

# South Hams Development Management Committee



|  |   |            |           |              |           |             |              |           |              |             |             |
|--|---|------------|-----------|--------------|-----------|-------------|--------------|-----------|--------------|-------------|-------------|
| <b>Title:</b>  | <b>Agenda</b>   |            |           |              |           |             |              |           |              |             |             |
| <b>Date:</b>   | <b>Wednesday, 31st March, 2021</b>  |            |           |              |           |             |              |           |              |             |             |
| <b>Time:</b>   | <b>Time Not Specified</b>   |            |           |              |           |             |              |           |              |             |             |
| <b>Venue:</b>  | <b>Council Chamber - Follaton House</b>   |            |           |              |           |             |              |           |              |             |             |
| <b>Full Members:</b>   | <p style="text-align: center;"><b>Chairman</b> Cllr Brazil<br/><b>Vice Chairman</b> Cllr Foss</p> <p><i>Members:</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Cllr Brown</td> <td style="width: 33%;">Cllr Kemp</td> </tr> <tr> <td>Cllr Hodgson</td> <td>Cllr Long</td> </tr> <tr> <td>Cllr Holway</td> <td>Cllr Pannell</td> </tr> <tr> <td>Cllr Rowe</td> <td>Cllr Pringle</td> </tr> <tr> <td>Cllr Abbott</td> <td>Cllr Taylor</td> </tr> </table> | Cllr Brown | Cllr Kemp | Cllr Hodgson | Cllr Long | Cllr Holway | Cllr Pannell | Cllr Rowe | Cllr Pringle | Cllr Abbott | Cllr Taylor |
| Cllr Brown   | Cllr Kemp   |            |           |              |           |             |              |           |              |             |             |
| Cllr Hodgson   | Cllr Long   |            |           |              |           |             |              |           |              |             |             |
| Cllr Holway  | Cllr Pannell  |            |           |              |           |             |              |           |              |             |             |
| Cllr Rowe  | Cllr Pringle  |            |           |              |           |             |              |           |              |             |             |
| Cllr Abbott  | Cllr Taylor   |            |           |              |           |             |              |           |              |             |             |
| <b>Interests – Declaration and Restriction on Participation:</b> | 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.   |            |           |              |           |             |              |           |              |             |             |
| <b>Committee administrator:</b>                                  | Janice Young Specialist- Democratic Services 01803 861105   |            |           |              |           |             |              |           |              |             |             |

- 1. Minutes** **1 - 8**

To approve as a correct record the minutes of the meeting of the Committee held on 3 March 2021;
- 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) 4139/20/VAR** **9 - 14**

Spout Crag, Barretts Hill, Totnes  
Application for variation of condition 7 (stone cladding) of planning consent 3366/20/HHO
- 7. Planning Appeals Update** **15 - 16**
- 8. Update on Undetermined Major Applications** **17 - 22**

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT  
COMMITTEE HELD, via TEAMS, ON WEDNESDAY,  
3 March 2021**

| <b>Members in attendance</b><br>* Denotes attendance<br>∅ Denotes apologies |                              |   |   |
|---|------------------------------|---|---|
| *   | Cllr V Abbott                | * | Cllr M Long   |
| *   | Cllr J Brazil (Chairman)     | * | Cllr D O'Callaghan<br>(substituting for Cllr Pannell) |
| *   | Cllr D Brown                 | ∅ | Cllr G Pannell  |
| *   | Cllr R J Foss (Deputy Chair) | * | Cllr K Pringle  |
| *   | Cllr J M Hodgson             | * | Cllr R Rowe   |
| *   | Cllr T R Holway              | * | Cllr B Taylor   |
| *   | Cllr K Kemp                  |   |   |

**Other Members also in attendance and participating:**  
Cllrs H Bastone, J Birch, J Pearce and J Sweett

**Officers in attendance and participating:**

| Item No:         | Application No: | Officers:   |
|------------------|-----------------|---|
| All agenda items |                 | Head of Planning; Legal Officer; Planning Specialists; and Democratic Services Officers |
| Item 6a)         | 0227/20/FUL     | AONB Manager  |
| Item 6c)         | 4039/18/FUL     | Head of Environmental Health & Licensing  |
| Item 6d)         | 2274/19/FUL     | Specialist – Strategic Planning   |

**DM.56/20 MINUTES**  
The minutes of the meeting of the Committee held on 3<sup>rd</sup> February 2021 were confirmed as a correct record by the Chairman.

**DM.57/20 DECLARATIONS OF INTEREST**  
Members and officers were invited to declare any interests in the items of business to be considered and the following was made:

Cllrs R Rowe and B Taylor both declared a personal interest in applications 0227/20/FUL (Bantham Estate Yard) and 4039/18/FUL (Rainbow View, Totnes) as they were Members of the South Devon AONB Partnership Committee. Both Members remained in the meeting and took part in the debate and vote thereon;

**DM.58/20 PUBLIC PARTICIPATION**

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

DM.59/20

## **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:

**6a) 0227/20/FUL                      Bantham Estate Yard, Bantham**

**Parish: Thurlestone**

**Development: Erection of new Estate & Harbour Office; and granting of temporary 18 month consent for continued use of land for siting of portacabins and associated parking of vehicles for use as temporary estate office**

Case Officer Update:                      The Case Officer's report outlined one letter of support, but since writing the report, the Council had received a second. There had also been a representation received from Thurlestone Parish Council. The Parish Council had read the supporting comments from the Applicant's Agent which stated that the Parish Council supported the application. However, the Parish Council wished to clarify that, whilst they accepted the need for a new Estate Office near the centre of operations, they had not said that a new building would be of benefit, nor that the Parish Councillors site visit was also from the Coronation Boathouse, and the Parish Council had not said the views were better from the proposed location. However, the Parish Council did agree that the Boathouse was not a practical alternative due to the potential for flooding of the ground floor. The Case Officer confirmed that she had also received five late Letters of Representation in objection, however no new matters were raised. It was confirmed that a planning application had been received by the Council for the Boathouse to become a restaurant.

