

SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE



Minutes of a meeting of the **South Hams Development Management Committee** held on **Wednesday, 15th January, 2020 at 11.00 am** at the **Council Chamber - Follaton House**

Present: **Councillors:**

Chairman
Vice Chairman Cllr Foss

Cllr Brown
Cllr Holway
Cllr Abbott
Cllr Long
Cllr Pringle

Cllr Hodgson
Cllr Rowe
Cllr Kemp
Cllr Pannell
Cllr Taylor

In attendance:

Councillors:

Cllr Austen
Cllr Pearce
Cllr Sweett

Cllr Baldry
Cllr Reeve

Officers:

Head of Practice – Development Management
Planning Specialists
Deputy Monitoring Officer
Specialists – Democratic Services

44. **Minutes**

The minutes of the meeting of the Committee held on 4 December 2019 were confirmed as a correct record and signed by the Chairman, subject to the following amendment being made:

Para 2101/19/4
Speakers included:

Title hotel: Lantern Lodge Hotel
Supporter – Mr Simon Bird: Parish Council representative – Cllr Jo Hocking: Ward Members – Cllrs Long and Pearce

45. **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 R Foss declared a personal interest in application **3354/197FUL**: Proposed installation of a Peaking Gas Generation Plant with associated development to include vehicular access and security fencing, by virtue of knowing the land owner on a social level. He remained in the meeting and took part in the vote thereon;

Cllr G Pannell declared a personal interest in application **3498/19/FUL** as it is sited close to the Dartmoor National Park Authority (DNPA) by virtue of being married to a Member of the DNPA who had submitted a letter of representation. He remained in the meeting and took part in the debate and vote thereon

Cllrs R Rowe and B Taylor each declared a personal interest in application **3498/19/FUL** as it is sited within the South Devon AONB by virtue of being Members of the South Devon AONB Partnership Committee and they remained in the meeting and took part in the debate and vote thereon:

46. **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.

47. **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) 3354/19/FUL Land at Ermington Road, Ivybridge
Town: Ivybridge West**

Proposed installation of a Peaking Gas Generation Plant with associated development to include vehicular access and security fencing

Case Officer Update: Case officer clarified location of siting of substation which had been incorrectly identified at the site visit. There were now 2,042 signatures on the petition against the plant. The DNPA had not been consulted previously and now registered their objection to the plant.

Speakers included: Objector – Ms Sophie Phillips: Supporter – Chris Shears: Parish Council representative – Cllr Anthony Rea: Ward Member – Cllrs Pringle and Abbott

Recommendation: Refusal

Committee Decision: Refusal

**b) 3021/19/HHO 11 The Coppice, Ivybridge
Town: Ivybridge East**

Householder application for single storey extension to the dwelling

Case Officer Update: None

Speakers included: Supporter – Ms Kate Child: Ward Members – Cllrs Pringle and Abbott

Recommendation: Refusal

Committee Decision: Refusal

**c) 3498/19/FUL Newpark Stables, North Huish
Parish: North Huish**

Proposed provision of manège area to be used in conjunction with existing stables development

Case Officer Update: None

Speakers included: Objector – Mr Richard Howell: Supporter – Mr Ian Hodgson: North Huish Parish Council – Cllr Robert Steer: Ward Members – Cllrs Smerdon and Pannell

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Standard time
2. Standard Plans
3. Not for commercial use
4. Additional landscaping
5. Land returned if no longer in use
6. Drainage details

7. No outside lighting

d) 0332/19/FUL Garages 7, 9, and 11, Christina Park, Totnes

Town: Totnes

READVERTISEMENT (Revised Plans Received) for construction of a new three storey private residence on a brownfield site currently occupied by three garages.

