirmed that this was in line with the 'Manual for Streets'. Finally, Members were of the view that, whilst the design was good, it was not in the right location and would be out of keeping in this street, having an adverse impact on the street scene.

Committee Decision: Refusal

Reasons:

1. The proposed development, by reason of its siting, height, scale and massing, will have an overbearing and dominant impact upon nos 9 and 10 Knowle Road, and will cause an increased sense of enclosure, loss of privacy both direct and perceived and a loss of natural daylight to the rear garden areas and rear elevations of these properties. The proposals are contrary to Policy DP3 (Residential Amenity) of the Development Policies DPD and Paragraph 127 of the NPPF and Policy Dev 1 of the emerging Joint Local Plan.
2. The proposed development, due to its siting being closer to the highway than other properties in the area, its design and external appearance, will have a negative impact upon the streetscene (Onslow Road) and local visual amenity of the area which is within the South Devon AONB, and which fails to positively respond to local townscape, and landscape character contrary to policies DP1 (High Quality Design) of the Development Policies DPD, paragraph 127 of the NPPF and Policy DEV 10 of the emerging JLP

c) 3838/18/FUL St Valery, Herbert Road, Salcombe

Parish: Salcombe

Extension and alterations to existing dwelling to create two separate dwellings

Case Officer Update: None

Speakers included: Supporter – Mr David Sims Stirling: Town Council
– Cllr Mike Fice; Ward Member – Cllr Pearce

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time limit
2. Accord with Plans
3. Surface water drainage scheme
4. Removal of PD rights (A, B, C and E)
5. Access altered, laid and surfaced prior to occupation
6. Obscure glazing NE and SW elevations
7. Construction Management Plan

DM.63/18 **PLANNING APPEALS UPDATE**

Members noted the list of appeals as outlined in the presented agenda report. The HOP Development Management provided further detail on specific decisions.

(Meeting commenced at 11.30am and concluded at 4.00pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 13 March 2019

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
2066/18/FUL	Oak Tree Field at SX778 588, Tristford Road, Harberton	Conditional Approval	Cllrs Rowe, Pearce, Bramble, Holway, Hodgson, Brown, Vint, Steer, Foss, Cuthbert, Hitchins (11)	(0)	Cllr Brazil (by virtue of not being present for all of the presentation) (1)	(0)
3262/18/FUL	Lyndale, Onslow Road, Salcombe	Refusal	Cllrs Brown, Bramble, Cuthbert, Vint, Brazil, Pearce, Hodgson (7)	Cllrs Foss, Steer, Hitchins, Holway (4)	(0)	Cllr Rowe (1)
Page 6 2038/18/FUL	St Valery, Herbert Road, Salcombe	Conditional Approval	Cllrs Steer, Foss, Bramble, Pearce, Cuthbert, Hitchins, Brown, Holway, Vint, Hodgson, Brazil (11)	(0)	(0)	Cllr Rowe (1)

PLANNING APPLICATION REPORT

Case Officer: Jacqueline Houslander

Parish: Strete **Ward:** Allington and Strete

Application No: 3400/18/FUL

Agent/Applicant:

Mr Garry Dimeck
GD Planning Ltd
Maycroft
Chillaton
Aveton Gifford, Kingsbridge
TQ7 4ER

Applicant:

Kingswood Homes Ltd
C/O GD Planning Ltd

Site Address: Blindwells, Hynetown Road, Strete, TQ6 0RS

Development: Demolition of buildings and redevelopment of site with 3no. detached dwellings

Reason item is being put before Committee:

Councillor Foss requested that it go before the Planning Committee as the proposal represents an overdevelopment of the site.



Recommendation: Delegate to Head of Development Management Practice (HoP), in conjunction with Chairman to conditionally grant planning permission, subject to a Section 106 legal obligation.

However, in the event that the Section 106 legal Agreement remains unsigned six months after this resolution, that the application is reviewed by the HoP, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the HoP to refuse to application in the absence of an agreed S106 Agreement.

The terms of the Section 106 Obligation are:

- £11,700 towards improvements to OSSR provision at Strete Play Park and/or Strete Village Green and/or Blackbird Wood.

Conditions (list not in full)

1. Time limit
2. Accord with plans
3. Landscaping
4. boundary treatment
5. Removal of pd rights
6. Samples of materials
7. Access to be completed prior to occupation
8. Construction management plan to be submitted
9. Unsuspected contamination
10. Surface water
11. Foul drainage
12. Visibility splays to be provided in accordance with a plan to be submitted prior to commencement
13. Levels to be agreed
14. Balcony privacy screens required

Key issues for consideration:

Location of development
Density of development
Neighbour amenity
Highway impacts.

Financial Implications (Potential New Homes Bonus for major applications):

It is estimated that this development has the potential to attract New Homes Bonus of £1187.00 per dwelling per annum, payable for a period of 4 years. Members are advised that this is provided on an information basis only and is not a material planning consideration in the determination of this application.

Site Description:

The application site is located in the centre of the village of Strete. The site currently has a dormer bungalow and separate garage on it with a large garden area. The site slopes downwards towards the south. There are currently Devon banks and trees along all of the boundaries of the site. To the south is an area of open space. To the east are some other properties. The boundaries trees affords some privacy to those neighbouring properties.

The site lies within the emerging development boundary for Strete, as identified in the Neighbourhood Plan for Street, which is at Regulation 16 stage. The site also lies within the South Devon Area of Outstanding Natural Beauty and the Heritage Coast.

The Proposal:

To demolish an existing bungalow and garage and outbuildings and erect 3 x 4 bed detached dwellings. One to be accessed off the existing access to the bungalow and the other two to be accessed off a new access from Hynetown Road, a few metres to the west of the existing access. This will involve the removal of some hedgerow.

The dwellings are of a contemporary design with integral garages, mono pitch roofs and highly glazed south elevations. The total floor area of each dwelling ranges from approximately 189 square metres to

190 square metres. The proposal includes a double garage for each plot with space to allow for two cars to be parked outside the garages.

The application is supported by a Design and Access statement; a drainage statement; a transport statement; a tree report and a protected species report.

Consultations:

- County Highways Authority: Standing Advice
- Environmental Health Section: In accordance with the NPPF please be advised the following condition should be appropriate in relation to this application. Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

Note – this condition can be used in addition to the universal condition, or on sites where no contamination is known or suspected.

- Town/Parish Council: OBJECTION on the grounds there is not enough technical information That the planning application should be for two properties rather than three on the grounds of 'overlooking'
With a suggestion that geothermal heating is used.

- Drainage: Recommendations – no objection

Based on the information provided we would support the current proposal. Sufficient information has been provided to demonstrate a workable scheme, the final design will need to be agreed with the LPA. Therefore if permission is granted please include the following conditions to finalise the drainage design.

Observations and comments

This is a minor development for the erection of 3no. detached dwellings. A development of this scale requires a workable drainage scheme that prioritises the use of infiltration drainage in accordance with best practice SuDS design, (CIRIA C753).

SuDS should be designed to reduce or manage the surface water as close to the source as possible. The drainage hierarchy should be followed with the top of the list as first choice. Evidence will be required to show each option has been explored and discounted.

By infiltration, soakaway.

Discharge to a water course, attenuation maybe required.

Discharge to the public sewer, attenuation will be required and permission from SWW.

Following our previous objection dated 5th of November 2018, the applicant have provided further information to address our concerns raised previously.

Suggested conditions

Surface water

Notwithstanding the submitted details, prior to the installation of any part of the surface water management scheme or before development continues above slab level, whichever is the sooner, full details of the most sustainable drainage option shall be submitted to and approved in writing by the Local Planning Authority (LPA). Design steps as below:

Further soakaway testing to DG 365 to confirm the use of soakaways or to support an alternative option. Three full tests must be carried out and the depth must be representative of the proposed soakaway. Test results and the infiltration rate to be included in the report.

SuDS to be designed for a 1:100 year event plus 40% for climate change.

If the Local Planning Authority concludes that the method of drainage approved as part of this permission is undermined by the results of the percolation tests, a mitigating drainage alternative shall be agreed with the Local Planning Authority.

The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

Foul

Notwithstanding the submitted details, no development shall be commenced until details of the works for the disposal of sewage have been submitted to and approved in writing by the Local Planning Authority, and the dwelling shall not be occupied until the approved works have been completed to the satisfaction of the Local Planning Authority. Details to include:

Full details of the pumping system including justification for 24hrs storage capacity, pump and alarm system.

Details of the management and maintenance company who will be responsible in case of emergency.

Reason: In the interests of the prevention of pollution.