Speakers included:                      Objector – Ms G Stone; Supporter – Mr R Hooper; Ward Members – Cllr J Pearce and Cllr M Long;

**Recommendation:**                      Conditional approval

**Committee decision:**                      Conditional approval

**Conditions:**

1. Standard three year time limit for commencement of development
2. Temporary permission for portacabins
3. Removal of portacabins
4. Development to be carried out in accordance with approved drawings
5. Office use only
6. Landscape proposals
7. Adherence to biodiversity mitigation and enhancement measures
8. Details of and restriction on external lighting
9. Samples of materials
10. DEV32 compliance
11. EVCP details
12. CMP
13. Construction hours
14. Foul drainage
15. Surface water drainage
16. Trees
17. WSI

Pre-commencement conditions agreed 15th February 2021

**6b) 2873/20/FUL Rainbow View, Parkers Way, Totnes, TQ9 5UF**

**Town: Totnes**

**Development: Additional storeys to existing building to create 5 new duplex units**

Case Officer Update: no update

Speakers included: Supporter – Mr I Walmsley; Parish Council – Cllr G Allen; Ward Members – Cllrs J Birch & J Sweet

**Recommendation:** Conditional approval – subject to the submission of a detailed plan indicating the position of the photovoltaic panels.

**Committee decision:** Conditional approval – subject to the submission of a detailed plan indicating the position of the photovoltaic panels.

**Conditions: (List not in full)**

1. Time limit
2. Accord with plans
3. Samples of materials
4. Biodiversity enhancements
5. Adherence to ecology report
6. Unexpected contamination
7. No external lighting, with lux level no more than 0.5 lux in the areas where there is wildlife present to be submitted and agreed by the LPA prior to

- occupation of the flats hereby approved.
8. Protection of trees along northern boundary.
  9. Enhanced landscaping along rear boundary hedge
  10. The EV charging points identified on plan shall be installed and made available for use prior to the occupation.

**6c) 4039/18/FUL Land at SX 776 416, Winslade Farm, Frogmore**

**Parish: Frogmore & Sherford**

**Development: Change of use of part of field to provide extended external farm manure store, along with associated engineering operations (Resubmission of 0147/18/FUL)**

Case Officer Update: no update

Speakers included: Objector – Mr A Smith; Ward Member – Cllr R Foss;

**Recommendation:** Conditional approval

**Committee decision:** Conditional approval

**Conditions:**

1. Time
2. In accordance with plans
3. Details of perimeter fencing
4. EA notification
5. Odour management plan
6. Landscaping

Key issues for consideration: Principle, landscape, pollution

**6d) 2274/19/FUL Coombe Park, Ashprington, TQ9 7DY**

**Parish: Ashprington**

**Development: Refurbishments and extension of existing office/studio/workshop building with the construction of new two-storey office/studio/workshop building and associated additional parking and service provision**

Case Officer Update: Case officer confirmed that the Council had received an updated plan showing the location of the air source heat pumps and the Solar PV panels.

Speakers included: Supporter – Mr J English; Ward Member – Cllr J McKay;

**Recommendation:** Refusal

During the debate, several Members outlined support for this application because the expansion of this site was, in their opinion, sustainable, close to Totnes, there was a proven need for more of the small sized units already at the site, and the new building would help build a resilient, green economy with environment and biodiversity gains in the South Hams District.

**Committee decision:** Conditional approval

**Conditions:**

**As outlined below with delegated approval to Head of Practice, Chair, Vice Chair, Proposer, and Seconder:**

1. Time
2. In accordance with plans
3. Use class E g (i) (ii) (iii), B2 and B8 only
4. Maximum unit size
5. Materials
6. Landscaping (hard and soft)
7. In accordance with tree protection
8. Lighting strategy
9. Noise levels
10. LEMP
11. In accordance with energy statement
12. Details ASHP
13. Travel plan
14. Drainage
15. EV charging point

DM.60/20 **PLANNING APPEALS UPDATE**

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

The Head of Development Management (DM) provided further details on specific recent appeal decisions. Following a question from the Chair, the Head of Development Management agreed to investigate the appeal for Churchill, in particular appealing for costs, and would report back to the next Committee.

The Lawyer then updated the Committee on Moulton Hill Barn appeal on enforcement. The recent appeal result in January 2021 had updated that the barn did not need to be demolished but the internal layout should be altered to encourage larger groups to stay in a more simplistic style, rather than the high end use it was currently providing.

DM.61/20 **UPDATE ON UNDETERMINED MAJOR APPLICATIONS**

Members noted the list of undetermined major applications.

The Head of DM requested that, if possible, any questions were to be submitted before the meeting.

Following a question from the Vice Chair, the Lawyer agreed to provide an update on Creek Close, Frogmore.

(Meeting commenced at 10:00 am and concluded at 4:06 pm: with a ten minute break at 12:00 noon, and a half hour break at 1:42 pm)

