

SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE



Minutes of a meeting of the **South Hams Development Management Committee** held on **Wednesday, 6th July, 2016 at 2.00 pm** at the **Council Chamber - Follaton House**

Present: **Councillors:**

Chairman Cllr Steer
Vice Chairman

Cllr Bramble
Cllr Cane
Cllr Hitchins
Cllr Holway
Cllr Rowe

Cllr Brazil
Cllr Cuthbert
Cllr Hodgson
Cllr Pearce
Cllr Vint

In attendance:

Councillors:

Cllr Baldry
Cllr Ward

Cllr Bastone
Cllr Wright

Officers:

Becky Fowlds
Patrick Whymer

Lead Specialist DM

7. **Appointment of Vice-Chairman**

DM.07/16

As the Vice Chairman had given his apologies, it was necessary to appoint a Vice Chairman for the duration of this meeting.

It was therefore **PROPOSED, SECONDED** and on being put to the vote declared **CARRIED** that Cllr Kathy Cuthbert be Vice Chairman for the duration of this meeting.

8. **John Squire**

DM.08/16

Since this was the first Committee meeting since John Squire (previously District Councillor for Brixton and Wembury ward and Member of Development Management Committee) sadly passed away, the Chairman paid tribute to him.

As a mark of respect, the Committee then proceeded to stand and observe a moment's reflection.

9. **Minutes**

DM.09/16

The minutes of the meeting of the Committee held on 6 June 2016 were confirmed as a correct record and signed by the Chairman, subject to the clarification of condition 4 of Approval 14/1785/15/F Erection of detached dwelling and associated parking within the garden – Deepdene, Cott Lane, Dartington to include 'to mitigate the impact on bats'.

10. **Declarations of Interest**

DM.10/16

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

Cllr B F Cane declared a disclosable pecuniary interest in application **0945/16/FUL**: Provision of dwelling for rural worker/agricultural contractor – Priory Farm, Fancy Cross to Little Orcheton, Modbury, Devon, by virtue of the applicant being employed by him. He left the room for the duration of this item;

Cllr T R Holway declared a personal interest in application **0890/16/HHO**: Householder application for a first floor extension to comprise of master bedroom and en-suite – 14 Riverside Walk, Yealmpton, Devon by virtue of knowing residents who lived within that road. He remained in the meeting for the duration of this item and took part in the debate and vote thereon;

Cllrs J Brazil and J A Pearce both declared a personal interest in application **1527/16/FUL**: Construction of a new suspended deck structure over the existing slipway, remedial works to the adjacent quayside frontage and car park and removal of a small section of rear wall located in front of the showers. Use of new decking for Ai (retail), A3 (Restaurants and cafes) and A5 (hot food takeaway) uses – Land adjacent to Whitestrand Car Park, Fore Street,

Salcombe, Devon by virtue of being Members of Salcombe Harbour Board. The matter had not been debated or discussed at a meeting of the Salcombe Harbour Board so no views had been expressed. They remained in the meeting for the duration of this item and took part in the debate and vote thereon.

11. **Public Participation**

DM.11/16

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

12. **Planning Applications**

DM.12/16

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:

0945/16/FUL Priory Farm, Fancy Cross to Little Orcheton, Modbury, Devon

Parish: Modbury

Provision of dwelling for rural worker/agricultural contractor

Case Officer Update: N/A

Speakers included: Objector – Mr Simon Curran; Supporter – Mrs Amanda Burden; Ward Member – Cllr Ward

Recommendation: Refusal

The Ward Member made reference to the bus stop at the end of the lane.

During the debate on this item, other Members noted the issue of sustainability. The lane was a Public Right of Way and it was less than one mile to Modbury. The applicant was providing a service and as an agricultural contractor he was less likely to have livestock but did need space for machinery and there was an issue with needing to be on site for security of his equipment. There was a dwelling on site that had an agricultural tie. On balance, Members felt that the business justified a second dwelling.

Not all Members agreed that the location was sustainable, however weight was given to the views of the Parish Council who supported the application.

Some Members felt that approval of the application was against policy and there was no justification for doing so. Members had a detailed debate on hours of work and traffic movements arising from this operation.

Committee Decision: Conditional Approval

Conditions:

1. Time limit
2. Accord with plans
3. Landscape scheme
4. Removal of Permitted Development rights
5. Agricultural/Agricultural contracting tie

Reasons:

Notwithstanding the comments of the agricultural consultant, the Committee felt that there was a justified need for the proposed dwelling.

**0699/16/FUL Whitegates, Parsonage Road, Newton Ferrers, PL8
1AS**

Parish: Newton Ferrers

Demolition of a single family dwelling and the erection of one detached single family dwelling and two semi-detached single family dwellings

Case Officer Update: Case Officer verbally updated Members that the agent had advised that the rear parking area was to be gated and used only by residents of plot 3. And that affordable housing contributions were no longer sought for developments of this size.