OSSR: **Open Space, Sport and Recreation (OSSR) Comments**

SHDC Core Strategy Policy CS8 and SHDC Development Plan Policies DPD (2010) policy DP8 set out the rationale for seeking Open Space, Sport and Recreation (OSSR) provisions as key infrastructure for securing the delivery of sustainable development and meeting the various needs of the community. Where on-site provision is not made, levels of reasonable contributions based upon existing deficiencies and future demand for various OSSR provisions are detailed within the SHDC OSSR Supplementary Planning Document (2006).

The application is for the demolition of the existing property (containing 1 x 1 bed unit and 1 x 2 bed unit) and replacement with 3 four bed dwellings. Based on the occupancy figures in Table 3 of the SHDC OSSR SPD this will result in a net gain of 12 residents. The development site is unable to provide on site OSSR facilities in accordance with policy, however the new residents will generate increased pressure on existing off site facilities within Strete.

The key OSSR facilities in Strete are the Village Green, Play Park and Blackbird Wood.

The Play Audit undertaken in 2017 as part of the Joint Local Plan Evidence Base (OSSR Study, 2017) scores the Play Area as 2 out of 5 (weaknesses, needs improvement) noting:

- *“Site poor – plenty of space to expand*
- *Equipment varies in quality/age, some requires replacement*
- *Access has scope to be improved*
- *Skate equipment is poor quality.”*

The Greenspace Audit undertaken in 2017 as part of the Joint Local Plan Evidence Base (OSSR Study, 2017) identifies the need for hedge planting around the perimeter of the play area to improve the amenity value of the public open space. The audit also identifies opportunities for enhancements to both the Village Green and Blackbird Wood.

It is considered highly likely that the new residents would make use of the existing OSSR facilities in Strete Village. New residents would add pressure to these facilities which have already been identified as in need of improvement (see above), and the pressure would require mitigating to assist with making the facilities sustainable.

A financial contribution would thus be required in accordance with the SHDC OSSR SPD (2006) to improve the local facilities. Applying Tables 3 and 6 of the SHDC OSSR SPD, the required contribution would be as follows:

- £11,700 towards improvements to OSSR provision at Strete Play Park and/or Strete Village Green and/or Blackbird Wood.

The contribution being sought is one required by policy to make the development sustainable and to mitigate the impact of the development (meeting the tests in the CIL Regs).

Representations:

Representations from Residents

Six letters of objection have been received and cover the following points:

Objections:

- Support building on the site, but concerned about loss of privacy and overlooking, specifically to the house closest to the eastern boundary.
- The land slopes down towards the neighbouring house and because of the angle of the proposed house it will look directly into the house. The main living accommodation is at first floor level with large areas of glazing and a balcony, which would impact on the neighbours first floor lounge, ground floor kitchen and back garden.
- Recommend that the tree report shows the retention of the trees between T5 and T6 on plan 1
- Other measures should be imposed to prevent overlooking particularly from the balcony of Plot 1, making the south west side of the balcony a solid wall to a height of 2 metres.
- Loss of views
- Concerns about the assertions made in the Planning report:
 - Provide a small yet meaningful contribution to local housing needs
 - Strengthen community resilience
 - Reinforce the pattern and scale of housing in the village in a contemporary yet sensitive way

- Manage appropriate changes to the South Devon Area of Outstanding Natural Beauty with a development approach that appropriately accords with Development Plan objectives.
-
- There is little evidence that the proposal will achieve these objectives. The Strete Neighbourhood Plan is at a more advanced stage than is asserted in the planning statement. It is likely to be adopted in the New Year so it should be accorded great weight.
 - The Neighbourhood Plan identifies the need for 17 new dwellings, at least 5 being affordable homes. The preferred site is at Cox's Farm adjacent to the southern border of Blindwells. The allocation requires a masterplan to be developed and there is also a principle residence requirement. Blindwells needs to form part of the masterplan.
 - The scale of the development at Blindwells is aimed at the second home market, which is already saturated in Strete.
 - Demolition of the existing Blindwells property will remove two affordable properties from the private rental market
 - If the allocated site comes forward the Blindwell site could be accessed from that direction, alleviating the need to remove Devon bank and providing a better vehicular access.
 - If associated with the adjacent allocated site, the utilities can be provided through that development and avoid the need for a pumped sewage drainage solution.
 - The design of the properties will lead to an over dominant and intrusive on the allocated site
 - The raised decks and balconies are inappropriate in the AONB immediately adjacent to the Conservation Area.
 - More conventional designs with traditional materials would be more harmonious with the location of the site and adjacent buildings
 - Request that the ridge height is reduced; a less radical design; further embedding of the buildings into the plot
 - Object to the loss of the Devon Hedge to create the additional access.
 - There is insufficient parking and turning spaces on the plots so cars will park on Hynetown road.
 - Object to the hours of work proposed for demolition. Request that work be restricted to 08.30 – 16.30 Mon – Fri; 09.00 – 12.00 Sat and a ban on Sunday working. All construction work should be restricted to these times.
 - Request wheel washing facilities to prevent mud on Hynetown road.
 - The tree report identifies that many of the trees around the site are a class C yet they are being retained. Opportunity should be taken to plant species which are endemic to South Devon.

Relevant Planning History

54/1072/11/F: FUL

Proposal Householder application for addition of porch

Site Address Blindwells Hynetown Road Strete Dartmouth TQ6 0RS

Decision Conditional approval: 15 Jun 11

ANALYSIS

Principle of Development/Sustainability:

The principle of development in this area of Strete relies on consideration of the Joint Local Plan for Plymouth and South West Devon (JLP) policies and to a limited extent the Neighbourhood Plan for Strete which despite being at an advanced stage in its preparation (Regulation 16) still only carries limited weight in decision making. The JLP policy TTV1 (prioritising growth through a hierarchy of

sustainable settlements) makes reference to Local Planning Authorities distributing growth and delivering homes and jobs in accordance with a hierarchy with the Main towns at the top of the hierarchy and smaller villages, hamlets and the countryside at the lower end of the hierarchy.

The village of Strete would fall to be considered against the smaller villages and as such any development needs to be able to demonstrate it supports the principles of sustainable development.

Policy SPT1 (Delivering Sustainable Development) indicates what the principles of sustainable development are. SPT2 (Sustainable linked neighbourhoods and sustainable rural communities) indicates the types of services required in a sustainable community. The JLP provides a table through which villages can be assessed for their sustainability, the supporting text acknowledges that the villages within the Thriving towns and villages policy area may not meet all of these requirements and it may be that a group of settlements all contribute to sustainable living. It reflects the more remote rural context of these settlements.

In the case of Strete, in terms of local services there are: Post office; a public house; a village hall and church and some areas of public space. A bus route to Dartmouth runs along the A379 with a number of stops serving Strete. There are thus a reasonable amount of services within the village from which the site would benefit. There is also a bus route to the nearest larger settlement of Dartmouth where more services are available. The village of Stoke Fleming is 1.6 miles along the coast which also has a number of services including a primary school. Dartmouth where there are primary and secondary schools is 3.5 miles away. It is considered that Strete does not have all of the necessary services to comply completely with criteria for a sustainable settlement outlined in the JLP SPT2, however the services provided in both Strete and Stoke Fleming could contribute to provision of wider services. Further consideration of these issues are provided through Neighbourhood Plans which is considered later in this report.

It is considered that the proposal can be considered as sustainable development as outlined in Policy SPT1 and SPT2 of the Joint Local Plan.

Housing Need: The JLP seeks to ensure that housing provision meets needs identified, Policy DEV8 states that the LPA's will seek to deliver a wide choice of high quality homes "*which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities*"

Strete Neighbourhood Plan – Housing Needs Survey (2015) identified a need for 4 homes to meet local housing need, but goes on to state that 5 affordable homes should be provided for in the allocated site in the Neighbourhood Plan. The Vision for Strete includes objectives, one of which states: "*local needs are met through small organic developments, in scale with the locality and allowing future generations to maintain the viability of local businesses, but without substantially altering local character*"

The proposal is small in scale, is organic in as much as development well within the built up area of the village and adjacent to a site which is to be allocated for residential development in the Neighbourhood Plan. The scale of development reflects the density of the development in the surrounding area and as such meets the objective.

Policy DEV 8 seeks to ensure that there is an appropriate mix of house types within the plan area supported by local housing evidence.

When considering DEV8 and the housing mix statistics for Strete taken from the 2011 census, there is an identifiable over-provision of detached dwellings within the parish when compared to the 2011 SH average (62% detached dwellings in Strete compared to 38% in SH). Increasing the amount of large, detached dwellings in the Parish is not going to increase opportunities to access home ownership for the specified needs group identified in policy DEV8. In this regard, the proposal does not meet the requirements of policy DEV8.

The proposal site does fall within an emerging low-density character area in the Strete Neighbourhood Plan. The NP has not yet reached referendum, but does carry some weight in decision making. It is acknowledged that the character of adjoining residential areas is one of low density, with large, detached dwellings set within large plots. This is not in itself justification for a proposal not being in accordance with DEV8, and it is possible to deliver a pattern of development that could create semi-detached or even terraced dwellings utilising a similar footprint and layout that compliments the adjoining built form.

