

South Hams Development Management Committee



Title:	Agenda										
Date:	Wednesday, 17th February, 2016										
Time:	2.00 pm										
Venue:	Council Chamber - Follaton House										
Full Members:	<p style="text-align: center;">Chairman Steer</p> <p style="text-align: center;">Vice Chairman Foss</p> <p><i>Members:</i></p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Bramble</td> <td>Hodgson</td> </tr> <tr> <td>Brazil</td> <td>Holway</td> </tr> <tr> <td>Cane</td> <td>Pearce</td> </tr> <tr> <td>Cuthbert</td> <td>Rowe</td> </tr> <tr> <td>Hitchins</td> <td>Vint</td> </tr> </table>	Bramble	Hodgson	Brazil	Holway	Cane	Pearce	Cuthbert	Rowe	Hitchins	Vint
Bramble	Hodgson										
Brazil	Holway										
Cane	Pearce										
Cuthbert	Rowe										
Hitchins	Vint										
Substitutes:	Named substitutes are not appointed										
Interests – Declaration and Restriction on Participation:	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.										
Committee administrator:	Kathy Trant Senior Case Manager 01803 861185										

1. Minutes

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To approve as a correct record and authorise the Chairman to sign the minutes of the meeting of the Committee held on 20 January 2016

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

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The Chairman to advise the Committee on any requests received from members of the public to address the meeting;

(a) SITE INSPECTIONS

the site inspection deferred from the meeting on 20 January 2016 will be considered under agenda item 6b.

(b) PLANNING APPLICATIONS

15 - 30

Members are requested to raise any queries they may have with the respective case officer before the meeting

55/2213/15/VAR

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
8 Whimbrels Edge, Thurlestone, Kingsbridge, TQ7 3BR

48/2450/15/F

Alterations, conversion and change of use of traditional stone barn to a two bedroom dwelling with detached home office. Proposed development site at SX 773 400, Prowse Barn, South Pool, Kingsbridge

14/1424/15/VAR

Variation of condition 5 (parking restriction) of planning consent 14/2278/14/F
Lower Allerton Farmhouse, Dartington, Totnes, TQ9 6DY

7. Planning Appeals Update

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**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
20 JANUARY 2016**

Members in attendance

Cllr I Bramble	Cllr J M Hodgson
Cllr J Brazil	Cllr T R Holway
Cllr P K Cuthbert	Cllr J A Pearce
Cllr R J Foss (Vice Chairman)	Cllr R Rowe
Cllr P W Hitchens	Cllr R C Steer (Chairman)
	Cllr R J Vint

Apologies

Cllr B F Cane

Other Members in attendance

Cllrs Baldry, Barnes, Saltern, Tucker, Ward and Wright

Officers in attendance and participating

Item No:	Application No:	
All agenda items		COP Lead Development Management, Planning Officers, Solicitor and Senior Case Manager
27/1859/15/F		DCC Flood Risk Officer, DCC Highways Officer, Representative from Level Ltd, Specialist – Place and Strategy

DM.50/15 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 having already made representations on this application and she left the meeting for the duration of the debate and vote on this item;

Cllr Hodgson declared a personal interest in application **2621/2015/FUL**: Erection of 1no. dwelling on land adjacent to Weir Nook – Weir Nook, Weirfields, Totnes, by virtue of knowing the landowner in a personal capacity and she remained in the meeting and took part in the debate and vote thereon;

Cllr Brazil declared a disclosable pecuniary interest in application **27/1859/15/F**: Erection of 77 dwellings, including all associated public space, landscaping and all other associated external works – Proposed development site at SX 6203 5630, Woodland Road, Ivybridge, by virtue of comments he made at the site inspection for this application. He apologised to his fellow Committee Members and to officers for the comments that he had made and then left the room for the duration of the debate and discussion on this item.

DM.51/15 **MINUTES**

The minutes of the meeting of the Committee held on 16 December 2015 were confirmed as a correct record and signed by the Chairman.

DM.52/15 **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.

DM.53/15 **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:

**27/1859/15/F SX 6203 5630, Woodland Road, Ivybridge
Parish: Ivybridge**

**Erection of 77 dwellings including all associated public space,
landscaping and all other associated external works**

Speakers included: Objector – Mr Steve Pitcher; Supporter – Mr Andrew West; Town Council Representative – Cllr Ann Laity; Ward Member Cllr Saltern

Officer's Update:

- An email had been circulated to all Councillors regarding the viability assessment;
- Confirmation had been received from the Lead Local Flood Authority that the proposed drainage management scheme would be effective and represented betterment;
- The recommendation was therefore revised to remove the reference to requiring the above confirmation;
- A correction was noted to the last sentence of the third paragraph of the section titled 'Conclusions'. This should have read: 'Of

particular importance are measures to secure a landscape plan and surface water management plan’;

- The proposed Affordable Housing (AH) split is 50% Affordable Rent and 50% Shared ownership;
- The increase to 30% AH had necessitated minor layout amendments at the northern end of the site;
- A Highway Safety Audit had been received and reviewed by Devon County Council Highway Authority on Monday 18 January 2016. This demonstrated that the access, relocated bus stop and pedestrian / cyclist provision had been designed to meet safety standards;
- A revised plan had been received indicating that the main road would be adopted, but that the three spurs would be privately owned. A footpath had been added on the eastern side of the main road and three parking spaces removed;
- Advised that a Travel Plan would be required and that this would be secured as part of the s106 Agreement;
- Advised that in addition to s106 money, the applicant was proposing £28,500 towards cycling and road safety measures (other than the direct provision in the application); and
- Clarified that the Officer recommendation was for conditional approval and that delegated authority be granted to the COP Lead Development Management to finalise the details of the s106 and s278 legal agreements and conditions.

Recommendation: That Conditional Approval of the application be delegated to the COP Lead Development Management subject of conditions, prior satisfactory completion of a Section 106 Agreement, a Section 278 Agreement, and confirmation that the Highways authority have no objections to the proposed access and parking arrangements.

During debate on this item, Members raised concerns regarding specific elements of the design of the proposal, including access to certain properties, access to open space areas, issues of wheelie bin storage and parking arrangements. The DCC Highways Authority representative responded to concerns relating to highways and confirmed that the Highways Authority were satisfied with the proposal. The DCC Flood Risk Officer responded to questions and concerns relating to drainage and flooding on site, and concerns about potential flooding in neighbouring locations as a result of this proposal. The representative from Levvel Ltd responded to Members questions relating to the viability of the proposal.

To conclude the debate on this item, a number of Members expressed their concerns and sought deferral of the application to enable the applicant to reconsider the design of the proposal.

Committee Decision: That the application be deferred to allow the applicant an opportunity to address concerns expressed by councillors with respect to layout and design.