  
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Chairman



**Voting Analysis for Planning Applications – DM Committee 3<sup>rd</sup> March 2021**

| <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> |
|------------------------|---|-------------|---|--|--------------------------------------|---------------|
| 0227/20/FUL            | Bantham Estate Yard, Bantham                | Refusal     | Cllrs Hodgson, Long, O'Callaghan (3)  | Cllrs Abbott, Brazil, Brown, Foss, Holway, Kemp, Pringle, Rowe, Taylor (9) | (0)                                  | (0)           |
| 0227/20/FUL            | Bantham Estate Yard, Bantham                | Approval    | Cllrs Abbott, Brazil, Brown, Foss, Holway, Kemp, Pringle, Rowe, Taylor (9)                              | Cllrs Hodgson, Long, O'Callaghan (3)                                       | (0)                                  | (0)           |
| 2873/20/FUL            | Rainbow View, Parkers Way, Totnes, TQ9 5UF  | Refusal     | Cllrs Foss, Hodgson, Long, O'Callaghan, Rowe (5)  | Cllrs Abbott, Brazil, Brown, Holway, Pringle, Taylor (6)                   | Cllr Kemp (1)                        | (0)           |
| 2873/20/FUL            | Rainbow View, Parkers Way, Totnes, TQ9 5UF  | Approval    | Cllrs Abbott, Brazil, Brown, Holway, Pringle, Taylor (6)  | Cllrs Hodgson, Long, O'Callaghan, Rowe (4)                                 | Cllrs Foss, Kemp (2)                 | (0)           |
| 4039/18/FUL            | Land at SX 776 416, Winslade Farm, Frogmore | Approval    | Cllrs Abbott, Brazil, Brown, Foss, Holway, Pringle, Rowe, Taylor (8)                                    | Cllrs Hodgson, Kemp, Long, O'Callaghan (4)                                 | (0)                                  | (0)           |
| 2074/19/FUL            | Coombe Park, Ashprington, TQ9 7DY           | Approval    | Cllrs Abbott, Brazil, Brown, Foss, Hodgson, Holway, Kemp, Long, O'Callaghan, Pringle, Rowe, Taylor (12) | (0)  | (0)                                  | (0)           |

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## PLANNING APPLICATION REPORT

**Case Officer:** Charlotte Howrihane

**Parish:** Dartington **Ward:** Dartington and Staverton

**Application No:** 4139/20/VAR

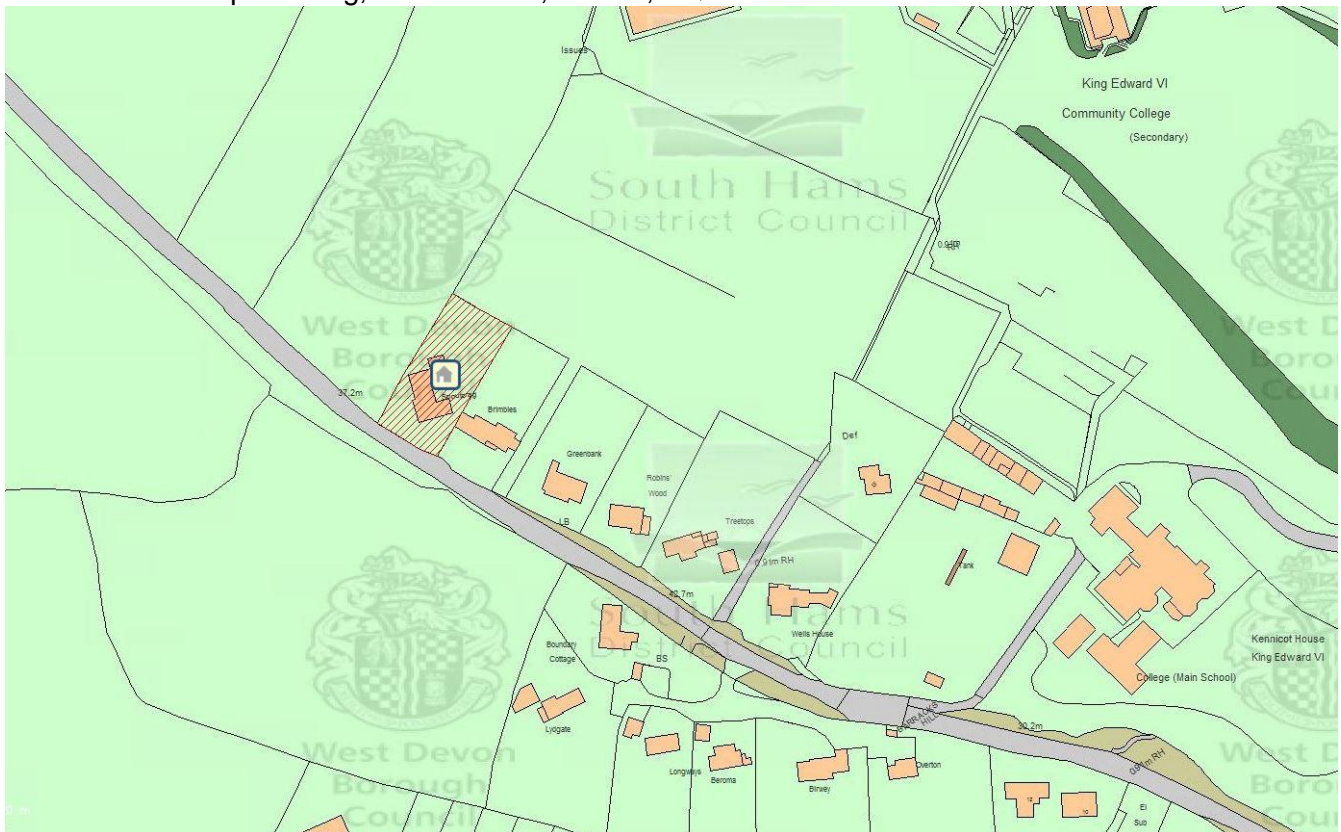
**Agent:**

Gillespie - Gillespie Yunnie Architects  
The Lower Tweed Mill  
Shinners Bridge  
Dartington  
Totnes  
TQ9 6JB

**Applicant:**

Hargadon  
Spout Crag  
Barracks Hill  
Totnes  
TQ9 6DG

**Site Address:** Spout Crag, Barracks Hill, Totnes, TQ9 6DG



**Development:** Application for variation of condition 7 (stone cladding) of planning consent 3366/20/HHO

**Reason the application is before the Committee:** Cllr Hodgson has called the application to committee due to the strong response from Dartington Parish Council

**Recommendation:** Conditional approval

**Conditions:**

Time limit as per original approval  
Accord with plans  
Accord with ecological mitigation  
Remove PD to extension- Class B/C  
No additional windows to north-west or south-west elevation  
Timber cladding to be natural and untreated

Brick details to be submitted prior to installation

**Key issues for consideration:**

Whether or not the proposed amendment to the approved scheme is acceptable in terms of design and landscape impact.