DEV8 also requires a proposal not to perpetuate an existing imbalance in the current housing stock. Whilst this proposal does perpetuate an imbalance in detached dwellings, the 2011 housing stock of Strete was not so skewed in terms of 4-bed dwellings as to warrant resisting this application on the number of bedrooms alone. In combination with the proposal meeting the requirements of the emerging low-character policy area, it is not considered that the proposal is sufficiently contrary to policy to warrant a refusal. This is partly a reflection of how the policy basis for decision making has been subject to change in recent weeks, with the newly adopted JLP and emerging NP introducing a new policy approach.

It is considered that the proposed 3 dwellings meet the policy requirements of SPT1; SPT2, and whilst is contrary to DEV 8, the emerging Neighbourhood Plan and policy SNP4 relating to the low density area, of which this site is part, must also be part of the planning judgement.

Design/Landscape:

The site lies within the South Devon AONB and in the area designated as Heritage Coast in the JLP. The AONB is a nationally important designation and local planning policy (DEV25) and the National Planning Policy Framework 2018 state that great weight must be accorded to the designation when making planning decisions (para. 172).

The application site already has some development upon it and is surrounded, except towards the south by residential development. The boundaries are also dominated by hedgerows with trees and vegetation which screen the site from views to the south. Land south of the site also slopes downwards and so the site is not really seen from more distant views or the A279 which runs along the coast to the south of the site, because of the lay of the land. More local views will be available from Hynetown road, in particular when the new access is created. So the difference between the current situation and the proposal will be that there will be more development on this site than at present

The dwellings proposed are contemporary in nature and some residents have raised concerns about this. However the two properties to the west of the site are very modern in their design with flat roofs and sharp lines. The proposed dwellings are similar but have a mono pitch roof from the Hynetown road direction, which reflects the pitched roof dwellings on the opposite side of the road. There is a lot of glazing on the southern elevations to take advantage of the south facing direction and also to allow for views from the site towards the coastline. These openings are quite large. Policy DEV 25 (5) does allow for some development in the AONB provided that they are sustainably and appropriately located and designed to conserve, enhance and restore protected landscapes. The site is in a sustainable location within a village which can be considered to be a sustainable village. The proposal is small scale, the proposed dwellings are infilling land between two existing areas of residential development as the site is currently domestic curtilage surrounded by hedgerows and trees which in the main will remain after the development has taken place (subject to the necessary conditions), the site does not currently contribute to the scenic qualities identified in the AONB Management Plan. The site therefore has a neutral impact on the AONB. The proposal will add further built form to this site, however the current hedgerows and boundary landscaping will be retained and reinforced as a result of the proposal and so it is considered that the proposal will also have a neutral impact on the scenic qualities of the AONB.

The NPPF paragraph 172 also places great weight on conserving and enhancing landscape and scenic beauty in the AONB's and states that: "*The scale and extent of development within these designated areas should be limited.*" This proposal is considered to be limited development and the site is not prominent within the AONB and visual changes will mostly be perceived very locally only from Hynetown Road. The visual impact will be neutral and as such the development will conserve the AONB, but could not be said to enhance or restore.

As development does not enhance the AONB it does not fully accord with local and national planning policy and this needs to be weighed in the planning balance.

Neighbour Amenity:

There is some significant local opposition to the proposal and a request that the number of dwellings is reduced to two, however it is planning officers view that the site can accommodate 3 dwellings and still have a large garden area associated with each one, and so as such there is no justification to reduce them to two unless residential amenity of other properties are unduly harmed as a result of the development.

The proposal is located in the centre of the village and as such there are properties to the east, west and north of the site. The properties to the north are some distance away and separated from the site by a road and a Devon bank which forms the northern boundary of the site. It is therefore not anticipated that there will be overlooking, loss of privacy or overbearing issues to those properties. The properties to the west are in line with or behind the proposed dwellings and with a Devon bank and vegetation between the site and these properties there is not likely to be any overlooking issues to the properties although inevitably with properties that run in a line there may be some overlooking of the garden area of the property immediately adjacent.

The properties to the east however may be impacted upon by Plot 3 in particular. As a result the design of Plot 3 has been altered by the applicant on 2 occasions to ensure that there is no loss of privacy to the neighbours. The second alteration has

- Clarified the distance between the proposed Plot 3 and the neighbouring properties as 27 metres and 40 metres. These distances are greater than the standard minimum recommended distances and so as such are considered acceptable distances window to window.
- Side windows have been removed to avoid the impression of overlooking of gardens to the east
- Plot 3 now features an extension to the lounge so that views to the east from the balcony can no longer occur.

It is considered that these changes improve the situation and as such there is not a negative impact to the adjacent properties from Plot 3.

There are a number of balconies proposed on all three properties. It is proposed to add a condition to the consent to ensure that all of the balconies have privacy screens attached to the ends of the balconies to prevent overlooking to existing and new occupiers. It is also proposed to add a condition limiting permitted development rights, so as to prevent the construction of summerhouses, garden offices etc, which could impact on neighbour privacy. A further condition will be added to agree the finished floor levels on the proposed dwellings. The site does slope gently towards the south and it will be important that the dwellings sit into that gentle slope rather than on top of it.

In relation to neighbour impact, it is considered that the proposed dwellings are far enough removed from the adjacent properties and combined with the change in orientation and window angles in Plot 3 and the conditions suggested, there is not a negative impact on the neighbouring properties in relation to Policy DEV1 of the Joint Local Plan, which requires that development ensures "*that new development provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for both new and existing residents, workers and visitors. Unacceptable impacts will be judged against the level of amenity generally in the locality.*" The proposal does ensure this.

Highways/Access:

The Highway Authority have recommended standing advice. The existing access which serves the bungalow is proposed to be retained and to serve Plot 3. It is proposed to access the other two from a new access through the Devon bank on Hynetown Road. Some concerns have been raised locally about the loss of the Devon hedge, which currently provides a rural edge to the plot of land. However the site is in the centre of the village and the loss will only be for a small section of hedgerow (approx. 7 metres), with the remainder being retained.

The access for the two properties from the public highway is 7 metres wide, with a turning to each side towards the garages for each property. Sufficient space has been provided for a turning head to allow cars to enter and leave in a forward direction. There is currently no footway along the rear boundary onto Hynetown road and the roadside boundary of the site is Devon bank, together with an area of grass verge. Taking on board the standing advice from the Highway Authority and reviewing the advice contained therein, a visibility splay of 25 metres in either direction is required from the access point.. Having reviewed the title plan and the highway plan indicating the land maintainable at highway expense, it can be confirmed that the splay can be achieved. There may need to be some trim back of the hedgerow to achieve this and the applicant has confirmed that they will be willing to replace the current trees along this hedge with more appropriate and better quality trees.

The access and highway requirements are therefore met by the application.

Drainage:

The proposal has met the drainage engineer's expectations and so conditions will be applied to ensure that that the solution is acceptable.

OSSR:

The Open Space, Sport and Recreation section have requested that a contribution of £11,700 towards improvements to OSSR provision at Strete Play Park and/or Strete Village Green and/or Blackbird Wood. A section 106 Agreement will be required to secure these contributions which the applicant has agreed to. Any recommendation to Committee will therefore be subject to the successful signing of a Section 106 Agreement.

Neighbour concerns and Parish Council objection:

There are a number of LORS in respect of this development, with concerns over neighbour privacy; loss of hedgerow; design and style; amount of glazing and the number of dwellings.

In addition there is reference to the emerging Strete Neighbourhood Plan, which is currently at Regulation 16 stage.

Reference is made to the fact that the application site should be considered as part of a masterplan process which is proposed in the NP for the site immediately in front of the application site. Whilst the NP is proposing allocated site(s) to deliver housing within the village this does not preclude additional sites from being brought forward provided they deliver sustainable development and will not undermine the delivery of the NP. The proposed development will not prevent the NP allocated site from being brought forward for development.

The application must be considered on its merits at the time it is made and at this time the proposal to replace 1 dwelling with 3 on this substantial site within the development boundary is acceptable in principle.

The Parish also raise concerns with regard to the number of dwellings proposed and consider that a better density would be achieved with 2 dwellings on the site. They also cite the fact that the noise to be generated could be substantial and affect nearby properties. Having reviewed the plans of some of the surrounding developments and the size of the proposed plots it is considered that the proposed plots are similar in size to the surrounding plots and therefore there is not considered to be a substantiated reason to refuse 3 on this plot when such similarities occur with the surrounding ones. The proposal is therefore considered to respond positively to the existing density in this area of Strete.