**37/831/15/F SX552 481 Barnicott, Bridgend Hill, Newton
Ferrers
Parish: Newton and Noss**

Provision of new dwelling

Speakers included: Supporter – Mrs Amanda Burden; Parish Council Representative – Cllr Alan Cooper; Ward Member – Cllr Baldry (a written statement from Ward Member Cllr Blackler was also presented)

Officer's Update: N/A

Recommendation: Refusal

Committee Decision: Refusal

**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

Speakers included: Objector – Mr Steve White; Supporter – Mr Neil Redfearn; Parish Council Representative – Cllr Tony Goddard; Ward Member – Cllr Wright

Officer's Update: N/A

Recommendation: Conditional Approval

Committee Decision: Site Inspection

**2621/15/FUL Land adjacent to Weir Nook, Weirfields, Totnes
Parish: Totnes**

Erection of 1no. dwelling on land adjacent to Weir Nook

Speakers included: Objector – Mr Jonathan Brook; Supporter – Mr Andrew Kirby; Town Council representative – Cllr Rose Adams; Ward Members – Cllr Horsburgh and Cllr Vint

Officer Update: N/A

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time
2. Accords with plans
3. Material samples to be agreed
4. Parking to be provided and maintained
5. Removal of PD
6. Single storey roof not to be used as a balcony/amenity area
7. High level window in first floor south west elevation
8. Unsuspected contamination
9. Boundary fence on northern boundary with Glenroy to be retained as a solid boundary of the same height to maintain privacy
10. Construction Management Plan to be agreed prior to commencement of development

20/2136/15/F

**1 Longpark Cottages, East Portlemouth
Parish: East Portlemouth**

Householder application for proposed relocation of external garden steps linking lower patio with upper terrace and lawn

Speakers included: Supporter – Mr Paul Fleming; Parish Council Representative – Cllr Lindsay Lindley; Ward Member – Cllr Brazil

Officer's Update: Additional letter from neighbour – material planning considerations not already mentioned in report were reported as update:

- Plans inaccurate
- Patio could be sited elsewhere
- It is the patio that is overbearing, dominant and intrusive not the trellis
- Rear access is important due to fire risk of thatched cottage
- Small fence does not mitigate overlooking

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time
2. Accords with plans
3. Stairs to be relocated and screen fence erected within three months of date of approval
4. Details of trellis to be approved prior to installation
5. Screen fence to be retained in perpetuity

35/1782/15/LB

**Croppins Coombe, Modbury
Parish: Modbury**

Listed building consent for alterations and extension

Recommendation: Refusal

Committee Decision: Conditional Approval

Conditions:

1. Time
2. Accord with plans
3. Schedule of repair and reinstatement of historic roof structure, beams, joists, lintels etc
4. Window and door details
5. Lime mortars, plasters and renders

35/2366/15/F

**Croppins Coombe, Modbury
Parish: Modbury**

Alterations and extensions to existing house and domestic curtilage

Speakers included: Supporter – Mrs Pam Wilcox; Parish Council Representative – Cllr Bernard Taylor; Ward Member – Cllr Lindsay Ward

Recommendation: Refusal

During the debate on this item, a number of Members expressed the view that the proposed design was of such a high standard that it outweighed the reasons for refusal of the application. Members also stated that the applicant had a track record of renovating and supporting heritage within the South Hams. Whilst there was a responsibility to conserve assets, there was nothing that stated the narrative of a building should stop at this point. Other Members appreciated the reasons for refusal and agreed that the proposed extension was not subservient to the building and therefore the application should be refused in line with officer recommendation. A more modest extension would be more appropriate in this setting.

Committee Decision: Conditional Approval

Reasons:

The desirability of sustaining and enhancing a heritage asset and putting it to use.

Conditions:

1. Time
2. Accord with plans
3. Unidentified contaminated land

4. Landscaping
5. Materials samples
6. Details of rooflights, vents, ducts etc
7. Joinery details
8. Archaeological recording

**53/2412/15/F Seagulls, Hallsands, Kingsbridge
Parish: Stokenham**

**Demolition of existing house, provision of new house,
improvements to access parking and landscape**

Speakers included: Objector – Mr Tom Hoeksma; Supporter – Mr John Blaney; Parish Council Representative – Cllr Tim Lynn; Ward Member – Cllr Brazil

Officer's Update: N/A

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Standard Time Limit
2. Accord with Plans
3. Unsuspected Contamination
4. Landscaping – details submitted to be constructed and thereafter maintained for identified period of time
5. Ecology – accord with recommendations
6. Construction Management Plan
7. Vulnerability Assessment (detail of condition delegated to COP Lead Development Management in consultation with Chairman of Development Management Committee and the local Ward Member)

**2695/15/LBC 5 Clifton Place, Salcombe
Parish: Salcombe**

**Listed building consent for replacement of 1no. existing window
and remedial works to exterior render, beneath replacement
window following tidal erosion**

Officer's Update: N/A

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time
2. Accord with Plans

DM.54/15 **PLANNING APPEALS UPDATE**

Members noted the presented list of appeals.

(Meeting commenced at 10.30am and concluded at 6:20 pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 20 January 2016

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
27/1859/15/F	SX 6203 5630, Woodland Road, Ivybridge	Deferral	Cllrs Pearce, Hitchins, Holway, Rowe, Hodgson, Vint, Bramble (7)	Cllrs Cuthbert, Steer, Foss (3)	Cllr Brazil by virtue of declaring an interest (1)	Cllr Cane (1)
37/1831/15/F	Development site at SX 552 481, Barnicott, Bridgend Hill, Newton Ferrers	Refusal	Cllrs Steer, Foss, Cuthbert, Brazil, Pearce, Hitchins, Holway, Rowe, Hodgson, Vint, Bramble (11)	(0)	(0)	Cllr Cane (1)
55/2213/15/VAR	8 Whimbrels Edge, Thurlestone	Site Visit	Cllrs Foss, Bramble, Hodgson, Holway, Brazil, Rowe, Hitchins (7)	Cllrs Cuthbert, Steer (2)	Cllr Pearce by virtue of declaring a DPI (1), Cllr Vint (1)	Cllr Cane (1)
2621/15/FUL	Land adj. to Weir Nook, Weirfields, Totnes	Conditional Approval	Cllrs: Rowe, Steer, Holway, Bramble, Hodgson, Vint, Foss, Brazil (8)	(0)	Cllrs Cuthbert, Pearce, Hitchins (3)	Cllr Cane (1)
20/2136/15/F	1 Longpark Cottages, East Portlemouth	Refusal	Cllrs Brzil, Vint, Hodgson, Cuthbert, Pearce (5)	Cllrs Holway, Rowe, Bramble, Steer, Foss (5) Application Not Refused on Chairman's Casting Vote	(0)	Cllrs Cane, Hitchins (2)
20/2136/15/F	1 Longpark Cottages, East Portlemouth	Conditional Approval	Cllrs Holway, Rowe, Bramble, Steer, Foss (5) Application Approved on Chairman's Casting Vote	Cllrs Brzil, Vint, Hodgson, Cuthbert, Pearce (5)		Cllrs Cane, Hitchins (2)
35/1782/15/LB	Croppins Coombe, Modbury	Refusal	Cllrs Foss, Rowe, Pearce, Cuthbert, Hodgson (5)	Cllrs Holway, Bramble, Vint, Steer, Brazil (5) Application not Refused on Chairman's Casting Vote	(0)	Cllrs Cane, Hitchins (2)
35/1782/15/LB	Croppins Coombe, Modbury	Conditional Approval	Cllrs Holway, Bramble, Vint, Steer, Brazil (5) Application Approved on Chairman's Casting Vote	Cllrs Foss, Rowe, Pearce, Cuthbert, Hodgson (5)	(0)	Cllrs Cane, Hitchins (2)