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**Site Description:**

The existing dwelling is a split level property, appearing as a bungalow from Barracks Hill, but with two storey elements to the rear due to the varying ground levels within the site. The dwelling is of a twentieth-century design with various additions and extensions added in the 1970s and 1980s. The site is located at the end of a row of properties along Barracks Hill and is the last plot of development before a more open, countryside landscape between the site and Dartington village.

The site is not within any special areas of designation.

**The Proposal:**

Planning permission was granted in 2020 for part demolition of extensions to rear, erection of single storey extension to rear within existing footprint, clad and insulate all external walls and the replacement of roof tiles. A condition of the approval was that the stone cladding to the lower ground floor should be natural, local stone. This application seeks to amend this condition to allow for the use of handmade brick instead of stone. The reason for this request is given as follows:

*'We are seeking to use a handmade dark brick with natural colour variations for the lower level plinth wall at Spout Crag instead of a stone panel cladding. We wish to make this amendment because we feel the final aesthetic quality of the building is of great importance and the proposed bricks' appearance will be far superior in quality and finish to that of a stone cladding mechanically fixed panel. The proposed black-green unsanded brick, with its subtle shading is produced using the Wasserstrich method. This method produces a hand-made aesthetic and guarantees a strong, natural nuance in colour, shade and tone, making it ideal for accentuating clean linear designs in decorative brickwork and will achieve the high quality finish that we strive to achieve in this project. This is something we feel cannot be achieved in any stone cladding product that we have sourced that is economically priced and therefore viable for this project.'*

**Consultations:**

- County Highways Authority- no highways implications
- Parish Council- object- *The Council objected to this design (now amended, but essentially the same in substance) as it was not in keeping with the gentle rural field-edge character of that part of Barracks Hill, nor the adjoining properties. The proposed variation in condition would make this departure even greater, as the material proposed - horizontal green brick - does not relate in any way to the site context - and would be incongruous in this setting. The drawing simply says 'stone cladding'. This should read 'limestone cladding.' The selection of a natural stone which visually relates to the local stone is an important design consideration. As the house is in an elevated position and therefore highly visible from Totnes and surrounds, it was overall the opinion of Council that although several photographs were provided of the existing 'panels', none were provided of the 'green' brick. There is nothing else locally like that and it was felt possibly out of context with its' surrounds.*

**Representations:**

None

## Relevant Planning History

- 3366/20/HHO- Householder application for part demolition of extensions to the rear, erection of single-storey extension to rear within existing footprint, clad and insulate all external walls, and replace roof tiles- conditional approval
- 14/0884/99/F- Erection of timber decking- conditional approval
- 14/0383/82/3- Extension- conditional approval
- 14/1075/77/3- Extension to form a games room- conditional approval
- 14/0616/77/3- Extension to form a games room- conditional approval

## ANALYSIS

### Principle of Development/Sustainability:

1.1. The principle of the works has been established under the previous planning permission (3366/20/HHO). The current application seeks to change the materials of a small part of the development, rather than any change in the scale, footprint, or overall design of the scheme.

### Design/Landscape:

2.1. The proposed brick would be used on the north-west and north-east facing elevations only, both of which are to the rear of the property away, from public view. The brick elements would be at lower-ground floor level only, and due to the cantilevered ground floor extension above, the brick would be set back from the walls of the main bulk of the dwelling above. These parts of the dwelling would therefore be largely overshadowed, and obscured from public view due to the lower ground level, and position of the bricks facing away from the adjacent highway.

2.2. Due to the handmade nature of the bricks, they would not be uniform in finish, but Officers consider the natural shades and tones of the brick to be appropriate in the context of the development. The use of brick would contrast well with the timber at ground-floor level and help to break up the dwelling as it increases in volume towards the back of the property.

2.3. The proposed bricks are considered to be acceptable in terms of finish and design. Officers are mindful that other types of brick would be less suitable as part of the development, and acknowledge that there is concern from the Parish Council and the Local Ward Member about the colour of the proposed brick. It is therefore recommended that a condition is imposed on any permission granted to require details of the proposed brick, including photos of a sample panel, to be submitted to the Council for approval prior to its installation on the property.

2.4. The site is within an edge of settlement location, and the northern elevations face out onto open fields, whereas the southern elevations face onto Barracks Hill. The lower ground floor elements would be largely obscured by the projecting decking above, and the substantial boundary screening to the side and rear boundaries of the site. Officers therefore consider that the brick element would scarcely be visible from outside of the site. Notwithstanding these points, the natural colours and finish of the bricks is not considered to be harmful to the rural landscape or character of the site.

2.5. Subject to the conditions referenced above, Officers are satisfied that the proposal is not so significantly different to the approved scheme that it would now be unacceptable in terms of design and landscape impact.

### Neighbour Amenity:

3.1 The proposed amendment is an aesthetic change to the scheme, and as such, it is not considered to impact upon neighbouring dwellings any more than the approved scheme. No third-party representations have been received.

## Highways/Access:

4.1. The proposal will not impact upon the existing highways arrangement.

## Summary:

5.1 The proposed amendment is considered to be minor in nature, and would not significantly impact on the overall design or landscape impact of the approved scheme.

5.2. The original permission was subject to a number of conditions to ensure that the development was not detrimental to any protected species, or harmful to the semi-rural setting of the site. It is proposed that these conditions are re-imposed on any subsequent permission granted. Subject to these conditions, the application is considered acceptable, and is therefore recommended for conditional approval.

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004***

## **Planning Policy**

### Relevant policy framework

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 Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

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.**

SPT1 Delivering sustainable development

TTV29 Residential extensions and replacement dwellings in the countryside

DEV1 Protecting health and amenity

DEV2 Air, water, soil, noise, land and light

DEV10 Delivering high quality housing

DEV20 Place shaping and the quality of the built environment

DEV23 Landscape character

DEV26 Protecting and enhancing biodiversity and geological conservation

DEV32 Delivering low carbon development

DEV33 Renewable and low carbon energy (including heat)

## **Neighbourhood Plan**

The site is within the Dartington neighbourhood plan area. However, this plan is not yet at an advanced enough stage that it can be given weight in the decision-making process.

