

SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE



Minutes of a meeting of the **South Hams Development Management Committee** held on **Wednesday, 9th September, 2020** at **10.00 am** at the **Via Skype**

Present: **Councillors:**

Chairman Cllr Brazil
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 O'Callaghan

Cllr Pearce

Officers:

Senior Specialist – Planning
Deputy Monitoring Officer
Specialist Place Making
Democratic Services Manager
Specialist – Democratic Services

6. **Minutes**
DM.06/20
The minutes of the meeting of the Committee held on 8th July 2020 were confirmed as a correct record by the Chairman.
7. **Declarations of Interest**
DM.07/20
Members and officers were invited to declare any interests in the items of business to be considered and the following were made:

Cllr R Rowe declared a personal interest in all four applications as she was a Member of the South Devon AONB Partnership Committee. Cllr Rowe remained in the meeting and took part in the debate and vote thereon:

Cllr B Taylor declared a personal interest in all four applications as he was a Member of the South Devon AONB Partnership Committee. Cllr Taylor was also absent from the DM Committee on 12th February when application **2434/18/ARM** was original heard and deferred, therefore although he remained in the meeting, Cllr Taylor took no part in the debate nor vote thereon:

Cllr G Pannell declared a personal interest in **1180/20/FUL** as the applicant is the son of an acquaintance. Cllr Pannell remained in the meeting and took part in the debate and vote thereon:

Cllr T Holway declared a personal interest in application **1430/20/HHO** as he has family living opposite the applicant.

Mr D Wright declared a personal interest in application **1093/20/FUL** as he plays football with the applicants. Mr Wright remained in the meeting but stood aside from gatekeeping for this application.

8. **Public Participation**

DM.08/20

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

9. **Planning Applications**

DM.09/20

The Committee considered the details of the planning application prepared by the Planning Case Officer 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) **1430/20/HHO 14 Riverside Walk, Yealmpton, PL8 2LU**

Parish: Yealmpton

Development: Householder application for extension to rear of property

Case Officer Update: No update

Speakers included: Supporter – Ms Sarah Lock;
Ward Member – Cllr K. Baldry

Recommendation: Conditional approval

Committee decision: Conditional approval

- Conditions:
1. Standard time limit
 2. Adherence to plans
 3. Materials to match
 4. Surface water drainage

b) 2434/18/ARM "Allocated Site K5", Land at SX 729 440, West Alvington Hill, Kingsbridge

Town: Kingsbridge

Development: READVERTISEMENT (Revised Plans Received and Amended Description) – Application for approval of reserved matters (appearance, landscaping, layout and scale) for 53 no. dwellings and associated garages, infrastructure and landscaping following outline approval 28/0508/15/O for up to 60 no. dwellings, 0.5 hectares of employment land, 2 no. vehicular accesses, open space, play provision and drainage.

Case Officer Update: Another letter of representation had been sent to all Development Management Committee Members that morning. There had also been comments received from West Alvington Parish Council, Kingsbridge Town Council, and an additional Letter of Representation received. Kingsbridge Town Council had met the previous evening and voted 6-5 to object, and recommend refusal on grounds on house mix in JLP Dev 8. The Case Officer confirmed that the report had been concluded after the public consultation date, and any further representations that had been received following the completion of the written report, had been outlined at the Committee.

Speakers included: Supporter – Mr G. Hutton; Ward Members – Cllrs D. O’Callaghan and J. Pearce

It was confirmed that the Council’s Tree Officer was happy with the movement of the building away from the trees and hedges and that the protective fence during building was sufficient. However, it was agreed to move the protective fence away from the base of the hedge bank to increase that protection.

Recommendation: Grant reserved matters consent and discharge conditions 11 (foul drainage), 14 (landscaping) and 18 (LEMP) of 28/0508/15/O.

Committee Decision: Conditional approval – subject to the receipt of a revised Tree Protection Plan that moves the protective barrier for construction away from the base of the hedge that separates West Alvington Hill and the proposed apartment block.

i.Conditions: 1. Development in accordance with the plans

2. Full details and specification of any rootlock/hydroseed bank
3. Before development proceeds above slab level, submission of a scheme for electric car charging points
4. Inclusion of further areas of meadow/wildflower grass on western public open space
5. Plan to accompany the LEMP and show the rotation of land for annual grass cut
6. Details of play equipment and natural play areas to be submitted
7. Details/samples of all external materials to be agreed
8. All gates to rear gardens shall be same height as adjoining wall/fence and shall be lockable from both sides.
9. Submission of details to show how the use of natural resources are minimised and how the development responds to climate change.

c) 1180/20/FUL Boatyard Building, Thorning Street, Salcombe, TQ8 8DW

Town: Salcombe

Development: Proposed change of use of first floor to open plan residential unit with B8 marine storage to ground floor

Case Officer Update: no update to report

Speakers included: Town Council – Cllr N. Turton; Ward Members – Cllrs M. Long and J. Pearce

During the debate it was clarified that the viability report had been published in May but the appendices were not published until the end of August, which was an error. However, no representations had been received on either the report or the appendices. Therefore, the publicity period was to be extended to 21 days from the publication of the viability report on the website to allow any further representations on the validity report and appendices to be made. Therefore, the conditional approval would be delegated approval from the Committee to the Chair, Ward Members, and the Head of Planning, subject to no additional comments raising material considerations.