35/2366/15/F	Croppins Coombe, Modbury	Refusal	Cllrs Foss, Rowe, Pearce, Cuthbert, Hodgson (5)	Cllrs Holway, Bramble, Vint, Steer, Brazil (5) Application not Refused on Chairman's Casting Vote	(0)	Cllrs Cane, Hitchins (2)
35/2366/15/F	Croppins Coombe, Modbury	Conditional Approval	Cllrs Holway, Bramble, Vint, Steer, Brazil (5) Application Approved on Chairman's Casting Vote	Cllrs Foss, Rowe, Pearce, Cuthbert, Hodgson (5)	(0)	Cllrs Cane, Hitchins (2)
53/2412/15/F	Seagulls, Hallsands, Kingsbridge	Conditional Approval	Cllrs Steer, Rowe, Pearce, Cuthbert, Bramble, Hodgson, Holway (7)	Cllrs Vint, Brazil, Foss (3)	(0)	Cllrs Cane, Hitchins (2)
2695/15/LBC	5 Clifton Place, Salcombe	Conditional Approval	Cllrs Holway, Hodgson, Vint, Brazil, Foss, Steer, Pearce, Cuthbert, Rowe, Bramble (10)		(0)	Cllrs Cane, Hitchins (2)



**South Hams
District Council**

Public Participation at Development Management Committee

What is the Development Management Committee?

The Development Management Committee is served by 25 District Councillors who make decisions on all applications and enforcement matters affecting the South Hams, which are published in the agenda for that meeting.

What is the Public Participation Scheme?

The scheme encourages interested parties to come together to express their views on planning matters, by providing you with the opportunity to speak directly to the Councillors at their Development Management Committee Meetings. One objector and one supporter may speak directly to the Committee on a planning application listed on the agenda (published 5 working days before the meeting).

How do I register my wish to speak at a Development Management Committee meeting?

You must telephone, email or send a fax to Member Support Services (contact details below), indicating your request to speak, the planning application number and whether you are objecting to, or supporting the application. (You must provide your name and address).

Any such requests must be received by 12 Noon on the Monday before the Development Management Committee meeting held on the Wednesday of the same week (12 Noon on the preceding Friday if the Monday is a Bank Holiday). If there is more than one objector or supporter, you will be asked to agree amongst yourselves a spokesperson.

If you email your request to speak, you will be sent an acknowledgment that your name has been placed on the list for the next Committee. Member Support Services Tel: **01803 861234** Email: member.support@southhams.gov.uk

For how long may I speak?

For how long may I speak?

One objector of the planning application and one supporter may each speak for a maximum of 3 minutes. The order in which the planning applications are considered will follow the running order of planning applications listed in the published agenda for the meeting.

Major Applications

One objector of the planning application and one supporter may each speak for a maximum of 5 minutes

Joint Planning and Listed Building/Conservation Area Consent applications

objector of the planning application and one supporter may each speak for a maximum of 3 minutes. Only one set of 3 minutes, not 3 minutes for the Planning application and 3 minutes for the Listed Building/Conservation Area consent application.

Who speaks first on the planning application at the Committee meeting?

For each planning application, the order of speakers will be:

1. Planning Officer presenting report containing officer recommendation
2. Objector
3. Supporter
4. Discussion by Councillors serving on the Committee (leading to their decision over the planning application).

(There is no further opportunity to make representations at the meeting)

What may I speak about?

You can speak (in the form of making a statement only) on any of the planning applications listed on the agenda for that meeting although you must ensure that, whenever possible, your statement refers only to planning related issues (detailed below) as these are the only issues which the Committee can consider.

Members of the public will not be permitted to address questions to the Councillors serving on the Committee or the Planning Officers present. Members of the public will not be subjected to cross questioning. However, if necessary, the Chairman might ask you to clarify a point of fact in very exceptional circumstances.

What is a planning objection?

When considering whether to object, you should be aware that councils can only determine applications on the basis of their planning merits. Therefore you should ensure that the statement relates only to such matters as the proposal:

- being contrary to local or structure plan policies or Government advice
- allowing overlooking from windows, thereby resulting in a loss of privacy
- having a poor design and appearance or being out of keeping with the character of an old building, or having an overbearing impact on adjoining property
- resulting in the loss of important trees
- having an adverse effect on traffic, road, access visibility and parking
- resulting in noise and disturbance affecting local people
- Ensure that the statement is suitable to be considered ie, that it is not derogatory to this Council or relates to matters which this Council could consider confidential.
- Matters which cannot be regarded as planning considerations
- Loss of personal view from the particular property
- Loss of property value
- That the development differs from what the developer told you personally he was intending
- Disputes over land ownership
- Doubt over the integrity of the applicant
- Objections to the principle of development where an outline planning permission exists

Whom do I contact for advice on what issues are considered to be planning matters?

You may be able to find the information you are looking for in a series of information leaflets, copies of which are available in Planning Reception or on this website please click [here](#)

If you still have queries, please contact Planning Reception who may be able to help or pass your enquiry to the appropriate Case Officer.

Tel: **01803 861234**

E-mail: development.management@southhams.gov.uk

Other information:-

Copies of the agenda are available to members of the public a week before the meeting (ie, the preceding Wednesday). Copies are placed in the Council's Main Reception area at Follaton House and at its leisure centres, they are also available at public libraries within the District

PLANNING APPLICATION REPORT

Case Officer: Wendy Ormsby

Parish: Thurlestone

Application No: 55/2213/15/VAR

Applicant:

Mr N Readfern
3 Penhaven
Middle Leigh
Newton Ferrers
Plymouth
PL8 1DS

Site Address: 8 Whimbrels Edge, Thurlestone, Kingsbridge, TQ7 3BR

Development: 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

Reason item is being put before Committee: The Ward Member considers this application is outside the property's curtilage and, as a result, may have an adverse impact on neighbour amenity.



Recommendation: Conditional Approval

Conditions

Accords with plans

External materials and finishes to be retained as approved

Implementation and maintenance of landscaping scheme

PD removed

Boundary treatment to be constructed in accordance with approved details

Parking areas within boundary wall to be retained in perpetuity

Privacy screen to be retained

No access to sedum roof

Wicker screen to be retained in accordance with approved details unless otherwise agreed.

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.

Informatives

Conditions within OA/WX/119 still in force

Details agreed pursuant to 55/2164/12/RM remain relevant except where plans have been substituted.