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 & South West Devon JLP Supplementary Planning Document (2020)**

### **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.

#### ***Recommended conditions:***

1. The development to which this permission relates must be begun not later than 9th December 2023, which is the date of expiration of planning permission 3366/20/HHO, which this application varies.

Reason: To comply with Section 73 of the Town and Country Planning Act, 1990 as amended.

2. The development hereby approved shall in all respects accord strictly with drawing numbers 1178-PL-000, PL-0015.A, and GA-0016.B, received by the Local Planning Authority on 5th January 2021.

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 recommendations, mitigation and enhancement measures of the Bat & Bird Assessment by Orbis Ecology, dated 28th September 2020, shall be fully implemented prior to the commencement of the use hereby approved and adhered to at all times. In the event that it is not possible to do so all work shall immediately cease and not recommence until such time as an alternative strategy has been agreed in writing with the Local Planning Authority.

Reason: To safeguard the interests of protected species

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) Order, 2015 (and any Order revoking and reenacting this Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken within the extension hereby approved without the express consent in writing of the Local Planning Authority other than those expressly authorised by this permission:

(a) Part 1, Classes B and C (roof addition or alteration)

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the surrounding landscape.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting this Order) no openings other than those authorised by this permission (if any) shall be at any time be inserted in the south-west or north-west elevations of the development hereby permitted, without the prior permission, in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to ensure that any additional glazing is of a size and position that it does not create inappropriate levels of lighting which could harm the surrounding landscape character.

6. The cladding to be installed to the external walls of the dwelling shall be untreated cedar timber cladding as detailed on the approved plans. No other variation or cladding, or other materials shall be installed without further agreement, in writing, from the Local Planning Authority.

Reason: To ensure that the development displays good design practice and is in keeping with the local landscape character.

7. Prior to installation, details of the proposed brickwork shall be submitted to, and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved

Reason: In the interests of good design and maintaining the character of the locality.



# South Hams District Council Agenda Item 7

## DEVELOPMENT MANAGEMENT COMMITTEE 31-Mar-21

Appeals Update from 18-Feb-21 to 17-Mar-21

### Ward Allington and Strete

APPLICATION NUMBER : **1542/20/FUL** APP/K1128/W/20/3260220  
APPELLANT NAME: Mr Lachie Maclachlan  
PROPOSAL : Change of use of existing stable building to holiday accommodation  
LOCATION : The Stables, Ledstone **Officer delegated**  
APPEAL STATUS : Appeal decided  
APPEAL START DATE: 25-November-2020  
APPEAL DECISION: Dismissed (Refusal)  
APPEAL DECISION DATE: 22-February-2021

### Ward Dartington and Staverton

APPLICATION NUMBER: **2757/20/HHO** APP/K1128/D/20/3262562  
APPELLANT NAME: Mr and Mrs Alaric Colville  
PROPOSAL: Householder application for insertion of additional windows, balcony at first floor level, external walkway and steps at ground level, solar pv on roof and internal alterations  
LOCATION: Town Mills Staverton TQ9 6PD **Officer delegated**  
APPEAL STATUS: Appeal decided  
APPEAL START DATE: 15-November-2020  
APPEAL DECISION: Upheld  
APPEAL DECISION DATE: 05-March-2021

### Ward Dartmouth and East Dart

APPLICATION NUMBER: **2335/20/HHO** APP/K1128/D/20/3264536  
APPELLANT NAME: Mr & Mrs L Barnes  
PROPOSAL: Householder application for formation of roof terrace  
LOCATION: Silly Cottage 13 Sandquay Road Dartmouth TQ6 9PH **Officer member dele**  
APPEAL STATUS: Appeal Lodged  
APPEAL START DATE: 22-February-2021  
APPEAL DECISION:  
APPEAL DECISION DATE:

### Ward Salcombe and Thurlestone

APPLICATION NUMBER: **0857/20/HHO** APP/K1128/D/20/3263157  
APPELLANT NAME: Mr & Mrs David Gibby  
PROPOSAL: Householder application for first floor extension  
LOCATION: 3 Edwards Close Thurlestone TQ7 3BP **Committee**  
APPEAL STATUS: Appeal decided  
APPEAL START DATE: 11-December-2020  
APPEAL DECISION: Dismissed (Refusal)  
APPEAL DECISION DATE: 08-March-2021

### Ward Totnes

APPLICATION NUMBER: **1974/20/TPO** APP/TPO/K1128/8117  
APPELLANT NAME: Dr John Stanley  
PROPOSAL: T1: Ash - Crown reduction by up to 2m on all sides. To reduce wind resistance and stress to base of tree showing signs of decay, and reduce risk of striking neighbouring property if tree were to fall.  
LOCATION: 1 Southcote Orchard Totnes TQ9 5PA **Officer delegated**  
APPEAL STATUS: Appeal Lodged  
APPEAL START DATE: 25-February-2021  
APPEAL DECISION:  
APPEAL DECISION DATE:

**Ward Wembury and Brixton**

APPLICATION NUMBER : **1231/20/FUL** APP/K1128/W/21/3267903  
APPELLANT NAME: Lesley Ellis  
PROPOSAL: Erection of dwelling (resubmission of 2350/19/FUL)  
LOCATION: 3 Court Barton Close, Renney Road, Down Thomas, PL9 **Officer member delegated**  
0BG  
APPEAL STATUS: Appeal Lodged  
APPEAL START DATE: 23-February-2021  
APPEAL DECISION:  
APPEAL DECISION DATE:

**Ward West Dart**

APPLICATION NUMBER : **2499/18/FUL** APP/K1128/W/20/3260787  
APPELLANT NAME: Popply Developments  
PROPOSAL : READVERTISEMENT (revised plans received) Demolition of existing barn structure and erection of 4 new residential dwellings with associated landscaping (Re submission of 2564/17/FUL)  
LOCATION : Land Adj. To The Old Mill, Woodland Road Harbertonford **Committee**  
TQ9 7RS  
APPEAL STATUS: Appeal decided  
APPEAL START DATE: 25-November-2020  
APPEAL DECISION: Upheld  
APPEAL DECISION DATE: 26-February-2021

# Agenda Item 8

## Development Management Committee 31 Mar 2021 Undetermined Major applications as at 18-Mar-20

|   | Valid Date | Target Date  | EoT Date |
|---|------------|--|----------|
| <b>0612/16/OPA</b> Patrick Whymer   | 8-Aug-16   | 7-Nov-16   |          |
| Brimhay Bungalows Road Past Forder Lane House<br>Dartington Devon TQ9 6HQ |            | Outline planning application with all matters reserved for redevelopment of Brimhay Bungalows. Demolition of 18 Bungalows to construct 12 Apartments, 8 units of specialist housing for Robert Owens Community Clients and up to 10 open market homes. |          |

Comment: This Application was approved by Committee subject to a Section 106 Agreement. The Section 106 Agreement has not progressed.

|  | Valid Date | Target Date  | EoT Date        |
|--|------------|--|-----------------|
| <b>3704/16/FUL</b> Charlotte Howrihane   | 22-Nov-16  | 21-Feb-17  | <b>1-Apr-21</b> |
| Creek Close Frogmore Kingsbridge TQ7 2FG |            | Retrospective application to alter boundary and new site layout (following planning approval 43/2855/14/F) |                 |

Comment: Section 106 is with applicant to sign. They are waiting for the S38 agreement to be completed with Highways before signing the S106.

|  | Valid Date | Target Date   | EoT Date        |
|--|------------|---|-----------------|
| <b>3749/16/VAR</b> Charlotte Howrihane                                       | 23-Nov-16  | 22-Feb-17   | <b>1-Apr-21</b> |
| Development Site Of Sx 7752 4240 Creek Close<br>Frogmore Kingsbridge TQ7 2FG |            | Variation of condition 2 (revised site layout plan) following grant of planning permission 43/2855/14/F |                 |

Comment: see above for 3704/16/FUL. Agent has confirmed that this application will be withdrawn once the full application has been determined,

|  | Valid Date | Target Date  | EoT Date         |
|--|------------|--|------------------|
| <b>3628/17/FUL</b> Patrick Whymer                              | 20-Nov-17  | 19-Feb-18  | <b>28-Feb-21</b> |
| Oak Tree Field at SX 778 588 Tristford Road Harberton<br>Devon |            | Erection of 12 dwellings, workshop/office, associated landscaping and site development works |                  |

Comment: Application approved by committee subject to conditions and S106. The S106 has been agreed by the applicant but are awaiting the land purchase to complete before completing the S106.

|  | Valid Date | Target Date  | EoT Date        |
|--|------------|--|-----------------|
| <b>3445/18/FUL</b> Gemma Bristow                                 | 29-Nov-18  | 28-Feb-19  | <b>4-Jan-21</b> |
| Land at SX 580 576 Adjoining Seaton Orchard Sparkwell<br>PL7 5HX |            | Construction of new housing development comprising 20 dwellings. |                 |

Comment: Application approved subject to a S106 which is anticipated to be completed soon.

|   | Valid Date | Target Date   | EoT Date         |
|---|------------|---|------------------|
| <b>4180/18/FUL</b> Jacqueline Houslander          | 20-Dec-18  | 21-Mar-19   | <b>14-Jan-21</b> |
| Land at SX718512 East of B3196 Loddiswell TQ7 4DU |            | Creation of an equestrian livery facility including erection of barn, menage, associated works and change of use of land for the grazing and exercising of horses |                  |

Comment: Application has been held in abeyance following a formal complaint. There are ongoing discussions that may lead to this application being withdrawn and a new application submitted.

|  | Valid Date | Target Date  | EoT Date         |
|--|------------|--|------------------|
| <b>0936/19/ARM</b> Bryn Kitching                               | 15-Mar-19  | 14-Jun-19  | <b>30-Jun-21</b> |
| Land at SX 857 508 adjacent to Townstal Road West of Dartmouth |            | Application for approval of reserved matter following outline approval 15_51/1710/14/O (Appeal APP/K1128/W/15/3039104) for layout, scale, appearance and landscaping for 240 dwellings, public open space, highways, landscaping and associated works and approval of details reserved by conditions 6, 7, 8, 9 & 12 of planning consent 15_51/1710/14/O (Appeal APP/K1128/W/15/3039104) |                  |

Comment: Application on hold while layout designs are finalised and submitted for adjoining site and remainder of the allocation. This will allow for comprehensive consideration of reserved matters for the whole of the local plan allocation. As reserved matters consent was granted in February 2020 for 116 dwellings on part of the same site, this application will be amended to the balance of residential which can then be considered alongside the forthcoming reserved matters applications.

|                                     | Valid Date | Target Date  | EoT Date         |
|-------------------------------------|------------|--|------------------|
| <b>2133/19/VAR</b> Cheryl Stansbury | 12-Jul-19  | 11-Oct-19  | <b>30-Apr-21</b> |
| Cottage Hotel Hope Cove TQ7 3HJ     |            | READVERTISEMENT (Revised Plans Received) Application for variation of condition 2 of planning consent 46/2401/14/F |                  |

Comment: In discussion with applicant/agent to provide plans showing all levels.

|  | Valid Date | Target Date   | EoT Date         |
|--|------------|---|------------------|
| <b>2334/19/FUL</b> Jacqueline Houslander | 18-Jul-19  | 17-Oct-19   | <b>30-Jan-21</b> |
| Totnes Cross Garage Halwell TQ9 7JG      |            | Conversion and extension of shop and commercial premises to create enlarged retail area and cafe. New vehicle repair workshop and MOT bays. Replacement house, associated access and parking. |                  |