Conclusion and planning balance:

The principle of the development meets the requirements of the JLP policies SPT1 and 2. In relation to housing need policy DEV8, the proposal does not strictly accord with this policy as there is a high proportion of detached properties within Strete, however the emerging Neighbourhood Plan includes the site in the area defined for low density development. In addition in terms of character low density development- larger detached properties in large gardens is very much a key characteristic of this part of Strete. It is therefore considered that the combination of these factors would allow for the development to be considered acceptable in this instance.

In terms of design the proposal meets the policy requirements and provides a density which is the same as those in the vicinity of the site, in fact possible slightly lower density than some. This meets Policy DEV20 in terms of respecting the context and also meets emerging policy SNP4, in relation to the density issue and policy SNP6 in relation to design. It is accepted that the style may not be to everyone's taste, however the proposals have acknowledged the flat roof contemporary dwellings adjacent as well as the other slightly older properties in the vicinity, whilst also having a style of its own.

Whilst in the AONB, it has been acknowledged that the proposal will have a neutral impact because it will be seen against the other built development in the area and is relatively well screened through the extensive landscaped hedgerows. It can therefore be concluded that the proposals conserve the AONB landscape qualities. However the policies also require development to enhance the landscape and it is considered that the proposal does not enhance the special landscape quality of the AONB, other than by providing additional tree and hedgerow planting.

The parking, access and visibility splay meet highway standards and the development does not impact negatively on the neighbouring properties.

It is considered in balancing the planning issues on this site, in relation to the presumption in favour of sustainable development that environmentally there is a neutral impact; socially the impact will be positive by providing small organic sites for development acknowledging the local character for low density development and economically in terms of providing local jobs during the construction phase and providing family accommodation which will help to maintain local services. The development proposal is considered to be sustainable where positive benefits of providing additional housing outweigh the fact that it only conserves rather than enhances AONB. As such it is recommended that planning permission be granted.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and the Strete emerging Neighbourhood Plan

Planning Policy

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 26th 2019.

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with

the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

Plymouth and South West Devon Joint Local Plan

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area

DEV10 Delivering high quality housing

DEV20 Place shaping and the quality of the built environment

DEV27 Nationally protected landscapes

DEV30 Trees, woodlands and hedgerows

DEV37 Managing flood risk and Water Quality Impacts

Neighbourhood Plan

The Strete Neighbourhood Plan is at regulation 16 stage.

The policies are listed and considered below, accepting that the weight to be applied to them currently is limited.

The relevant policies are:

SNP1 Protecting the Landscape

SNP4 Low Density Area

SNP5 Tranquillity and Dark Skies

SNP6 Development and the settlement boundary

SNP7 Design and Construction

SNP8 Housing development site at Cox's Farm field

SNP9 Principal residence requirement

SNP1 seeks to protect the AONB landscape, the coast and public views of the village, enhance and protect local landscape features and incorporate high quality landscaping to reinforce the landscape character.

The proposal is set within the built up area of the village and as stressed above is well screened by trees and hedgerows. In addition the Neighbourhood Plan seeks to allocate the green area to the south of the site for housing development. As such the site will be well within the built up area of the village and so it is considered that it will not impact on the AONB or harm its special landscape quality. A landscaping scheme condition will be imposed on the consent to ensure that further reinforcing landscaping occurs.

SNP4 - The site lies within the area designated as a low density area in the NP. It requires that any development will enhance and not harm the low density character of the area. The site currently has one dwelling on it with a detached garage and a large garden area. The development proposed is for 3

detached dwellings and garaging and gardens. The proposed dwellings are located such that they run in line with the two dwellings adjacent, with a similar area of garden. It is therefore considered that the proposal relates positively to the density of existing dwellings in the immediate locality. It is considered that the proposal meets this policy requirement.

SNP5 seeks to ensure that development will not cause undue noise or light pollution. The proposal does have a lot of glazing on the south elevations and so there is the potential to impose a lot of light. However there is some considerable tree planting on the southern boundary which would serve to break up that light spill and in addition there are properties within the village further south so any lights will be seen within the context of the built development of the village. It is not considered that the proposal would cause harm in relation to the amount of light that would be generated.

In terms of noise, the site is located within the centre of the village and as such there will be noise generated from residential properties particularly in the summer months when people use their gardens more.

However unless this noise is excessive it would be what is considered normal in a built up area of a village.

SNP6 The site lies within the settlement boundary identified in the NP and development is therefore accepted provided it is in scale and character with the site and surroundings and will cause no adverse impacts in terms to the natural, historic environment, amenity, traffic, parking or safety. The development whilst contemporary is appropriate and of its age. And it is considered that it will not cause harm to any of the issues identified in the policy.

SNP7 relates to design and seeks to ensure that new development respects its context and safeguards local distinctiveness. The design of the proposed dwellings is not reflective of some of the surrounding development – which dates back to the latter years of the 20th Century. The local vernacular in Strete is mixed with the central core being historic and traditional but then in other areas is a mix of 1970's and 1980's bungalows and houses and more recent housing development. The two properties adjacent to the site are very contemporary flat roofed dwellings and the proposal is a halfway house between those very contemporary designs and the more traditional dwellings, by incorporating a mono pitched roof from Hynetown Road and breaking the mass of the building up. Whilst the design may not be to everyone's taste it is not for the LPA to impose styles onto developers, but rather to ensure that the development proposed has respected the context within which it is to be constructed.

SNP8 refers to the proposed allocation site at Cox's field below the development site. This is relevant only in as much that it is immediately to the south of the site and in addition it is likely in the future that this site will come forward for development which will serve to further incorporate the proposed development site into the built up area of the village.

SNP9 imposes a principal residency requirement for new developments. It refers to development except for replacement dwellings as such 2 of the 3 dwellings would be subject to the requirement. At this stage in the Neighbourhood Plan process, we would not be requesting such a condition. Once the Plan is Made then such requests will be secured through a condition or legal agreement.

Considerations under Human Rights Act 1998 and Equalities Act 2010. The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Proposed conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawing number(s) 7651_250B Proposed floor plans; 7651_151B proposed context plan; 7651_350B proposed site sections; 7651_251A proposed floor plans Plot 2; 7651_252A Proposed floor plans Plot 3; 7651_150C proposed site plan; 7651_351A proposed elevations; 7651_450B Proposed street elevations, received by the Local Planning Authority on 5th March 2019.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. The building works/change of use shall not be implemented until a landscaping scheme has been submitted to and approved by the Local Planning Authority, indicating the boundary treatment of the proposed plots/development.

The scheme submitted shall be fully implemented in the planting season following the completion of the development and the plants shall be protected, maintained and replaced as necessary for a minimum period of five years following the date of the completion of the planting.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality.

4. Details of the proposed landscaped boundary treatment shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation and shall be implemented prior to first occupation/use.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality.

5. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking, re enacting or further amending that Order), no development of the types described in Schedule 2, Part 1, Classes A-H of the Order, including the erection of extensions, porches, garages or car ports, the stationing of huts, fences or other structures shall be carried out on the site, other than that hereby permitted, unless the permission in writing of the Local Planning Authority is obtained.

Reason: To protect the appearance of the area to ensure adequate space about the buildings hereby approved and in the interests of amenity.

6. Prior to their installation details / samples of facing materials, and of roofing materials to be used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and

the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

8. Notwithstanding the submitted details, prior to the installation of any part of the surface water management scheme or before development continues above slab level, whichever is the sooner, full details of the most sustainable drainage option shall be submitted to and approved in writing by the Local Planning Authority (LPA). Design steps as below:
- Further soakaway testing to DG 365 to confirm the use of soakaways or to support an alternative option. Three full tests must be carried out and the depth must be representative of the proposed soakaway. Test results and the infiltration rate to be included in the report.
 - SuDS to be designed for a 1:100 year event plus 40% for climate change.
If the Local Planning Authority concludes that the method of drainage approved as part of this permission is undermined by the results of the percolation tests, a mitigating drainage alternative shall be agreed with the Local Planning Authority.
The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

9. Notwithstanding the submitted details, no development shall be commenced until details of the works for the disposal of sewage have been submitted to and approved in writing by the Local Planning Authority, and the dwelling shall not be occupied until the approved works have been completed to the satisfaction of the Local Planning Authority. Details to include:
Full details of the pumping system including justification for 24hrs storage capacity, pump and alarm system.
Details of the management and maintenance company who will be responsible in case of emergency.

Reason: In the interests of the prevention of pollution.