Site Description:

The site is the plot of a single, 2 storey dwelling recently constructed at the end of Whimbrels Edge, a cul-de-sac in Thurlestone.

The site is located within the South Devon AONB

The Proposal:

The property, 8 Whimbrels Edge gained reserved matters approval in 2012 and is the last dwelling to be constructed at this end of the cul-de-sac. The approved plans included a shared access drive curving in front of the plot, providing access to No 8 and No 7. The plans showed an open frontage to No 8 and an Air Source Heat Pump (ASHP) was shown located adjacent to the northern boundary, forward of the dwelling but within approx. 3m of the dwelling.

This application is part retrospective. A stone faced boundary wall with gate has now been constructed across the front of the property separating the perceived residential curtilage of the dwelling from the land outside of the front wall. Within the land forward/outside of the wall a parking space has been created and the Air Source Heat Pump (ASHP) has been sited here, opposite the exit from No 7. A block wall, approx. 1m high has been constructed to support the ASHP on its northern side.

A wicker screen has been sited on the south side of the ASHP and planting has been put in with the intent of screening the development.

This application seeks to authorise these amendments by submitting an alternative landscaping scheme and alternative boundary treatment scheme to the approved reserved matters application.

Consultations:

- County Highways Authority - no comment
- Environmental Health Section - noise assessment undertaken on site - no objection subject to condition requiring block wall to be increased in height.

- Parish Council – objects for reasons including the following:
 - Contrary to Policy DP3 and NPPF
 - Adverse noise impact on neighbours
 - Could be better located elsewhere within the dwellings curtilage

Representations:

Four letters of objection raising concerns including the following:

- ASHP is outside the domestic curtilage
- Adverse noise impact
- Contrary to Policy DP3 and NPPF
- Location further from the house and screen planting mean the ASHP will be less efficient and therefore it is not sustainable development.
- Noise information is ambiguous.
- Could be better sited elsewhere
- Unsightly
- Precedent for ASHPs outside of a curtilage
- New parking space does not allow sufficient space for screen planting
- Location is contrary to Building Regs

Relevant Planning History

WX/1193 – Outline planning permission granted in 1960 and extended to cover the whole of the Mead development in February 2005.

55/0624/02/RM – Approval of site layout, drainage and strategic landscaping

55/2660/07/RM – Amendments to reserved matters application 55/0624/02/RM

55/2164/12/RM - RM pursuant to outline application for erection of dwelling

ANALYSIS

Design/Landscape:

The proposed alterations to the boundary treatment involving the construction of a stone faced wall with gate and creation of an additional parking space forward of the boundary wall is acceptable in design terms.

The key area for detailed consideration is the re-sited ASHP. Objections have been received on the grounds that this is unsightly.

When originally put in situ, the ASHP and supporting block wall were visually prominent and incongruous in the street scene. Subsequently a wicker screen has been placed on the southern side of the ASHP where it fronts plots 6 and 7 and screen planting has been planted. Concerns were raised that the proximity of the adjacent parking space would make planting impossible for the full length of the wicker screen, but planting has now taken place. The combination of the wicker screen and planting has softened the appearance of the development and as the planting matures the visual impact will reduce further.

The approved plans have already accepted the location of the ASHP forward of the dwelling, but closer to it; as the frontage of the dwelling was to be open this approved location of the ASHP would also have been visible from the public domain, although less prominent it would not have a wicker screen, only planting.

On balance the impact of the relocated ASHP together with the screening is considered to be acceptable.

Neighbour Amenity:

Concerns have been raised with regard to noise impact and consequent adverse impact on neighbour amenity. The Council's Environmental Health Officer has visited the site and measured the sound levels during operation. The noise levels are within acceptable limits.

Impact on neighbour amenity is considered to be acceptable.

Highways/Access:

No highway issue arise.

Other Matters:

Comments have been received stating that the location of the ASHP outside of the residential curtilage is contrary to Building Regulations. The grant of planning permission does not override Building Control Regulations therefore if it is not compliant then Building Control can take action accordingly.

It is stated that the ASHP is less efficient due to the length of pipes now needed and impact of screen planting and as such the development is not sustainable. These concerns are not substantiated and are disputed by the applicant. The relative impact on sustainability would not be sufficient to be a material planning consideration.

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

Planning Policy

NPPF

South Hams LDF Core Strategy

CS7 Design

Development Policies DPD

DP1 High Quality Design

DP3 Residential Amenity

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.

PLANNING APPLICATION REPORT

Case Officer: Alex Sebbinger

Parish: South Pool **Ward:** Saltstone

Application No: 48/2450/15/F

Agent/Applicant:

Type Studio Ltd
Redhill Barn
Blackawton
Totnes
Devon
TQ9 7DA

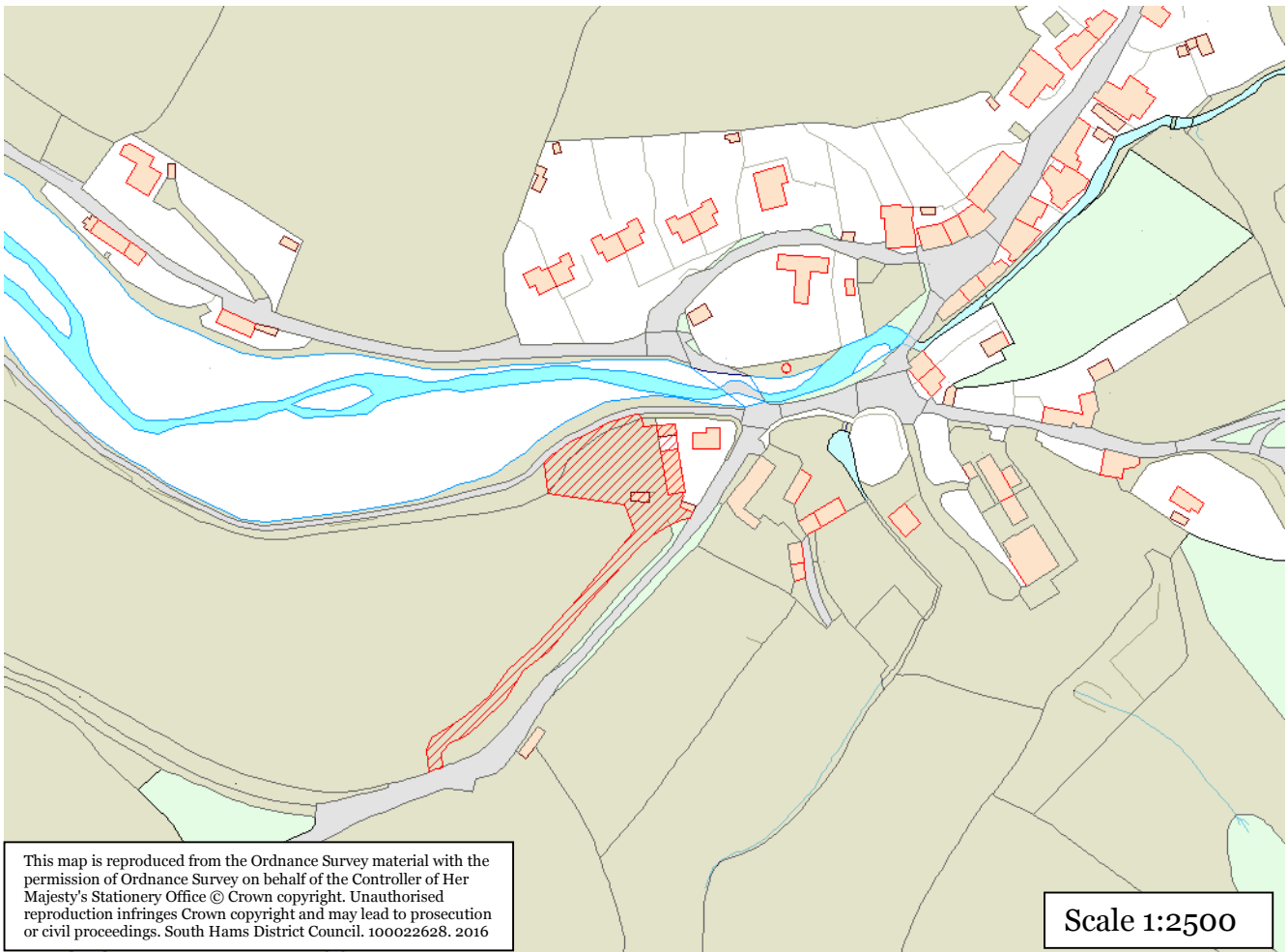
Applicant:

Mr & Mrs G Leith
Dunstone Farm
Chillington
Kingsbridge
Devon
TQ7 2LW

Site Address: Proposed Development Site At SX 773 400, Prowse Barn, South Pool, Kingsbridge

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

Reason item is being put before Committee *This application is before Committee at the request of Cllr. J. Brazil, mindful of the representations received.*



Recommendation:
Conditional Consent

Conditions:

Time limit for commencement
In accordance with plans
Details of materials
Submission of landscape scheme
Implementation of tree protection in accordance with Arboricultural Impact Assessment.
Submission of Arboricultural Method Statement for Track
Permitted development restrictions
Sewage treatment plan to be sited at least 30m from the Salcombe to Kingsbridge Estuary SSSI.
Unsuspected Contamination
Notwithstanding submitted plans, details of three bat and six bird boxes to be submitted
Works to be timed outside of bird nesting season, unless the site has been checked and young birds have fledged.

Key issues for consideration:

The main issues with this application are the acceptability of the principle of converting this rural building into a dwelling, the design and appearance of the conversion, any impacts upon the AONB, the character and appearance of the Conservation Area, any impact on neighbouring properties and highway issues.

Site Description:

The application site comprises a detached stone barn located on the set to the west of Albert Cottage, which is on the western side of the lane heading southwards out of South Pool. The site is located in a countryside location, outside of any development boundary and is within the AONB. The site lies close to the Creek, which is to the north of the site and also lies within the South Pool Extended Conservation Area.

The Proposal:

This application is for the conversion of an agricultural barn into a residential dwelling, with an ancillary detached home office.

Consultations:

- Natural England – No objections subject to conditions.
- Drainage – No objections.
- Environment Agency – No objections. Although the northernmost barn is in Flood Zone 3, the building is well elevated above the watercourse and would not be at risk of flooding.
- Landscape Specialist – No objections subject to landscaping condition.
- AONB Unit – Site falls below threshold for the AONB Office to be involved.
- Ecologist – No evidence of bats but some evidence of nesting birds. No objections subject to ecology conditions.

- Environmental Health – Recommend Unsuspected Contamination condition.
- Parish Council – Objection: 1) The curtilage is not defined. 2) These are not redundant agricultural buildings and have been used this year. 3) Visual impact of access road and car park will be detrimental to the whole of the village, the AONB and the conservation area. 4) Footpath was adopted in 2004; concern for walkers with vehicles using the car park and turning area. 5) Prowses Field is a Green Space of Importance contained in South Pool Area Conservation Area Appraisal Document. Whole application goes against the South Pool Conservation Area Management Plan Item 4 and Item 9. The application is within an AONB, SSSI, undeveloped coast area.

Representations:

Around 15 letters of objection and 17 letters of support received making the following broad points, presented in no particular order:

Objections:

- Overlooking of Albert Cottage and loss of privacy.
- Overshadowing of Albert Cottage.
- Impact on AONB.
- Impact on Conservation Area
- Design not in keeping
- Refusal of previous proposals to convert into a dwelling
- Land stability issues
- Increased light pollution
- Impact on ecology
- Contrary to planning policies
- Does not accord with Conservation Area Management Plan
- Impact on views from the Creek
- Impact on landscape through new drive.
- Barns are not redundant
- Contrary to SHDC's Barn Guide.
- Introduction of domestic paraphernalia into the countryside.

Support:

- There is a housing shortage
- Sympathetic restoration of derelict building
- Will not have any impact on South Pool
- Access much safer than current one.
- Will fit comfortably into the landscape
- Do not meet modern farming requirements
- Skilful design minimises visibility.

Relevant Planning History

48/0586/79/1 – Conversion of barn to dwelling.
Refused planning permission on 17/07/1979.

48/0600/84/3 – Conversion of barn to dwelling.
Refused planning permission on 15/05/1984.

48/0964/14/PREMIN – Pre-application enquiry for proposed subdivision of agricultural land and change of use from agricultural building to residential including access, landscaping, utilities and alterations to footpath.

Partial support offered on 09/06/2014.

48/1587/14/PREMIN – Pre-application enquiry for conversion of agricultural barn to dwelling with home office for business use, associated access and landscaping.

Partial support offered on 21/04/2015.

ANALYSIS

Principle of Development/Sustainability:

The application site lies within a countryside location, and Policy DP16 states that proposals for the conversion or reuse of a building within the countryside will be permitted where it gives priority to economic uses, is complementary to and does not prejudice any viable agricultural operations on a farm or existing viable uses, the form of the building is in keeping, the building is structurally sound and does not need extension or rebuilding and does not harm the fabric of any traditional building. The Policy also states that for residential use the building must be traditional of architectural or historic merit.

The existing building is of permanent and substantial construction, and the proposals for the main barn do not require any substantive alteration or extensions other than the insertion of conservation rooflights and reinstating some window openings. Other than the reinstatement of a historic “lean to”, no other additional built form is proposed on the site (with the exception of the provision of a courtyard between the existing building and an outbuilding.

Two outbuildings are to be converted (one to the north of the main barn and another to the west) into ancillary accommodation and a home office. A condition will ensure that these buildings are used for purposes ancillary to that of the main dwelling and not sub-divided or occupied separately.

It is acknowledged that (aside from the home office) no economic-based use is proposed, however it is considered that in light of the recent changes in legislation to permit the change of use of rural outbuildings into dwellings as permitted development, that the policy requirement for a sequential test is outdated when considered in light of Paragraphs 14 and 55 of the NPPF.