Recommendation: Conditional approval subject to any comments on appendices and then delegated approval with Chair, Ward Members and Head of Planning

Committee decision: Conditional approval

- Conditions:
1. Standard time limit
 2. Adherence to plans
 3. Flood evacuation plan prior to occupation
 4. Flood resilient construction materials (prior to commencement)
 5. Restriction of use of the ground floor to B8
 6. To accord with precautions of ecology report
 7. Unexpected contamination
 8. Primary residency

d) 1093/20/FUL The Yard, Land at SX 699 454, Aunemouth Cross, Bantham

Parish: Churchstow

Development: Change of use, renovation and extension of existing redundant farm building to create multi-purpose community facility including co-working hub with surfboard shaping workshop and ancillary cafe; replacement of existing equine sand school area with new five-a-side 4G football pitch; construction of new skate bowl and children's adventure play facilities; creation of communal farm and proposed substantial landscape enhancement including construction of wildlife pond, planting of community orchard/tree nursery and wildflower meadow, associated landscape and ecological enhancement measures together with the upgrade and expansion of the existing car parking area

Case Officer Update: Another letter of support and one of objection had been received. The Case Officer had received a letter from the agent confirming the adjacent landowner had indicated he was very happy for any works on his land to be party to S106 agreement. It was confirmed that the AONB had been consulted but had not responded.

Speakers included: Supporter – Mr M. Evans; Parish Council – Cllr S. Williams; Ward Members – Cllrs K. Kemp, J. Pearce and M. Long

Recommendation: Refusal

The Applicant confirmed they had agreed with the Parish Council to remove lighting from the car park and over the pitch. During the debate Members highlighted the need for rural leisure facilities which were family orientated. The facility was also recognised as having an educational aspect. Members acknowledged that while this application was contrary to some aspects of the JLP, the

application was educational, had biodiversity themes, and provided increased leisure and health and well-being options for locals and tourists which outweighed the contrary JLP issues. Members were keen to ensure that, should this venture fail, there was no option to develop on this site in the AONB and would be requesting conditions to ensure this was covered. The Head of Planning clarified the S106 is to provide visibility splay for access works outside of the applicant's control which the Landowner would have to sign.

Committee decision: Delegated approval Head of Development Management, subject to signing of a Section 106 agreement and conditions to be agreed with Chair of the Committee, Vice Chair, and Cllrs Holway (proposer) and Kemp (Seconder).

10. **Planning Appeals Update**

DM.10/20

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 3.48 pm

Signed by:

Chairman

Voting Analysis for Planning Applications – DM Committee 9th September 2020

<i>Application No:</i>	<i>Site Address</i>	<i>Vote</i>	<i>Councillors who Voted Yes</i>	<i>Councillors who Voted No</i>	<i>Councillors who Voted Abstain</i>	<i>Absent</i>
1430/20/HHO (Yealmpton)	14 Riverside Walk, Yealmpton, PL8 2LU	Conditional Approval	Cllrs Abbott, Brazil, Brown, Foss, Hodgson, Holway, Kemp, Long, Pannell, Pringle, Rowe, Taylor (12)	(0)	(0)	(0)
2434/18/ARM (Kingsbridge)	Allocated Site K5, Land at SX 729 440, West Alvington Hill, Kingsbridge	Conditional Approval	Cllrs Abbott, Brown, Foss, Holway, Pannell, Pringle, Rowe (7)	Cllrs Brazil, Hodgson, Kemp, Long (4)	Cllr Taylor (1)	(0)
1180/20/FUL (Salcombe)	Boatyard Building, Thorning Street, Salcombe, TQ8 8DW	Conditional Approval	Cllrs Brazil, Brown, Foss, Holway, Pringle, Rowe, Taylor (7)	Cllrs Abbott, Hodgson, Kemp, Long, Pannell (5)	(0)	(0)
1093/20/FUL (Thurlestone)	Land at Sx 666 559, Upper Lordswood Stables, Ugborough, Ivybridge, PL21 0LA	Delegated Approval	Cllrs Brazil, Brown, Foss, Hodgson, Holway, Kemp, Long, Pannell, (8)	Cllrs Pringle, Rowe, Taylor (3)	(0)	Cllr Abbott (1)
<i>Application No:</i>	<i>Site Address</i>	<i>Vote</i>	<i>Councillors who Voted Yes</i>	<i>Councillors who Voted No</i>	<i>Councillors who Voted Abstain</i>	<i>Absent</i>

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