10. . Prior to commencement of any part of the site the Local Planning Authority shall have received and approved a Construction Management Plan (CMP) including
- (a) the timetable of the works
 - (b) daily hours of construction
 - (c) any road closure
 - (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8.00 a.m. and 6.00 p.m. Mondays to Fridays inc. 9.00a.m. to 1.00 p.m. Saturdays and no such movements taking place on Sundays or Bank holidays unless agrees by The local Planning Authority in advance.
 - (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits
 - (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases
 - (g) areas on site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County Highway for loading or unloading purposes unless prior written agreement has been given by the Local Planning Authority;
 - (h) hours during which no construction traffic will be present on the site;
 - (i) the means of enclosure of the site during construction works;

- (j) the details to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off site;
- (k) details of wheel washing facilities and obligations;
- (l) the proposed route of all construction traffic exceeding 7.5 tonnes;
- (m) details of the amount and location of construction worker parking;
- (n) photographic evidence of the condition of adjacent public highway prior to commencement of any work.

Reason: In the interests of Highway Safety.

11. The dwellings/buildings hereby approved shall not be occupied until the parking, servicing, garaging areas relating to/it them and shown on the submitted drawings (drawing number 7651 150C) have been properly consolidated, surfaced, laid out and constructed. The parking, servicing and garaging areas shall be kept permanently available for the parking and manoeuvring of motor vehicles in connection with the development hereby permitted.

Reason: To ensure that adequate and satisfactory provision is made for the garaging and parking of vehicles clear of all carriageways in the interests of road safety and amenity.

12. . No part of the development hereby permitted shall be occupied unless and until the visibility splays to be submitted to and approved by the local planning authority have been laid out, surfaced and in all other respects completed to the satisfaction of the local planning authority. Once completed, the visibility splays shall be retained and maintained free of all obstruction over 1m high at all times.

Reason: To provide adequate visibility from and of emerging vehicles and in the interest of highway safety.

13. Prior to the commencement of development a plan indicating the finished floor levels shall be submitted to and agreed by the Local Planning Authority. The works shall then be carried out in accordance with those levels.

Reason: To ensure the dwellings are constructed at an appropriate level in relation to neighbouring properties.

14. Prior to the construction above damp proof course, of the dwellings hereby approved, plans and details shall be submitted indicating privacy screens on all of the balconies. The privacy screens shall be constructed and in place prior to occupation of the dwellings.

Reason: To protect the privacy of neighbouring properties.

PLANNING APPLICATION REPORT

Case Officer: Jacqueline Houslander

Parish: Yealmpton **Ward:** Newton and Yealmpton

Application No: 0010/18/ARM

Agent/Applicant:

Mr Lee Ferris
Roding
Stoke Road
Noss Mayo
PL8 1DY

Applicant:

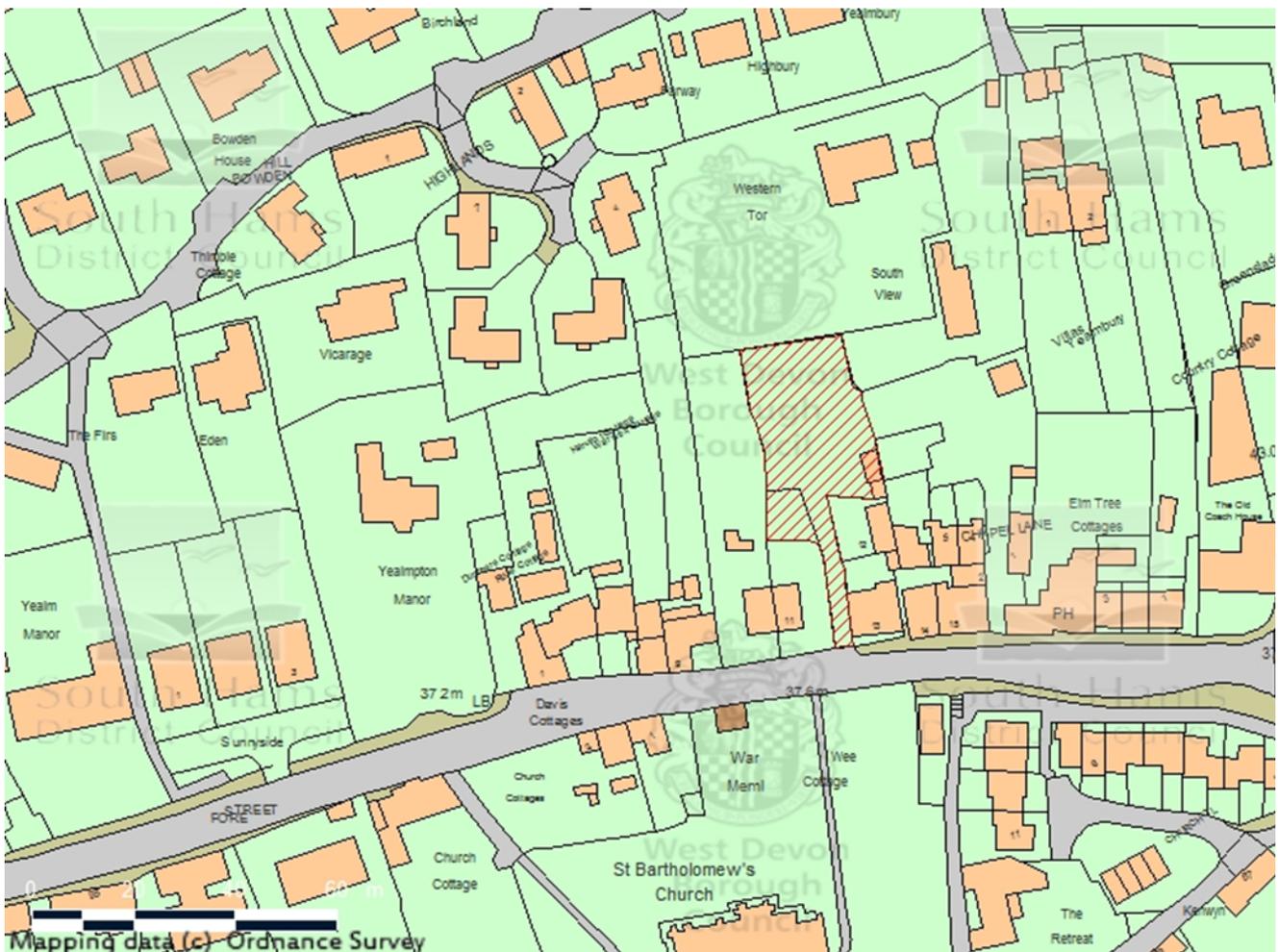
Mr Andy Jenkins
64c Underlane
Plymstock
PL9 9JZ

Site Address: 11 Fore Street, Yealmpton, PL8 2JN

Development: READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval 62/2507/15/O for construction of two-storey dwelling

Reason item going to the Planning Committee:

Design out of keeping in a Conservation Area
Building too high
Over dominance and overlooking neighbouring properties
Material finish on the wall onto the access road.



Recommendation: Approval

Condition 5- pre commencement Landscaping and boundary treatment. Agreed 12/3/19

Conditions (list not in full)

1. Reserved matters time limit
2. Accord with plans
3. Samples of materials
4. Removal of PD rights
5. Pre commencement landscaping and boundary treatment
6. Notwithstanding the drawings the details of the grass bank to the west of the entrance steps shall be submitted to and agreed by the Local Planning Authority
7. Surfacing materials to be agreed prior to their installation.

Key issues for consideration:

Whether the reserved matters are appropriate in this location in relation to design in particular in relation to the Conservation Area; impact on residential amenity of neighbouring properties.

Site Description: The site comprises a plot of land to the north of No 11 Fore Street. A vehicular access drive runs between No 11 Fore Street and No 13 Fore Street, the site is bordered by the rear garden of No 10 Fore Street to the west, to the north is the garden area for 'Western Tor' with the dwelling being sited in the northeast corner of its respective plot. A mews development borders the east with No 13 Fore Street bordering the eastern side of the driveway which has a secondary access door off the drive.

The site slopes upwards from the road level south towards the north. The buildings in front of the proposal line Fore Street in Yealmpton and are traditional in nature, but of varying eras.

The land above and behind the application site is also developed with large detached dwellings off Highlands and a large dwelling with a large garden area off Bowden Hill. The garden area is immediately to the north of the application site.

In reviewing the planning history in the area it is apparent that planning consent has been granted for a two storey dwelling (0367/17/OPA) in the garden behind the proposal site.

The Proposal:

Outline consent was granted for a new two storey dwelling on this site in 2015. All matters, except access, which was agreed at outline stage were reserved for future consideration. This application seeks that approval.

The details submitted indicate a dwelling located at the rear of the site with its front elevation looking straight down the access drive towards the A379.

In support of the application the following documents have been submitted:

- Heritage Statement.
- Design and Access Statement
- Drainage landscape plan

The proposed dwelling is two storey's in height, with a separate triple garage area built into the slope at a lower level on the site. Because of the nature of the slope on the site, the area above the garage has been arranged as a terrace, which then leads to the ground floor of the dwelling further back on the site.