Overall, it is now considered that the development is acceptable in principle, and subject to other development control criteria no issues are considered to arise.

Design/Landscape:

The external appearance of the buildings will remain largely unaltered except for the insertion of conservation style roof lights and window openings. The outbuildings and existing lean to are to be converted in a similar manner and no additional footprint is to be constructed. Although concern has been raised regarding the impact upon the Conservation Area, the modifications to the building itself are not considered excessive and will not result in the creation of additional built form within this location. A condition can ensure that materials match the existing building. The conversion is considered to be proposed in a manner that is sympathetic to the character of the existing barn, and in design terms is acceptable and will not harm the character and appearance of the Conservation Area.

Although concern has been raised regarding the proposed access track, this will run parallel with the existing hedge screening on the eastern boundary of the site. Landscape Specialists state that this minimises the overall impact and the solution of a single track with grass down the centre would limit the overall impact.

In terms of the conversion itself, Landscape Specialists are of the view that this will have limited impact given the location close to the settlement of South Pool. They are content with the boundary treatments and proposed planting of an orchard.

The site is within a highly sensitive landscape, being designated AONB and a public footpath crosses the site. Landscape Specialists advise that visual receptors at this point are high sensitivity however the wider impact is limited given the surrounding topography and intervening vegetation. Overall, the design and conversion respond to the location and the wider impacts are considered as being moderate/slight and is therefore acceptable. No objections to the proposal in wider landscape terms subject to the submission of a detailed landscaping scheme and adherence to the arboricultural impact assessment.

Neighbour Amenity:

The nearest and only property likely to be affected by the development is Albert Cottage, which is to the north-east of the site. As no window openings are proposed to the building facing that property, and no extensions are proposed it is not considered that any undue impacts would occur on that property. Whilst the use of the site as a residence may increase noise in relation to the existing use, the surrounding area is residential and levels of noise would be a matter that would be very difficult to defend in the event of an appeal. Other surrounding properties opposite are considered far enough away to ensure that any impacts arising from the development are not excessive.

Highways/Access:

In terms of highway safety, the lane leading to the site is private, and will serve only the converted barn and the ancillary buildings. The new access will have satisfactory visibility and the existing entrance will be retained to allow the public footpath route to continue uninterrupted. Given the established previous agricultural use of this building it is not considered that residential use would give rise to any situations that would be unacceptable in terms of highway safety.

Flooding/Drainage:

The site lies adjacent to Flood Zone 3, however the Environment Agency raise no objections stating the fact that due to the height of the site there are very limited opportunities for the site to become flooded.

Conclusion:

The application is considered to be acceptable and is recommended for APPROVAL.

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

Planning Policy

South Hams LDF Core Strategy

CS1 Location of Development
CS7 Design
CS9 Landscape and Historic Environment
CS10 Nature Conservation

Development Policies DPD

DP1 High Quality Design
DP2 Landscape Character
DP3 Residential Amenity
DP4 Sustainable Construction
DP5 Conservation and Wildlife
DP6 Historic Environment
DP7 Transport, Access & Parking

DP15 Development in the Countryside
DP16 Conversion and Reuse of Existing Buildings in the Countryside

South Hams Local Plan

SHDC 1 Development Boundaries

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.

PLANNING APPLICATION REPORT

Case Officer: Clare Stewart

Parish: Dartington **Ward:** Dartington

Application No: 14/1424/15/VAR

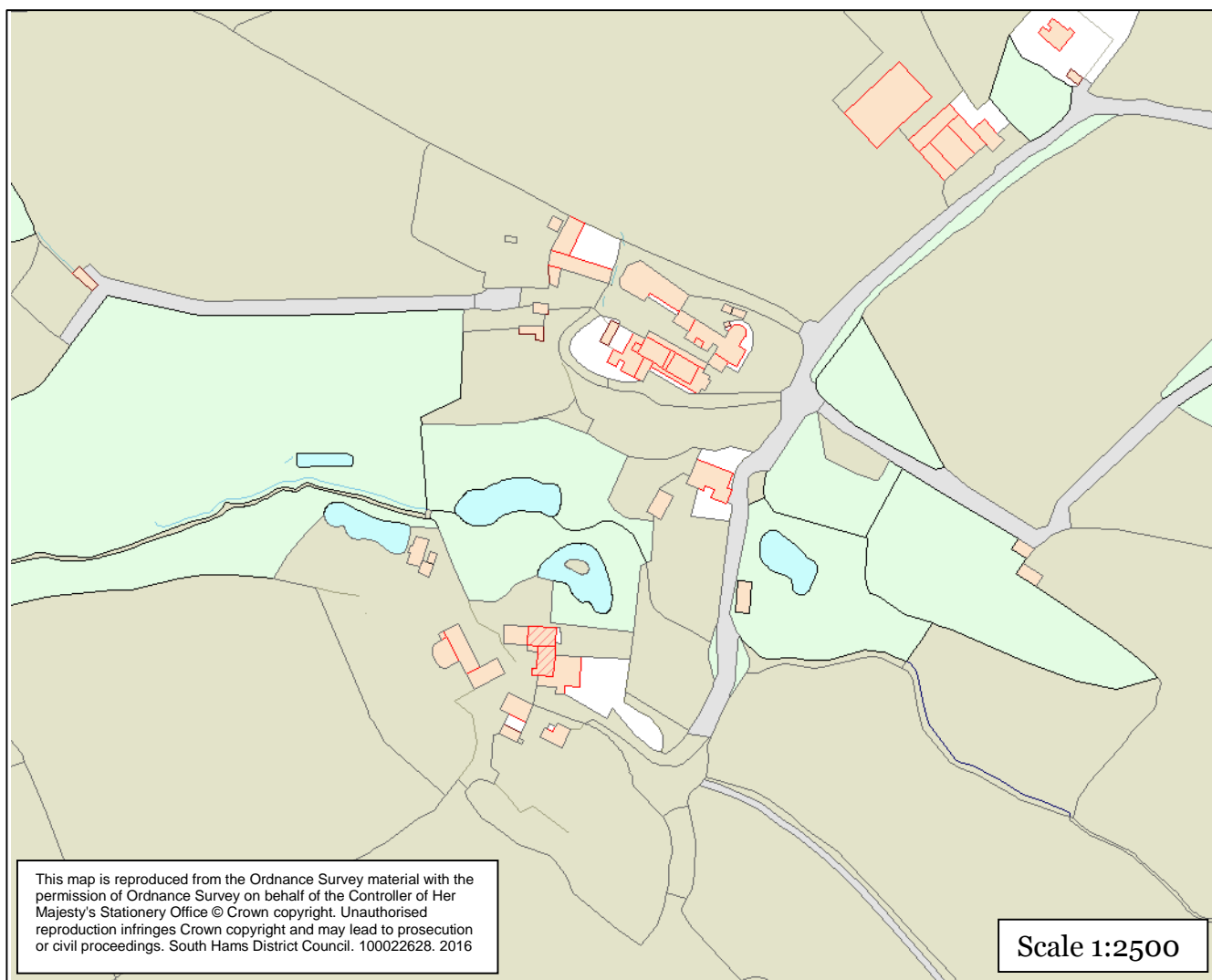
Agent/Applicant:

Dr F Benatt
Lower Allerton Farmhouse
Dartington
Totnes
TQ9 6DY

Site Address: Lower Allerton Farmhouse, Dartington, Totnes, Devon, TQ9 6DY

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

Reason item is being put before Committee: *This application has been brought before Committee by the Ward Member in view of the public interest the proposal as raised.*



Recommendation: Refusal

Reasons for refusal

1. The proposed variation would not achieve the objectives of the original condition, which seeks to ensure that access to the Roundhouse is not obstructed by parking and vehicles are able to turn around. The proposal would therefore result in harm to the amenities of the Roundhouse through disturbance and inconvenience contrary to Policy DP3 of the LDF Development Policies DPD.

