

# **SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE**



## **Minutes of a meeting of the South Hams Development Management Committee held on Wednesday, 10th April, 2019 at 2.00 pm at the Council Chamber - Follaton House**

Present: **Councillors:**

**Chairman** Cllr Steer  
**Vice Chairman** Cllr Foss

Cllr Bramble  
Cllr Brown  
Cllr Hitchins  
Cllr Holway  
Cllr Rowe

Cllr Brazil  
Cllr Cuthbert  
Cllr Hodgson  
Cllr Pearce  
Cllr Vint

### **In attendance:**

Councillors:

Cllr Baldry  
Cllr Tucker

Officers:

Head of Practice – Development Management  
Planning Specialists  
Deputy Monitoring Officer

64. **Minutes**  
DM.64/18  
The minutes of the meeting of the Committee held on 13 March 2019 were confirmed as a correct record and signed by the Chairman.
65. **Declarations of Interest**  
DM.65/18  
Members and officers were invited to declare any interests in the items of business to be considered and the following were made:
- 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:

**3400/18/FUL:** Demolition of buildings and redevelopment of site with 3no. detached dwellings – Blindwells, Hynetown Road, Strete

**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 – 11 Fore Street, Yealmpton

66. **Public Participation**

DM.66/18

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.

67. **Planning Applications**

DM.67/18

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) 3400/18/FUL Blindwells, Hynetown Road, Strete  
Parish: Strete**

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

Case Officer Update: None

Speakers included: Supporter – Mr Garry Dimeck: Parish Council  
– Cllr Kate Gill; Ward Member – Cllr Foss

**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 the application in the absence of an agreed S106 Agreement.

During discussion, Members heard that the parish council had objected to the application and would prefer to have two dwellings

on the site. The parish council made reference to their Neighbourhood Plan, currently at Regulation 16 stage, including a proposed policy on low density sites within the village. However, this was contrary to the comments of the local Ward Member who raised concerns over the loss of two smaller, more affordable units and being replaced with three larger homes that would clearly not be affordable. Members view was that the proposal was contrary to Policy DEV8 in the recently adopted Joint Local Plan, as it did not provide a mix of housing.

**Committee Decision:** Refusal

Reasons:

The proposed development fails to provide a mix of housing sizes , types and tenures appropriate to the area and as supported by local housing evidence and as such fails to ensure that the development contributes to the provision of a range of housing which broadens choice and meets specialist needs for existing and future residents. As such the proposed development is contrary to Policies SPT2 and DEV8 of the Plymouth and South West Devon Joint Local Plan, 2019 and the National Planning Policy Framework, 2019, in particular paras 61 and 77.

**b) 0010/18/ARM            11 Fore Street, Yealmpton  
Parish: Yealmpton**

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

Case Officer Update:    Second page of report, change ref to 2016 not 2015 for outline permission consent under 'The Proposal'  
Condition 1, 'Reserved Matters time limit' is superfluous and should be removed  
Condition 4 should refer to 2015 GPDO not 1995 and condition 7 needs a reason adding.

Speakers included:    Objector – Ms Jacqueline Moore: Supporter – Mr Lee Ferris: Parish Council – Cllr John Endicott; Ward Members – Cllr Baldry

**Recommendation:** Conditional Approval

**Committee Decision:** Conditional Approval

Conditions:

1. Accord with plans
2. Samples of materials
3. Removal of PD rights
4. Pre commencement landscaping and boundary treatment

5. 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
6. Surfacing materials to be agreed prior to their installation

68. **Planning Appeals Update**

DM.68/18

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

The Meeting concluded at 4.00 pm

**Signed by:**

**Chairman**

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## Voting Analysis for Planning Applications – DM Committee 10 April 2019

<b>Application No:</b>	<b>Site Address</b>	<b>Vote</b>	<b>Councillors who Voted Yes</b>	<b>Councillors who Voted No</b>	<b>Councillors who Voted Abstain</b>	<b>Absent</b>
3400/18/FUL	Blindwells, Hynetown Road, Strete	Refusal	Cllrs Rowe, Hodgson, Brown, Vint, Foss, Cuthbert, Hitchins, Brazil (8)	Cllrs Steer, Bramble, Pearce, Holway (4)	(0)	(0)
3262/18/FUL	11 Fore Street, Yealmpton	Conditional Approval	Cllrs Rowe, Brown, Vint, Foss, Cuthbert, Hitchins, Brazil, Steer, Holway, Bramble (10)	Cllr Hodgson (1)	Cllr Brazil (1)	(0)

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