The proposed dwelling has the bedrooms on the ground floor and the living accommodation on the first floor.

Consultations:

- County Highways Authority: No comments
- Environmental Health Section: No comments
- Town/Parish Council: There are now three anomalies that YPC wish to bring to your attention:
 1. Outline planning permission for application 62/2507/15/O was given for a two storey dwelling. The current set of plans show that the dwelling is now a three storey building and as such the Outline Planning Permission can no longer stand.
 2. The present set of plans also show that the upper storey is significantly wider than that for which outline approval was given previously. Again these changes were not referred back to the outline application
 3. We believe that items 1 and 2 above negate the original Outliner Permission which should be rescinded.
 4. We also bring to your attention that the Heritage Statement has now been superseded in that the War Memorial sited by the side of the A379 roadway and due south of the application site is now a Listed Building. This is in addition to St Bartholomew's Church which is a grade 2* Listed Building.

As a result of these observations, Yealmpton Parish Council object strongly to all the building applications made under the references above.

We restate also that we consider the proposals to be totally out of keeping with this site in a Conservation Area.

Revised Parish Council comments after submission of amended plans:

YPC are objecting to this application. Our previous comments in a letter dated 14/10/2018 about the fact that this application is bogus still stand. Since the earlier application, the building has increased in ridge height and also in overall width.

Notwithstanding all of these technical reasons, YPC object that the building a) is not in keeping with the local vernacular b) is not suitable for siting in a Conservation Area and c) The heritage situation has evolved and the War Memorial (opposite this site) is now a Listed Building in addition to St Bartholomew's Church which is Grade 2* listed.

We recommend refusal.

Conservation: No comments received.

Representations:

Representations from Residents

Comments have been received and cover the following points:

Object:

- Overdominance on 12 Fore Street. The proposed dwelling is much closer than the 35m suggested in the planning documents. It is more like 15 metres away.
- The proposed size which will sit high above the garden. It will overlook and overpower the entire garden of No 12.
- There has been no attempt to screen the property from No. 12. Noise will also be an impact.
- Cars will be parked a cars length from the boundary with No 12. How will the environmental impact of fumes and noise be mitigated?
- More detail is required on the types of planting in front of No 12 – concerns about impact of the landscaping on sunlight to No 12.
- Also concerned about the excavation and building works and the impact those activities could have on No 12 – a 200 year old cottage, the boundary and the party wall.
- Design is completely out of keeping with the Conservation Area.

- The access creates additional hazard for pedestrians and motorists
- Little or no consideration of existing trees and type of new planting
- Negative impact on the character and appearance of the Conservation Area, contours and landscape
- Local Drainage and flooding issues.
- The proposal is too close to neighbouring properties
- Noise impact to rear gardens of existing properties.
- Enormous parking area and balcony
- Overly dominant
- Overshadowing and loss of light especially to 10 and 12 Fore Street.
- It contravenes planning policy in Conservation Areas is not affordable housing and does not meet local housing needs.
- Depth of excavation may impact on existing trees, neighbouring garden walls and drainage.
- The proposal is for a 3 storey house not two storey as in the outline application.
- The proposed building does nothing to enhance the conservation Area or the listed Church and Monument and setting.

Relevant Planning History

62/2507/15/O: OPA

Proposal Outline application with all matters reserved other than access for construction of two-storey dwelling

Site Address Land behind 11 Fore Street Yealmpton PL8 2JN

2751/18/ARC Application for approval of details reserved by condition 6 of planning consent

62/2507/15/O. Condition discharged 1/10/18

0010/18/ARM

READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval 62/2507/15/O for construction of two-storey dwelling

ANALYSIS

Principle of Development/Sustainability:

The principle of a dwelling on this site has been accepted by virtue of the outline planning consent, which was given in September 2016. This application is to consider the details - scale, appearance, landscaping, layout, which will be covered in the relevant sections below. Because of the location of the application site behind a row of dwellings the impact of the proposal in terms of impact on the residential amenities of those properties also needs to be considered as well as the impact on the Conservation Area.

Scale: The dwelling proposed is 2 stories with an undercroft garage, which has the effect of making the dwelling appear to be 3 stories. However in fact the dwelling is set at the rear of the site and the garage with terrace above is set at the front of the site. The appearance though, because of the need for structural under-build, does give the impression of the 3 storey building. The applicant has been asked to reduce the size of the terrace such that the garage element is read as a more separate element of the scheme. As a result the appearance of the proposal does now look more like a two storey dwelling with a garage in the foreground which has a terrace above it. This has been indicated on the drawings, but further details of this are needed to ensure it achieves the desired outcome of reducing the extent of the terrace. A condition will be needed to ensure this. The proposal does comply with the description of development in the outline application which was for a two storey dwelling.

The plot is a reasonable size and there is sufficient space on the plot to provide for more than adequate parking, garden area (albeit it slopes) as well as the dwelling.

Appearance: The proposed dwelling is an upside down dwelling with the bedrooms and a living room and utility on the ground floor and the living room kitchen and dining room on the first floor. It is a flat roof dwelling, with a sedum roof. The garage level proposes a render finish to the walls, timber garage doors and planting in front of the walls. Steps up to the ground floor, which is stone faced on the south elevation facing Fore Street. There is a large central glazed area together with a doorway, two narrow floor to ceiling windows and a timber door. Above that there are two large glazed openings with treated timber finishes to the rest of the south elevation.

The rear elevation has a timber elevation with a small amount of white render walling. Because of the levels across the site, and lower site levels to the south outside the site, only the very top element of the rear elevation would be visible from outside of the site at the rear.

The south elevation has a rendered finish to the surround around the garage doors; a large amount of stonework on the ground floor of the dwelling, with timber cladding on the first floor around two large glazed openings. There is a large central glazed floor to ceiling opening on the ground floor of the dwelling in this elevation together with two single floor to ceiling glazed openings. Whilst the openings are larger than those in surrounding properties, they are set back in the façade and with the overhang above them will be less apparent than the drawing indicates. In addition the elevation picks up on the stone and render elevations on properties along Fore Street.

The east elevation comprises stone facing to the ground floor and timber cladding and two floor to ceiling glazed openings to the first floor. The west elevation is the same with only one glazed opening. The roof overhangs the first floor by approximately a metre (over the balcony area) and the same overhang protrudes over the ground floor.

It is a modern contemporary design, which is attempting to sit into the steeply sloping site rather than on top of it. The materials are used in the local area, particularly the stone which is very apparent across the properties along Fore Street in Yealmpton Conservation Area. There are also examples of render in some of the properties. The timber cladding is less apparent in the context, however it is a material which will weather to a grey colour and become recessive and in addition is less stark than painted render.

It would be a modern addition to the area, set back and visible principally from a narrow entrance way from Fore Street which is within the Conservation Area. From across the valley there may be glimpsed views of the property, where it will be seen against a back drop of modern bungalows and garden areas and over time with the weathering of the timber will recede into the background. In terms of appearance, whilst contemporary design will not appeal to everyone, it is in line with the NPPF 2019, para 127:

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users: and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Whilst some of the requirements are more focussed on larger developments, the emphasis of the paragraph is on good quality design which functions well, is good architecture, is sympathetic to local character and history and creates a positive sense of place and is safe

It is considered that the proposal has been designed so as to reflect a number of cues from the local area – materials are reflected locally in the conservation area and beyond; its layout has responded to the steeply sloping nature of the site by building into the slope; it is set back from the historic Fore Street and will principally be seen from the narrow access way on Fore street, as such not interfering with the historic development which runs along the street. Its impact on the historic street scene will therefore be minimal. A condition will be added to the consent to ensure the materials are submitted for further consideration so that they are of a sufficient quality for this conservation area setting.

Layout:

The steep sloping nature of the site has to a degree dictated the layout. The building is located towards the rear of the site, which takes it further up the slope, to move it as far as possible away from the rear gardens of the properties along Fore Street. The garage and parking are thus located in the foreground. The garden area will be at the rear of the dwelling, (although this is a relatively small area) and to the west of the proposed dwelling. Whilst the dwelling has been proposed to sit within the slope, because of the nature of the sloping land across the extent of the site, there is the requirement to have some retaining elements in the scheme. The garage itself forms a retaining element for the terrace in front of the dwelling.

It is not an easy site to build upon and it is considered setting the dwelling into the site as much as possible and terracing the development up the site, is the most appropriate way to address the site constraints. In addition there are dwellings located further up the slope above the proposed dwelling and as such the new dwelling would be seen in the context of dwellings extending up the slope behind Fore Street. The layout of the site is considered acceptable given the constraints of building on a steeply sloping site.

The area of land dedicated to the parking and turning area is quite substantial in size and as such the surfacing of that area will need careful consideration. A condition will be imposed seeking clarification on the materials to be used.