Key issues for consideration:

Amenities of neighbouring property.

Site Description:

Lower Allerton Farmhouse dates from the late medieval period and is the principal building of a steading at the end of a lane to the north east of Tigley. Part of the property (known as 'The Link') has been granted planning consent for use as a separate dwelling (under 14/2278/14/F). A further unit to the north west of the main farmhouse known as the Pottery Barn, which is physically attached to The Link, has planning consent to be used as a permanent dwelling by the Applicant's family or as holiday accommodation ancillary to The Link (its use was previously tied to Lower Allerton Farmhouse). All three units are currently within the same land ownership which extends for a considerable distance to the north and south of the buildings. A neighbouring dwelling in separate ownership, the Roundhouse, is located immediately to the west of the shared boundary parallel with Lower Allerton Farmhouse.

The Proposal:

Condition 5 of planning permission 14/2278/14/F states:

"With the exception of loading, no parking shall be permitted on the site except in the designated parking area shown on the Site Layout Plan

Reason: in order to avoid obstruction of the entrance to the Roundhouse and to enable turning to take place in this area."

The parking area on the Site Layout Plan is located to the south east of Lower Allerton Farmhouse and shows marked spaces for 7 vehicles. No appeal against this condition was submitted at the time.

The current application seeks to amend the wording of the condition so that it reads as follows:

"Parking between the buildings shall only be permitted in the areas shaded pink on the attached site location plan.

Reason: in order to avoid obstruction of the entrance to the Roundhouse and to enable turning to take place in this area."

The site location plan provided shows areas shaded in pink located immediately to the west of The Link and south of the Pottery Barn.

A supporting statement submitted with the application considers that the current proposal would not compromise access to the Roundhouse. It further sets out why the existing condition is not considered to meet national guidance associated with the use of planning conditions.

Consultations:

- County Highways Authority – No highways related issues

- Dartington Parish Council – No comments

Representations:

Seven letters of support has been received, which in summary consider that the unnecessary restriction of vehicle parking on site would cause problems off-site as there are no opportunities for parking on the lane. It is also considered that the current condition causes problems for occupants of the Pottery Barn. A number state that they have never witnessed any vehicle congestion at the site.

Eight letters of objection have been received, with issues raised summarised as follows:

- Original condition was imposed to for necessary control of parking on site, otherwise there would have been an objection to the intensification of the residential use of the site.
- Parking in accordance with current condition works, condition should not be changed.
- Access to the Roundhouse has been blocked by vehicles parked near the entrance.
- Proposed variation would result in obstruction of access to the Roundhouse and would not allow sufficient space for parking/turning.
- Proposed condition is imprecise and would not be enforceable.
- Impact on listed building.
- Private right of way through middle of site (with references to previous legal proceedings).

The Applicant has submitted further comments in support of the application to address comments made in objections, stating that the proposal would allow sufficient space for parking and that there have never been any issues of access to the Roundhouse.

Relevant Planning History

- 14/0727/15/VAR, Variation of condition 2 of planning consent 14/1585/07/F to allow converted pottery barn to be ancillary to main dwelling house of 'The Link' rather than Lower Allerton Farmhouse, Lower Allerton Farmhouse, Dartington – conditional approval
- 14/2279/14/LB, Retrospective listed building consent for conversion of existing annexe to single new dwelling, Lower Allerton Farmhouse, Dartington – conditional approval
- 14/2278/14/F, Retrospective conversion of existing annexe to single new dwelling, Lower Allerton Farmhouse, Dartington – conditional approval
- 14/0079/14/LB, Retrospective application for Listed Building Consent works for subdivision of part of existing farmhouse to create separate dwelling and associated gardens, parking and access, Lower Allerton Farmhouse, Dartington – withdrawn
- 14/0078/14/F, Retrospective application for sub-division of part of farmhouse to create a separate dwelling. Associated gardens, parking and access, Lower Allerton Farmhouse, Dartington – withdrawn
- 14/1585/07/F, Variation of condition 3 to approval 14/2326/05/F for conversion of redundant pottery barn to holiday let (to allow domestic use ancillary to the main dwelling and holiday accommodation), Lower Allerton Farmhouse, Dartington – conditional approval
- 14/2326/05/F, Conversion of redundant pottery barn to holiday let, Lower Allerton Farmhouse, Dartington – conditional approval
- 14/2325/05/LB, Listed Building Consent For Conversion Of Redundant Pottery Building To Holiday Let, Lower Allerton Farmhouse, Dartington – conditional approval

ANALYSIS

The current application makes reference to the existing condition contravening planning guidance. Guidance on the use of planning conditions is set out in the National Planning Policy Framework and associated Planning Practice Guidance (which reflects the content of the now cancelled Circular 11/95). Whether the existing condition meets the relevant tests is not material to the consideration of the current

application (any concerns in this regard should have been made the subject of an appeal after the original decision notice was issued). The condition was considered reasonable and necessary to control parking on the site when permission was granted for of The Link as a separate dwelling. The central issue is whether the suggested amended condition (and associated plan) would achieve the same objectives – namely to ensure that access to the Roundhouse is not obstructed, as well as whether it would meet the above tests regarding the use of conditions.

The access to the Roundhouse is in very close proximity to the Pottery Barn, and it is considered that the proposed parking plan would result in significant risk of vehicles being obstructed given the close proximity to the access. Any vehicles parked in the pink area to the south of the Pottery Barn would risk obstructing the access to the Roundhouse, and vehicles parking in both pink areas would create issues for other vehicles arriving and turning. Whilst it is acknowledged that the existing (approved) parking layout means that that occupants have to walk a short distance from the parking area, the condition makes provision for vehicles to park closer to the properties when unloading and is considered to provide a workable solution following the intensification of the residential use of the site.

The current proposal would be a retrograde step in terms of ensuring access to the Roundhouse is retained and would not therefore meet the objectives of the condition as originally intended. The suggested wording, particularly the phrase ‘parking between the buildings’ is not very precise and would need amending in order to provide a condition which met the requirements of the NPPG.