Comment: Applicant is wanting to substantially reduce the proposal considerably and we are awaiting revised plans.

|  | Valid Date | Target Date   | EoT Date         |
|--|------------|---|------------------|
| <b>3197/19/OPA</b> Cheryl Stansbury                  | 2-Oct-19   | 1-Jan-20  | <b>29-Jan-21</b> |
| Land adjacent to New Park Road Lee Mill Nr Ivybridge |            | Outline application with some matters reserved for residential development of up to 25 residential units including vehicular access, estate roads, landscaping, open space, drainage, infrastructure and all associated development (resubmission of 1303/18/OPA) |                  |

Comment: Section 106 is progressing and likely to be completed soon.

|  | Valid Date | Target Date  | EoT Date         |
|--|------------|--|------------------|
| <b>3886/19/VAR</b> Tom French  | 28-Nov-19  | 27-Feb-20  | <b>31-Mar-21</b> |
| Sherford New Community Land South and South West of A38 Deep Lane junction and East of Haye Road Elburton Plymouth |            | Application for variation of conditions 1, 2, and 4 of planning permission 0490/19/ARM |                  |

Comment

|   | Valid Date | Target Date   | EoT Date         |
|---|------------|---|------------------|
| <b>4181/19/OPA</b> Ian Lloyd  | 9-Jan-20   | 9-Apr-20  | <b>18-Dec-20</b> |
| Land off Towerfield Drive Woolwell Part of the Land at Woolwell JLP Allocation (Policy PLY44) |            | Outline application for up to 360 dwellings and associated landscaping, new access points from Towerfield Drive and Pick Pie Drive and site infrastructure. All matters reserved except for access. |                  |

Comment: Along with 4185/19/OPA a year-long PPA was agreed until end of December 2020. Both parties agree more time is required to resolve transport/delivery/other matters and for a period of re-consultation and a revised programme is under discussion – likely September 2021.

|   | Valid Date | Target Date | EoT Date   |
|---|------------|-------------|--|
| <b>4185/19/OPA</b> Ian Lloyd  | 9-Jan-20   | 9-Apr-20    | <b>18-Dec-20</b>   |
| Land at Woolwell Part of the Land at Woolwell JLP Allocation (Policy PLY44) |            |             | Outline application for provision of up to 1,640 new dwellings; up to 1,200 sqm of commercial, retail and community floorspace (A1-A5, D1 and D2 uses); a new primary school; areas of public open space including a community park; new sport and playing facilities; new access points and vehicular, cycle and pedestrian links; strategic landscaping and attenuation basins; a primary substation and other associated site infrastructure. All matters reserved except for access. |

Comment: Along with 4181/19/OPA a year-long PPA was agreed until end of December 2020. Both parties agree more time is required to resolve transport/delivery/other matters and for a period of re-consultation and a revised programme is under discussion – likely September 2021

|   | Valid Date | Target Date | EoT Date  |
|---|------------|-------------|---|
| <b>4158/19/FUL</b> Cheryl Stansbury   | 17-Jan-20  | 17-Apr-20   | <b>6-Feb-21</b>   |
| Development Site At Sx 734 439, Land to Northwest of junction between Ropewalk and Kingsway Park Ropewalk Kingsbridge Devon |            |             | READVERTISEMENT (Revised Plans Received) Residential development comprising of 15 modular built dwellings with associated access, car parking and landscaping |

Comment: Applicant is reviewing the proposal.

|   | Valid Date | Target Date | EoT Date  |
|---|------------|-------------|---|
| <b>3752/19/OPA</b> Jacqueline Houslander                    | 11-Feb-20  | 12-May-20   | <b>10-Jan-21</b>  |
| Former School Playing Ground Elmwood Park Loddiswell TQ7 SA |            |             | Outline application with some matters reserved for residential development of 20-25 dwellings |

Comment – awaiting a discussion with the applicants.

|   | Valid Date | Target Date | EoT Date   |
|---|------------|-------------|--|
| <b>0761/20/OPA</b> Jacqueline Houslander                | 5-Mar-20   | 4-Jun-20    | <b>22-Jan-21</b>   |
| Vicarage Park Land North of Westentown Kingston TQ7 4LU |            |             | Outline application with some matters reserved for 12 new houses. Alterations to existing access and construction of access road. Realignment and creation of new public rights of way, provision of public open space and strategic landscaping (Resubmission of 4068/17/OPA) |

Comment: Under consideration by officer

|   | Valid Date | Target Date | EoT Date  |
|---|------------|-------------|---|
| <b>0995/20/VAR</b> Paul Rossington            | 1-Apr-20   | 1-Jul-20    | <b>19-Feb-21</b>  |
| Hartford Mews Phase 2 Cornwood Road Ivybridge |            |             | Variation of conditions 4 (LEMP) and 13 (Tree Protective Fencing) of planning consent 3954/17/FUL |

Comment:

|                                     | Valid Date | Target Date | EoT Date   |
|-------------------------------------|------------|-------------|--|
| <b>3623/19/FUL</b> Cheryl Stansbury | 14-Apr-20  | 14-Jul-20   | <b>5-Mar-21</b>  |
| Land off Godwell Lane Ivybridge     |            |             | Full planning application for the development of 111 residential dwellings with associated access, parking, landscaping, locally equipped play area and infrastructure |

Comment: On-going discussions with applicant

|  | Valid Date | Target Date   | EoT Date         |
|--|------------|---|------------------|
| <b>0868/20/ARM</b> Jacqueline Houslander                     | 29-Apr-20  | 29-Jul-20   | <b>28-Feb-21</b> |
| Development Site at SX 612 502 North Of Church Hill Holbeton |            | Application for approval of reserved matters following outline approval 25/1720/15/O for the construction of 14no.dwellings, provision of community car park, allotment gardens, access and associated works including access, layout, scale appearance and landscaping (Resubmission of 0127/19/ARM) |                  |