Landscaping:

Condition 8 on the outline planning consent required the submission of landscaping details. This condition has yet to be discharged. As such it is anticipated that further landscaping information will be submitted in order to discharge condition 8. Some landscaping is proposed on the current plans, which comprises: Additional planting along the eastern and western boundaries and an existing hedge is retained along the upper east and northern boundary, which is also proposed to be reinforced with additional planting. A Green sedum roof is proposed on the flat roof of the first floor of the dwelling, to enhance biodiversity and reduce surface water run-off.

Concern has been raised through the objections to this development about the potential impact of landscaping on this site on the residential amenities currently enjoyed by the properties in front of the proposed dwelling. There is a clear need to find a landscape solution here which protects the privacy of the properties below whilst also not overshadowing the gardens. It is considered that when the discharge application for the discharge of condition 8 is submitted, this aspect of the proposed landscaping is given appropriate consideration.

Therefore whilst some landscaping has been indicated on these plans it is considered that full landscaping details should be submitted as required by condition 8 of the outline consent.

Highways/Access:

Access to the site is via an existing lane which serves the rear of the properties along Fore Street - No 11 and No. 13. The details of the access has been approved as part of the outline submission. It is

narrow and quite steeply sloping and is only sufficient in width to accommodate one car, however the site itself does have turning space and adequate parking for 2 car spaces, plus the 3 garage spaces to serve the four bed dwelling.

Neighbour Amenity:

A number of objections have been received with regard to the impact of the dwelling on the residential amenity of the properties in front of the proposal. The outline application established the principle of a dwelling in this location and so consideration was given at that stage to the impact of a dwelling on the rear of those properties, hence the condition restricting the dwelling to two stories. The application has been amended such that the proposal reads as a two storey dwelling sitting above a garage with a terrace on top of it and sloping garden area to the west of the garage.

Because of the sloping nature of the site, there will inevitably be a degree of impact on the properties in front, as in any built up situation. By setting the proposed dwelling back towards the top of the site, a degree of separation is created between the proposed dwelling and those in front. The front of the proposed dwelling is set well back into the site such that the distance to the boundary walls with the properties below is: 16 metres to No.12 side boundary wall; 25 metres to No.13's rear boundary wall. Window to window distances are thus 36 metres to rear window of No.13 and 23 metres to the gable end of No. 12.

Given the fact that No.12 is at a significantly lower level than the proposed dwelling (4.5 metres ffl difference between the two dwellings), the view from the ground floor of the proposed dwelling will be at the roof level of No. 12.

The terrace also needs to be considered in relation to the neighbours albeit it will not be used all of the time. The distance from the front of the terrace to the gable end on 12 is 19 metres. This is still a reasonable distance and as it is the gable end with no primary room windows, it is an acceptable distance.

From the same position to the windows on No 13 is 32 metres, which is well within the accepted norm for distances between windows in built up areas.

In considering the various viewpoints from the proposed dwelling, the space above the garage, which is flat and could also be used as extended terrace/garden area, the distance from the front edge of it to No 12 is 13 metres. Again because of the difference in levels between the two finished floor levels, and the existing boundary wall and planting that can be achieved via the condition on the boundary treatment, the garden area would not be overlooked in No.12.

To No. 13 windows the distance is 26 metres, still within the accepted norm.

The proposed dwelling is at a higher level than the properties to the south, however the distances between existing and proposed dwellings are typical of an urban environment and are more than would be achieved in many urban areas. With appropriate and considered landscaping of the boundaries with the properties to the south it is considered that there would not be significant overlooking and as such there is not sufficient concern to warrant refusing the application. A condition will be imposed which restricts permitted development rights so that additional buildings or extensions can be controlled into the future and ensure that they would not negatively impact on neighbouring properties.

Conservation Area considerations:

The application site lies just within the boundary of the Yealmpton Conservation Area. In reviewing the Conservation Area Appraisal, many of the buildings along Fore Street are identified as buildings with a positive impact on the Conservation area. It is considered that the proposal will create a modern addition to the historic elements of the village. In line with policy DEV 21 of the Joint Local Plan (JLP), new development should seek to "*sustain the local character and distinctiveness of the*

area by conserving and where appropriate enhancing its historic environment, both designated and non-designated heritage assets and their settings, according to their national and local significance”.

DEV 21 seeks to ensure that any development will conserve and enhance the Conservation Area. The proposed dwelling will sit well behind these buildings which have been identified as positive and, apart from the view up the access lane, where the dwelling will be visible from glimpse views through the narrow entrance from Fore Street, views of the dwelling are very limited. Conservation Areas are not designated so as to restrict new development and new development should be of its time. The applicant has attempted to keep the scale of the building as low as possible on the site, as far back on the site as possible and cut into the site so as to minimise its impact. The proposal also uses locally found materials so as to produce a modern building using materials which respect the surrounding development. The fact that locally found materials are being proposed is a positive aspect of this contemporary scheme. As such when viewed from the access on Fore Street, an appreciation of the use of local materials will be achieved. It is suggested that a condition is imposed to secure stonework which is in keeping with the stone already used in the area so that there is an enhancement of the Conservation Area. It is considered that the proposal would both conserve and enhance the character of the Conservation Area.

The Church to the south of the site is also a Listed building which has some significance and is a landmark building making a positive contribution both to its setting and the wider Conservation Area. The distance between the site and the church and the intervening structures and buildings however is such that the proposal cannot be said to be within the setting of the Church.

It has been mentioned by the Parish Council that the War Memorial, which is located on the pavement on Fore Street above the church has now been designated as a Listed structure. The listing states that it is listed because it is an eloquent witness to the tragic impact of world events on the local community and the sacrifices made in the conflicts of C20; it is a simple and elegant example of a wheel-head cross in Cornish granite standing in its enclosure. Whilst it is closer to the application site than the church it is not close enough to impact on the war memorial or its setting. It is considered that the development of this site will cause any harm to it or its listed status.

Other matters:

Yealmpton Parish Council raised concern that this is a 3 storey dwelling and not 2 storeys as the outline consent described. However the side elevations produced as part of this proposal clearly indicate that the garage is further down the slope than the dwelling. Whilst from the image of the south elevation, the garage does have the appearance of a third storey, it is separate to the main dwelling and is not living space. The elevation produced is also misleading as it is not a true picture of how the proposed dwelling would be viewed. The view shown as part of the south elevation is not possible in real life.

In addition the Parish Council also raised concern that the submitted plans show a building with different proportions to the indicative plans produced to support the outline application. However those plans were indicative only and were not approved plans. Design was a reserved matter for consideration under this application.

Taking these two matters into account, the application is valid and is not outside the scope of the outline consent as the Parish Council suggest.

Conclusion and planning balance

In conclusion, whilst there is clearly a lot of local concern with regard to the proposal, it has been demonstrated that there is not an overlooking issue with the properties in front of the proposal; and the layout is acceptable as it maintains a reasonable distance between the two sets of properties.

The appearance of the dwelling, is modern and contemporary and whilst not to all tastes, is a modern 21st century interpretation, utilising similar materials to those within the vicinity. The proposed dwelling is not 3 stories but a 2 storey dwelling on a steep site with a terraced approach to the construction, with a garage at a lower level.

In design terms it is considered that the proposal meets the requirements of policy DEV 20 in the Plymouth and South West Devon Joint Local Plan.

In terms of impact on the Conservation Area and policy DEV21, it is considered that the proposed dwelling will have a minimal impact on the conservation area and the conservation area is conserved and enhanced.

The landscaping is not to be approved at this stage as there is a condition on the outline consent which still has to be discharged for a full landscaping scheme. An informative will be added to this consent so as to ensure an appropriate balance between appropriate landscaping around the site and at boundaries and ensuring that surrounding gardens are not overshadowed.

The proposal does not impact negatively on the properties along Fore Street due to the layout of the site and also the fact that appropriate mitigating landscaping is still to be approved, via a discharge of condition and permitted development rights have been removed so as to control any future additional development in the site. The proposal therefore also meets policy DEV1 of the JLP.

The reserved matters are in compliance with current planning policy and the application is therefore recommended for approval.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

The Plymouth and South West Devon Joint Local Plan

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

SPT3 Provision for new homes

DEV1 Protecting amenity and the environment

DEV2 Air, water, soil, noise and land

DEV10 Delivering high quality housing

DEV20 Place shaping and the quality of the built environment

DEV21 Development affecting the historic environment

Neighbourhood Plan:

There is currently no Neighbourhood Plan in place for Yealmpton.