Case Officer Update: None

Speakers included: Supporter – Mr Stuart Daniel: Town Council representative – Cllr Georgina Allen: Ward Member – Cllr Sweett

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time limit
2. Accordance with plan
3. Surface water drainage in accordance with submitted details
4. No external lighting
5. Materials
6. CMP 9dust, parking, hours of working)
7. Details of internal and external lighting
8. Accord with ecology report
9. Unexpected contamination
10. No part of the development, including any garden area, may extend below a level of 11.6 metres Above Ordnance Datum
11. The finished floor level of the lower ground floor shall be set no lower than 13 metres Above Ordnance Datum
12. Details of tree planting along norther boundary of the site

**e) 3391/19/HHO Cheesewring, Sandhills Road, Salcombe
Town: Salcombe**

Householder application for rebuilding of boundary wall following partial collapse (Retrospective)

Case Officer Update: None

Speakers included: Supporter – Mr Dominic Warren (statement read); Town Council representative – Cllr Mike Fice; Ward Members – Cllrs Judy Pearce (statement read) & Mark Long

Recommendation: Conditional Approval

Members had a detailed discussion on this item, and, with the Ward Members having attended a site inspection, were concerned that the wall was significantly higher than the previous wall. There was also concern regarding the loss of a significant view within the AONB on a frequently used footpath.

Committee Decision: Refusal

Reasons for Refusal:

The increased height of the wall results in the harmful loss of a public amenity view from Public Footpath (Salcombe Footpath 24) within South Devon Area of Outstanding Natural Beauty, contrary to the provisions of DEV1 (1), DEV20 (1), DEV20 (2), DEV23 (1, 2, 7), DEV25 (2, 3, 4, 7, 8), SALC ENV1 (a, b) and guidance within the National Planning Policy Framework, including but not limited to paragraphs, 170 and 172.

Members authorised enforcement action.

**f) 3353/19/TPO Tree, land adjacent to 7 Whimbrels Edge,
Thurlestone
Parish: Thurleston**

Elm – crown lift on north side to 3m from ground level, deadwood removal (exempt) and remove basal epicormics growth. To allow pedestrian access without damaging trees.

Case Officer Update: None

Speakers included: None

Recommendation: Approval

Committee Decision: Approval

48. **Planning Appeals Update**

Members noted the list of appeals as outlined in the presented agenda report.

The Head of Development Management provided further details on specific recent appeal decisions.

The Meeting concluded at 4.08 pm

Signed by:

Chairman



Voting Analysis for Planning Applications – DM Committee 15 January 2020

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
3354/19/FUL	Peaking Gas Generation Plant, land at Ermington Road, Ivybridge	Refusal	Cllrs Foss, Abbott, Pannell, Kemp, Long, Pringle, Hodgson, Rowe, Taylor, and Brown (10)	Cllr Holway (1)	(0)	Cllr Brazil (1)
3021/19/HHO	11 The Coppice, Ivybridge	Refusal	Cllrs Foss, Abbott, Pannell, Long, Hodgson, Taylor, and Holway (7)	Cllrs Kemp, Brown, Rowe, and Pringle (4)	(0)	Cllr Brazil (1)
3498/19/FUL	Newpark Stables, North Huish	Conditional Approval	Cllrs Foss, Abbott, Hodgson, Kemp, Brown, and Holway (6)	Cllrs Pannell, Long, Pringle, Rowe, and Taylor (5)	(0)	Cllr Brazil (1)
332/19/FUL	Garages 7, 9. And 11, Christina Park, Totnes	Conditional Approval	Cllrs Foss, Abbott, Pannell, Rowe, Holway, and Taylor (6)	Cllrs Hodgson, Kemp, Long, Brown, and Pringle (5)	(0)	Cllr Brazil (1)
3391/19/HHO	“Cheesewring”, Sandhills Road, Salcombe	Conditional Approval	Cllrs Brown, Holway, and Rowe (3)	Cllrs Foss, Abbott, Pannell, Long, Pringle, Hodgson, Taylor, and Kemp (8)	(0)	Cllr Brazil (1)
3391/19/HHO	“Cheesewring”, Sandhills Road, Salcombe	Refusal	Cllrs Foss, Abbott, Pannell, Long, Pringle, Hodgson, Taylor, and Kemp (8)	Cllrs Brown, Holway, and Rowe (3)	(0)	Cllr Brazil (1)
3353/19/TPO	Elm – crown lift on North side to 3m, Land adjacent to 7 Whimbrels Edge, Thurlestone	Approval	Cllrs Foss, Abbott, Pannell, Kemp, Long, Pringle, Hodgson, Holway, Taylor and Brown (10)	(0)	(0)	Cllrs Brazil, Rowe (2)

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