Comment: Negotiations ongoing with applicants.

|  | Valid Date | Target Date  | EoT Date         |
|--|------------|--|------------------|
| <b>1266/20/ARM</b> Jacqueline Houslander     | 30-Apr-20  | 30-Jul-20  | <b>19-Feb-21</b> |
| Land At Ngr Sx513609 Pinewood Drive Woolwell |            | READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval 1954/18/OPA |                  |

Comment: Application re advertised and comments sent to agents. Awaiting amended plans and response.

|  | Valid Date | Target Date  | EoT Date         |
|--|------------|--|------------------|
| <b>1419/20/FUL</b> Jacqueline Houslander         | 2-Jun-20   | 1-Sep-20   | <b>15-Jan-21</b> |
| Land West of Beara Farm Woolston Green Landscope |            | READVERTISEMENT (revised plans received) Demolition of existing concrete barn and construction of fourteen dwellings including five for shared ownership/affordable rent (resubmission of 2176/18/FUL) |                  |

Comment: Amended plans have been received and re-advertised.

|  | Valid Date | Target Date  | EoT Date         |
|--|------------|--|------------------|
| <b>1585/20/FUL</b> Jacqueline Houslander                           | 3-Jun-20   | 2-Sep-20   | <b>20-Jan-21</b> |
| Land adjacent to Dartmouth Park and Ride site Wessex Way Dartmouth |            | READVERTISEMENT (Revised Plans Received) Construction of new two storey Health and Well-being Centre and associated external works |                  |

Comment: Application approved at Committee subject to S106.

|   | Valid Date | Target Date   | EoT Date        |
|---|------------|---|-----------------|
| <b>2508/20/OPA</b> Anna Henderson-Smith | 12-Aug-20  | 11-Nov-20   | <b>6-Jan-21</b> |
| Moor View Touring Park Modbury PL21 0SG |            | Outline application with some matters reserved for proposed development of holiday lodges, leisure facilities and associated works(resubmission of 0482/17/FUL) |                 |

Comment: Extension of time granted until 6/1/2020 to address Ecology issues. The previous application is at appeal on-going discussion on the type of application submitted.

|  | Valid Date | Target Date   | EoT Date |
|--|------------|---|----------|
| <b>3347/20/VAR</b> Jacqueline Houslander | 20-Oct-20  | 19-Jan-21   |          |
| Land adjacent to Siding Cross Wrangaton  |            | Variation of condition 1 (approved plans) following grant of Planning consent 3717/19/ARM |          |

Comment: Under consideration by officer

|   | Valid Date | Target Date   | EoT Date           |
|---|------------|---|--------------------|
| <b>3841/20/OPA</b> Bryn Kitching          | 3-Dec-20   |   | <b>30-April-21</b> |
| Land At Sawmills North of A385 Dartington |            | Outline application with all matters reserved, except for access, for up to 40no. residential units and associated public open space and infrastructure |                    |

Comment – Further information submitted following initial consultation responses. Reconsultation currently taking place with aim to take application to committee on 28<sup>th</sup> April 2021

|  | <b>Valid Date</b> | <b>Target Date</b> | <b>EoT Date</b>   |
|--|-------------------|--------------------|---|
| <b>3842/20/OPA</b> Bryn Kitching         | 3-Dec-20          | 4-Mar-21           | <b>30-April-21</b>  |
| Land At SX 783 624 Broom Park Dartington |                   |                    | Outline application with all matters reserved, except for access, for up to 80no. residential units and associated public open space and infrastructure |

**Comment – Further information submitted following initial consultation responses. Reconsultation currently taking place with aim to take application to committee on 28<sup>th</sup> April 2021**

|  | <b>Valid Date</b> | <b>Target Date</b> | <b>EoT Date</b>   |
|--|-------------------|--------------------|---|
| <b>3814/20/VAR</b> Jacqueline Houslander | 7-Dec-20          | 8-Mar-21           |   |
| Fort Bovisand Bovisand PL9 0AB           |                   |                    | Application for variation of condition 2 regarding Drawings of Planning application 2821/17/FUL |

**Comment – Recently submitted application within consultation period.**

|   | <b>Valid Date</b> | <b>Target Date</b> | <b>EoT Date</b>   |
|---|-------------------|--------------------|---|
| <b>4254/20/FUL</b> Anna Henderson-Smith | 23-Dec-20         | 24-Mar-21          |   |
| Springfield Filham PL21 0DN             |                   |                    | Proposed development of redundant nursery to provide 30 new dwellings for affordable and social rent, a new community hub building, conversion of existing barns to provide ancillary spaces and landscaping works providing communal areas and playgrounds |

**Comment - Recently submitted application within consultation period**

|   | <b>Valid Date</b> | <b>Target Date</b> | <b>EoT Date</b>   |
|---|-------------------|--------------------|---|
| <b>0100/21/FUL</b> Tom French                         | 13-Jan-21         | 14-Apr-21          |   |
| Land at SX 5688 5556, South of Plympton Devon PL7 5HQ |                   |                    | Construction of 1no 15000ftsq business unit and 2no 10000ftsq business units (Class uses B1(a)(b)(c), B2 & B8) in place of previously planning approved site layout (reference 1878/19/FUL) |

**Comment - Recently submitted application within consultation period**

|  | <b>Valid Date</b> | <b>Target Date</b> | <b>EoT Date</b>  |
|--|-------------------|--------------------|--|
| <b>0479/21/VAR</b> Bryn Kitching                 | 24-Feb-21         | 26-May-21          |  |
| Land adjacent to Townstal Road West of Dartmouth |                   |                    | Application for variation of conditions 18, 19 and 20 of planning consent 2609/19/VAR and 15_51/1710/14/O (to allow additional uses of building merchants, retail or hot food takeaway to be constructed on the employment land) |

**Comment - Recently submitted application within consultation period**

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