

# **SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE**



## **Minutes of a meeting of the South Hams Development Management Committee held on Wednesday, 26th May, 2021 at 10.00 am at the Repton Room - Follaton House**

Present: **Councillors:**

**Chairman** Cllr Brazil  
**Vice Chairman** Cllr Foss

Cllr Abbott  
Cllr Hodgson  
Cllr Reeve  
Cllr Taylor

Cllr Brown  
Cllr Long  
Cllr Rowe  
Cllr Smerdon\*

\* As Substitute for Cllr Pringle

### **In attendance:**

Officers:  
Senior Specialist – Development Management  
Legal Officer  
Specialist – Planning  
Covid Marshall  
Specialist – IT  
Specialist – Democratic Services

### **1. Minutes**

DM.01/21

The minutes of the meeting of the Committee held on 28<sup>th</sup> April 2021 were confirmed as a correct record by the Chairman subject to inclusion of the three amendments outlined below:

DM71/20, 6a) The Ward Member opposed this application with particular reference to the ecology.

DM71/20, 6b) The Ward Member opposed this application with particular reference to the ecology.

DM71/20, 6c) The house was linked to the Murch family and had a fully hipped roof which was an important contribution to Salcombe's heritage.

2. **Declarations of Interest**

DM.02/21

Members and officers were invited to declare any interests in the items of business to be considered and the following was made:

Cllr B Taylor declared a personal interest in application 2828/20/FUL (Barby Lodge, Cleveland Drive, Bigbury on Sea, TQ7 4AY) as he was a Member of the South Devon AONB Partnership Committee. The Member remained in the meeting and took part in the debate and vote thereon;

3. **Public Participation**

DM.03/21

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.

4. **Planning Applications**

DM.04/21

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) 2828/20/FUL Barby Lodge, Cleveland Drive, Bigbury on Sea, TQ7 4AY  
Parish: Bigbury**

**Development: READVERTISEMENT Application for replacement dwelling**

Case Officer Update:

Following questions raised at the site visit, the Case Officer confirmed the top floor rear windows were not cabriole windows, and that the neighbour's drive would remain after building the new residence. The grass verge around the property was a common feature in the area and would be retained. The ridge height would be increased but it was the officer's view that the size of dwelling had increased without increasing the ridge height significantly.

Following questions raised by Members at the Committee, the Case Officer confirmed that the underground garage had been measured and could accommodate one car, and that the condition on replacing the hedge could be altered to ensure the replacement hedge was of the same size as the current hedge. It was also confirmed that a construction management plan could be requested if Members so wished.

Speakers included: Objector – Mr J Munday; Supporter – Mr J Marshall; Parish Council – Cllr V Scott; Ward Member – Cllr B Taylor;

The Ward Member acknowledged that the bungalow was in need of renovation or rebuild but he felt that the design of this application impacted on the neighbours' amenities and did not sit well within the street scene.

During the debate, one Member felt that many objections were based on the loss of neighbours' views but that this was not a material planning consideration. However, other Members felt that the moving the proposed building back deeper into the site resulted in overdevelopment of the site. They also felt that the proposed building impacted on neighbouring amenities and considerably altered the street scene with the large, raised patio to the front and side.

Reasons for refusal:

1. The proposal, by virtue of its new position on the site, creates a negative impact on neighbouring properties to the north, west, and east in terms of overlooking and the perception of overlooking; being dominant and overbearing; and causing a loss of outlook contrary to policy DEV1 of the Plymouth and South West Devon Joint Local Plan and policy BP7 of the Bigbury Neighbourhood Plan and para. 127 of the NPPF 2019
2. The scale and massing of the proposed dwelling would have a negative impact on the street scene and, as such, be out of character with the area contrary to policy DEV20 in the Plymouth and South West Devon Joint Local Plan and policy BP7 of the Bigbury Neighbourhood Plan as well as para. 127 of the NPPF 2019.

**Recommendation:** Conditional approval

**Committee decision:** Refusal – with the wording of the reasons being delegated to the Head of Development Management, in consultation with the Committee Chairman, proposer, seconder and the local Ward Member.

## 5. **Planning Appeals Update**

DM.05/21

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

The Senior Specialist – Development Management (DM) provided further details on specific recent appeal decisions.

6.

**Update on Undetermined Major Applications**

DM.06/21

Members noted the list of undetermined major applications.

The Meeting concluded at 11.41 am

**Signed by:**

**Chairman**

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Voting Analysis for Planning Applications – DM Committee 26<sup>th</sup> May 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>
2828/20/FUL	Barby Lodge, Cleveland Drive, Bigbury on Sea, TQ7 4AY	Refusal	Cllrs Foss, Hodgson, Long, Reeve, Rowe, Smerdon, Taylor (7)	Cllrs Abbott, Brazil (2)	Cllr Brown (1)	Cllrs Kemp, Pannell (2)

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