The decision to approve the use of The Link as a separate dwelling was made on the basis that parking would be provided in the designated area to the south east due to the increased pressure the separate use would create and having regard to the proximity of the property to the access serving another dwelling (the Roundhouse). In reality any permanent parking of vehicles in the courtyard area to the south of the Pottery Barn and west of The Link is likely to cause conflict with access to the Roundhouse, and the use of The Link as a separate dwelling from Lower Allerton Farmhouse would make this more likely to occur if unrestricted.

It is noted from the representations made that parking at the site is a contentious issue, and it is considered that the proposed variation would only serve to make the situation worse rather than improve it. The Applicant has sought to reach a compromise with Officers during the consideration of the current application, however they are looking to secure parking in the area of the site where it creates the greatest potential conflict with the neighbouring property which the condition as originally worded seeks to avoid. Refusal of the current application would provide a second opportunity for the Applicant to appeal.

Concern has also been raised that the parking of vehicles in close proximity to the buildings would be result in harm to the setting of Lower Allerton Farmhouse (which is Grade II listed). The condition subject of this application was imposed in relation to neighbour amenity rather than the impact of vehicle parking on the historic setting of the Farmhouse.

Reference has been made in representation to a Right of Way – this is private rather than a public way and is not therefore material to the consideration of this application.

On the basis of the above it is considered the proposed variation would not protect the amenities of the Roundhouse as originally intended, and the application is therefore recommended for refusal. A firm line was taken on the issue of parking at the site on the previous application, and Officers consider that diluting the existing condition would be a retrograde step.

There have been allegations regarding condition 5 of permission of 14/2278/14/F being breached which the Council has been investigating. Should the current application be refused then Officers will continue to monitor the situation and take enforcement action if necessary.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

NPPF

NPPG

Use of Planning Conditions

South Hams LDF Core Strategy

CS1 Location of Development

CS9 Landscape and Historic Environment

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

DP6 Historic Environment

DP7 Transport, Access & Parking

DP15 Development in the Countryside

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.

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South Hams District Council Agenda Item 7
DEVELOPMENT MANAGEMENT COMMITTEE 17-Feb-16

Appeals Update from 3-Jan-16 to 5-Feb-16

Ward

APPLICATION NUMBER : **47/1324/15/F** APP/K1128/W/15/3139876
APPELLANT NAME: Mr J Stevension
PROPOSAL : READVERTISEMENT (Revised access arrangements) Erection of new live/work building (3 bedroomed dwelling (C3), office (B1) and garage)
LOCATION : Proposed Site At Sx 6977 4263 Adj Collacott Barn South Milton TQ7 3JH
APPEAL STATUS :
APPEAL START DATE: 13-January-2016
APPEAL DECISION:
APPEAL DECISION DATE:

Ward Allington and Loddiswell

APPLICATION NUMBER : **32/1742/15/F** APP/K1128/W/16/3142863
APPELLANT NAME: Mr Derek Brooking
PROPOSAL : Proposed siting of mobile home
LOCATION : Land At Sx 718 489 Adjacent To Robins Park Industrial Estate South Brent Road Loddiswell Devon TQ7 4EE
APPEAL STATUS :
APPEAL START DATE: 28-January-2016
APPEAL DECISION:
APPEAL DECISION DATE:

Ward Charterlands

APPLICATION NUMBER : **05/3198/14/F** APP/K1128/W/15/3140953
APPELLANT NAME: Ms Vivien Stuart-Mossop
PROPOSAL : Replacement dwelling
LOCATION : Avonmouth Folly Hill Bigbury On Sea Kingsbridge TQ7 4AR
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 03-February-2016
APPEAL DECISION:
APPEAL DECISION DATE:

Ward Dartmouth and Kingswear

APPLICATION NUMBER : **30/1326/15/VAR** APP/K1128/D /3134405
APPELLANT NAME: Mr S Parker
PROPOSAL : Removal of condition 4 (details of privacy screens) of planning consent 30/2635/13/F for alterations and extension
LOCATION : Bluewater House Ridley Hill Kingswear Devon TQ6 0BY
APPEAL STATUS : Appeal decided
APPEAL START DATE: 08-October-2015
APPEAL DECISION: Partially upheld
APPEAL DECISION DATE: 04-February-2016

Ward Newton and Noss

APPLICATION NUMBER : **37/2338/15/F** APP/K1128/D/16/3142688
APPELLANT NAME: Mr & Mrs Stuart Furguson
PROPOSAL : Householder application for new parking space to side of property
LOCATION : Rose Cottage Riverside Road West Newton Ferrers Plymouth PL8 1AD
APPEAL STATUS :
APPEAL START DATE: 27-January-2016
APPEAL DECISION:
APPEAL DECISION DATE:

Ward Thurlestone

APPLICATION NUMBER : **55/2207/15/F** APP/K1128/D/16/3141624
APPELLANT NAME: Mr Ian Gardner
PROPOSAL : Householder application for first floor extension
LOCATION : 16 Meadcombe Road Thurlestone Kingsbridge TQ7 3TB
APPEAL STATUS :

APPEAL START DATE: 12-January-2016

APPEAL DECISION:

APPEAL DECISION DATE:

Ward Totnes Town

APPLICATION NUMBER :

56/0990/15/PNNEW

APP/K1128/W /15/3130277

APPELLANT NAME:

Mr H Coakley

PROPOSAL :

Prior approval for change of use of building and land within its curtilage from storage/distribution (Class B8) to dwellinghouse (Class C3)

LOCATION :

King George V House The Old Reservoir Totnes Devon TQ9 5DS

APPEAL STATUS :

Appeal decided

APPEAL START DATE:

06-August-2015

APPEAL DECISION:

Dismissed (Refusal)

APPEAL DECISION DATE:

04-February-2016

South Hams District Council
DEVELOPMENT MANAGEMENT COMMITTEE 17-Feb-16

Appeal Hearings/Public Inquiry from 17-Feb-16 to 16-Mar-16

Ward Skerries

APPLICATION NUMBER : **15_51/1710/14/O** APP/K1128/W /15/3039104
APPELLANT NAME: Millwood Homes (Devon) Ltd
PROPOSAL : Outline application (with details of appearance, landscaping, layout and scale reserved for subsequent approval) for a mixed-use development comprising up to 240 dwellings, employment land (up to 2.7Ha), local centre (0.4Ha), formal and informal open space, strategic landscaping, cycle path and footpath provision and associated infrastructure, served off new primary and secondary accesses at Townstal Road (A3122)
LOCATION : Site Allocation Dpd Proposal D1 At Land Adjacent To Townstal Road (A3122) West Of Dartmouth Dartmouth Devon
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 24-September-2015
TYPE OF APPEAL **Informal hearing**
DATE OF APPEAL HEARING OR INQUIRY: 23-February-2016
LOCATION OF HEARING/INQ: Cary Room, Follaton House
APPEAL DECISION:
APPEAL DECISION DATE:

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