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Proposed conditions

1. The development to which this permission relates must be begun not later than whichever is the later of the following dates (i) the expiration of three years from the date of the grant of outline planning permission or (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby approved shall in all respects accord strictly with drawing number(s) PL011 Proposed east elevation; PL012 Proposed north elevation; PL013 proposed drainage layout

PL003 Proposed site plan; PL004 Proposed lower ground floor; PL005 proposed ground floor plan; PL006 proposed first floor plan; PL007 Proposed roof plan; PL008 proposed section A; PL009 proposed west elevation; PL10 proposed south elevation, received by the Local Planning Authority on 11th February 2019

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. Prior to their installation details / samples of facing materials, and of roofing materials to be used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

4. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking, re-enacting or further amending that Order), no development of the types described in Schedule 2, Part 1, Classes A-H of the Order, including the erection of extensions, porches, garages or car ports, the stationing of huts, fences or other structures shall be carried out on the site, other than that hereby permitted, unless the permission in writing of the Local Planning Authority is obtained.

Reason: To protect the appearance of the area to ensure adequate space about the buildings hereby approved and in the interests of amenity.

5. Notwithstanding condition 8 on the outline planning consent, which is still to be discharged, prior to the commencement of the development hereby approved a detailed landscaping scheme, specifically focusing on the boundaries of the plot with the neighbours to the south shall be submitted to and approved by the Local Planning Authority. The boundary works will then be carried out in accordance with the agreed details.

Reason: In the interests of protecting the residential amenities of the properties to the south of the development site.

6. Notwithstanding the drawings hereby approved, further detailed drawings of the bank to the left of the entrance steps on the south elevation shall be submitted to along with how that area will be landscaped and approved by the Local Planning Authority prior to the construction of this part of the scheme. The works shall then be carried out in accordance with the agreed details.

Reason: To ensure a more appropriate proportion and finish to this part of the site, in the interests of residential and visual amenity.

7. Prior to the installation of the finished surface of the car park and turning space details shall be submitted to and approved by the Local Planning Authority. The finished surface shall be in accordance with the agreed details.

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South Hams District Council Agenda Item 7

DEVELOPMENT MANAGEMENT COMMITTEE 10-Apr-19

Appeals Update from 1-Mar-19 to 29-Mar-19

Ward Allington and Strete

APPLICATION NUMBER : **1193/17/OPA** APP/K1128/W/18/3208541
APPELLANT NAME: Messrs & Mrs Paul, Ben, Tim, Dan & Annabelle Rogers & Pike
PROPOSAL : READVERTISEMENT (Revised description and plans) Outline application
with some matters reserved for construction of up
to 24 dwellings (including affordable housing), village green,
children's
play area, parking area, and associated works including landscaping
LOCATION : Land To East Of Lyte Lane West Charleton Kingsbridge
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 20-November-2018
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 26-March-2019

Ward Ermington and Ugborough

APPLICATION NUMBER : **1878/18/HHO** APP/K1128/D/18/3215977
APPELLANT NAME: Mr Anthony Hopwood
PROPOSAL : Householder application for proposed single storey extension on south elevation
LOCATION : 2 Erme Bridge Cottages Ermington PL21 9NN
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 21-January-2019
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 22-March-2019

Ward Ivybridge West

APPLICATION NUMBER : **0035/19/TPO** APP/TPO/K1128/7263
APPELLANT NAME: Mrs Julie Hunt
PROPOSAL : T19: Ash - Crown height reduction by approx 4 to 5m, lateral reduction all round by approx
3m to previous pollarded point, removal of branches overhanging seated garden
area, and removal of any dead wood and branches deemed unsafe by tree surgeon
LOCATION : 23 Oaktree Close Ivybridge PL21 9RJ
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 18-March-2019
APPEAL DECISION:
APPEAL DECISION DATE:

Ward Kingsbridge

APPLICATION NUMBER : **1846/18/FUL** APP/K1128/W/18/3215561
APPELLANT NAME: Mr Justin Mann
PROPOSAL : Retrospective change of use of land for the siting of a coffee kiosk.
LOCATION : Tesco Cookworthy Road Kingsbridge TQ7 1QN
APPEAL STATUS :
APPEAL START DATE: 15-January-2019
APPEAL DECISION: Withdrawn
APPEAL DECISION DATE: 14-March-2019

Ward Newton and Yealmpton

APPLICATION NUMBER : **1439/18/HHO** APP/K1128/W/18/3213669
APPELLANT NAME: Mr & Mrs C Hotham
PROPOSAL : Householder application for refurbishment and renovation of the
existing cottage, and replacement of dilapidated rear extension with new rear
extension and roof terrace
LOCATION : Brook Bakery Riverside Road West Newton Ferrers PL8 1AD
APPEAL STATUS : Appeal decided
APPEAL START DATE: 05-December-2018
APPEAL DECISION: Upheld (Conditional approval)
APPEAL DECISION DATE: 13-March-2019
APPLICATION NUMBER : **3255/18/FUL** APP/K1128/W/19/3223484

APPELLANT NAME: London & Western Holdings Plc
PROPOSAL : Erection of a dwelling with associated access and landscaping

LOCATION : Land At Sx55294781 Stoke Road Noss Mayo
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 19-March-2019

APPEAL DECISION:

APPEAL DECISION DATE:

Ward Salcombe and Thurlestone

APPLICATION NUMBER : **0471/18/FUL** APP/K1128/W/18/3213860

APPELLANT NAME: Egerton Investments Ltd
PROPOSAL : Erection of dwelling and associated landscaping work
LOCATION : Site To East Bonaventure Close Salcombe TQ8 8BA
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 05-December-2018
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 12-March-2019

APPLICATION NUMBER : **1568/18/OPA** APP/K1128/W/19/3221648

APPELLANT NAME: Mrs G Lane
PROPOSAL : Outline application with some matters reserved for erection of 1no newdwelling
LOCATION : Elworthy Cottage Higher Batson Salcombe TQ8 8NF
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 13-March-2019

APPEAL DECISION:

APPEAL DECISION DATE:

APPLICATION NUMBER : **2098/18/HHO** APP/K1128/D/18/3213974

APPELLANT NAME: Ms Lucinda Davies
PROPOSAL : Householder application for proposed removal of roof and construction of additional accommodation
LOCATION : Summerleaze Drake Road Salcombe Devon TQ8 8EG
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 21-January-2019
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 22-March-2019

APPLICATION NUMBER : **2193/18/FUL** APP/K1128/W/19/3222231

APPELLANT NAME: Mr E and D Basham
PROPOSAL : Demolition of existing single dwelling to provide 4 new dwelling units(Re-submission of 2433/17/FUL)
LOCATION : Rendoc Herbert Road Salcombe TQ8 8HW
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 13-March-2019

APPEAL DECISION:

APPEAL DECISION DATE:

APPLICATION NUMBER : **2748/17/FUL** APP/K1128/W/18/3215145

APPELLANT NAME: 1st Asset
PROPOSAL : The demolition of all existing buildings on site while retaining the southern stone boundary wall and concrete quay, erection of circa 265sq m commercial floorspace at ground floor and a 6 bedroom dwellingwith guest suite complete with existing access and the creation of five associated parking spaces
LOCATION : Brewery Quay Island Street Salcombe TQ8 8DP
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 15-March-2019

APPEAL DECISION:

APPEAL DECISION DATE:

APPLICATION NUMBER : **2884/18/HHO** APP/K1128/D/18/3219559

APPELLANT NAME: Mr John Edwards
PROPOSAL : Householder application for front door porch
LOCATION : Hangar Farm Beadon Road Salcombe Devon

APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 11-January-2019
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 07-March-2019
APPLICATION NUMBER : **3231/18/HHO** APP/K1128/D/19/3223450
APPELLANT NAME: Mr J Crossley

PROPOSAL : Householder application for alteration and extension to dwelling
(Re-submission of 1538/18/HHO)

LOCATION : 9 Croft Road Salcombe TQ8 8DZ

APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 01-March-2019

APPEAL DECISION:

APPEAL DECISION DATE:

Ward Stokenham

APPLICATION NUMBER : **2380/17/FUL** APP/K1128/W/19/3220491

APPELLANT NAME: Mrs B Hannaford

PROPOSAL : Erection of 4 detached dwellings, garages, access road and landscaping

LOCATION : Land Adjacent To The Old Abattoir Tor Church Road Torcross Kingsbridge TQ7 2TH

APPEAL STATUS : Appeal Lodged

APPEAL START DATE: 13-March-2019

APPEAL DECISION:

APPEAL DECISION DATE:

Ward West Dart

APPLICATION NUMBER : **0056/18/FUL** APP/K1128/W/19/3222189

APPELLANT NAME: Mr & Mrs Charles & Jany Wynne

PROPOSAL : Part retrospective application to dig out part of the slope below the approved bund and re-routing the approved farm track to an existing farm gateway, following grant of prior approval for agricultural building

LOCATION : Eden Farm Plymouth Road Totnes TQ9 6DN

APPEAL STATUS : Appeal Lodged

APPEAL START DATE: 28-March-2019

APPEAL DECISION:

APPEAL DECISION DATE:

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