

**SOUTH HAMS
DEVELOPMENT
MANAGEMENT
COMMITTEE**



Minutes of a meeting of the **South Hams Development Management Committee** held on **Wednesday, 17th February, 2016 at 2.00 pm** at the **Council Chamber - Follaton House**

Present: **Councillors:**

Chairman Steer
Vice Chairman

Bramble
Cane
Hitchins
Holway
Rowe

Brazil
Cuthbert
Hodgson
Pearce
Vint

In attendance:

Councillors:

Wright

Officers:

55. 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 Pearce declared a disclosable pecuniary interest in application **55/2213/15/VAR**: Variation of conditions 3 (approved plans), 9 (landscaping) and 11 (boundary enclosure) of planning consent 55/2134/12/RM to allow resiting and screening of air source heat pump and revisions to boundary treatment – 8 Whimbrels Edge, Thurlestone, by virtue of being a neighbour to the application site, as declared at the time of submission of the application, and she left the meeting for the duration of the debate and vote on this item;

Cllr Hodgson and Cllr Vint both declared a personal interest in application **14/1424/15/VAR**: Variation of condition 5 (parking restriction) of planning consent 14/2278/14/F – Lower Allerton Farmhouse, Dartington, by virtue of knowing the applicant in a personal capacity and through work with Transition Town Totnes and the Neighbourhood Plan process. They remained in the meeting and took part in the debate and vote thereon.

56. **Minutes**

The minutes of the meeting of the Committee held on 20 January 2016 were confirmed as a correct record and signed by the Chairman, subject to an amendment to the reason for Cllr Pearce declaring a disclosable pecuniary interest being corrected in the minutes to read:

'..... by virtue of being a neighbour to the application site, as declared at the time of submission of the application'.

57. **Public Participation**

The Chairman announced that a list of members of the public who had registered their wish to speak at the meeting had been circulated

58. **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:

**55/2213/15/VAR 8 Whimbrels Edge, Thurlestone
Parish: Thurlestone**

**Variation of conditions 3 (approved plans), 9
(landscaping) and 11 (boundary enclosure) of planning
consent 55/2164/12/RM to allow re-siting and screening
of air source heat pump and revisions to boundary
treatment**

Officer's Update: Revised plan had been submitted showing the block wall at a greater height and a further condition was recommended requiring the block wall to be built to the height as shown on the revised plan.

Comments from EH Officer were presented, as were comments from the applicants in response to questions asked at the site visit.

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Accords with plans
2. External materials and finishes to be retained as approved
3. Implementation and maintenance of landscaping scheme
4. PD removed
5. Boundary treatment to be constructed in accordance with approved details
6. Parking areas within boundary wall to be retained in perpetuity
7. Privacy screen to be retained
8. No access to sedum roof
9. Wicker screen to be retained in accordance with approved details unless otherwise agreed.
10. Planting forward of and within 1m either side of the ASHP shall not be pruned to a height below 1.5m, should planting die or become diseased replanting shall occur in accordance with details to be agreed.

48/2450/15/F

**Proposed development site at SX773
400, Prowse Barn, South Pool,
Kingsbridge
Parish: South Pool**

Alterations, conversion and change of use of traditional stone barn to a two bedroom dwelling with detached home office

Speakers included: Parish Council representative – Cllr Peter Wotton

Officer Update: The number of representations was amended to 20 supporting and 14 objecting. Members were updated on the late letters of objection, and a late DCC Highways response of no objection.

Recommendation: Conditional Approval

Committee Decision: Site Inspection

**14/1424/15/VAR Lower Allerton Farmhouse,
Dartington, Totnes
Parish: Dartington**

Variation of condition 5 (parking restriction) of planning consent 14/2278/14/F

Speakers included: Objector – Ms Tina Dean; Supporter – Mr Robert Tee; Ward Member – Cllr Hodgson

Officer's Update: Additional letters of support and objection related to parking issues on site

Recommendation: Refusal

During discussion, Members asked a number of questions to ensure clarity over exactly where the proposal intended for parking to be allowed. Members also clarified that this was for overflow parking. The Ward Member noted that this application represented an example of using the planning system to resolve neighbour issues. The Ward Member also advised that on a recent visit to the application site with the Case officer there was only one vehicle movement and there seemed to be plenty of space.

Another Member suggested that the applicant park in the proposed areas and then see if the planning authority tried to take enforcement action. He added that this was an unsolvable problem. Other comments included disappointment with the plans which were inadequate and inaccurate, and the different perspective provided by the photographs. The Ward Member reiterated that this proposal was for overspill parking; the Case officer confirmed that it would be legitimate to park there all the time.

Committee Decision: Conditional Approval

Reasons:

Space did exist for turning, there was access in and out to the neighbouring property and the proposal was felt to be reasonable.

Conditions:

1. Parking in accordance with original parking plan or wholly within identified pink areas on new plan

59. **Planning Appeals Update**

Members noted the presented list of appeals.

The Meeting concluded at 3.45 pm

Signed by:

Chairman

This page is intentionally left blank

Voting Analysis for Planning Applications – DM Committee 17 February 2016

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
55/2213/15/VAR	8 Whimbrels Edge, Thurlestone	Conditional Approval	Cllrs Hodgson, Holway, Brazil, Cane, Steer, Vint (6)	Cllrs Cuthbert, Bramble, Hitchins (3)	Cllr Pearce by virtue of declaring a DPI (1), Cllr Rowe by virtue of not attending the site visit (1)	Cllr Foss (1)
48/2450/15/F	Proposed development site at SX773 400, Prowse Barn, South Pool	Site Inspection	Cllrs: Steer, Holway, Bramble, Hodgson, Vint, Brazil, Cuthbert, Pearce, Hitchins, Cane (10)	Rowe (1)		Cllr Foss (1)
14/1424/15/VAR	Lower Allerton Farmhouse, Dartington, Totnes	Approval	Cllrs Rowe, Bramble, Brazil, Hodgson, Vint, Holway (6)	Cllrs Steer, Hitchins, Cuthbert, Pearce, Cane (5)	(0)	Cllr Foss (1)