Speakers included: Objector – Mr Carl Scott; Supporter – Mr Barrie Hallett; Parish Council Representative – statement provided: Ward Members – Cllr Baldry (and a statement was read on behalf of Cllr Blackler)

Recommendation: Refusal

Committee Decision: Refusal

1307/16/FUL The Rough, Devon Road, Salcombe

Parish: Salcombe

Erection of detached dwelling and associated parking within the garden

Case Officer Update:

Environmental Health had no objection and recommended an unsuspected contamination condition. Errors in the report were corrected as follows:

- In section design/landscape – sixth paragraph – tallest part of building on NE elevation is 2m forward of front building line of neighbour Burberry and the lift shaft projects a further 2m forward
- In section on overbearance – 1st paragraph – will project 4m forward (not 2m).

Speakers included: Objector – Mr Steve Hopkinson; Supporter – Mr R Robinson: Town Council Representative – Cllr Mike Fice: Ward Members – Cllrs Pearce and Wright

Recommendation: Conditional Approval

Committee Decision: Defer for site inspection

0890/16/HHO 14 Riverside Walk, Yealmpton Devon

Parish: Yealmpton

Householder application for a first floor extension to comprise of master bedroom and en-suite

Case Officer Update: N/A

Speakers included: Objector – Mr Andrew Hudson: Supporter – Mrs Sarah Lock: Ward Member – Cllr Keith Baldry

Recommendation: Conditional Approval

Committee Decision: Defer for site inspection

0004/16/FUL 11 Lower Street, Dartmouth, Devon, TQ6 9AN

Parish: Dartmouth

Proposed change of use and alterations to ground floor to create garaging, parking and ancillary storage

Case Officer Update: N/A

Recommendation: Conditional Approval

Committee Decision: Deferral pending further information to be submitted to Committee in respect of retail and highways issues

1527/16/FUL Land adjacent to Whitestrand Car Park, Fore Street, Salcombe

Parish: Salcombe

Construction of a new suspended deck structure over the existing slipway, remedial works to the adjacent quayside frontage and car park and removal of a small section of rear wall located in front of the showers.

Case Officer Update:

- Revised recommendation to confirm consultation period expires 8th July 2016. The recommendation is for delegated authority to the Community of Practice Lead Officer – Development Management for approval subject to the conditions as set out within the Committee Report and Officer's presentation following the expiry of the public consultation period providing no further representations are received that raise new material planning considerations. If any further representations that raise additional issues are received the application will be brought back to DM Committee at a later date for consideration.
- 51 letters of objection received to date.
- Additional consultation responses received from Salcombe Town Council, Environmental Health, Estuaries Officer and Environment Agency.

Speakers included: Supporter – Mr Chris Brook: Town Council Representative – Cllr Mike Fice: Ward Members – Cllrs Pearce and Wright

Recommendation: The Statutory Consultation period for this application expires on 8th July. The recommendation is for delegated authority to the Community of Practice Lead Officer – Development Management for approval subject to the conditions as set out below following the expiry of the public consultation period providing no further representations are received that raise additional issues. If any further representations that raise additional issues are

received the application will be brought back to DM Committee at a later date for consideration.

Committee Decision: Defer for site inspection

13. **Planning Appeals Update**

DM.13/16

Members noted the list of appeals as outlined in the presented agenda report and the COP Lead Development Management responded to questions and provided more detail where requested.

The Meeting concluded at 6.10 pm

Signed by:

Chairman

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Voting Analysis for Planning Applications – DM Committee 6 July 2016

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
0945/16/FUL	Priory Farm, Fancy Cross to Little Orcheton, Modbury, Devon	Conditional Approval	Cllrs Rowe, Brazil, Hodgson, Vint, Holway (5)	Cllrs Bramble, Steer, Cuthbert, Pearce (4)	Cllr Cane (by virtue of declaring a DPI (1)	Cllrs Foss, Hitchins (2)
0699/16/FUL	Whitegates, Parsonage Road, Newton Ferrers	Refusal	Cllrs Brazil, Cane, Pearce, Holway, Bramble, Steer, Rowe, Cuthbert, Hodgson, Vint (10)	None	None	Cllrs Foss, Hitchins (2)
1307/16/FUL	The Rough, Devon Road, Salcombe	Refusal	Cllrs Pearce, Bramble, Hodgson, Vint, Brazil (5)	Cllrs Steer, Cuthbert, Rowe, Holway, Cane (5) Vote lost on Chairman's casting vote	None	Cllrs Foss, Hitchins (2)
1307/16/FUL	The Rough, Devon Road, Salcombe	Site Inspection	Cllrs Bramble, Pearce, Hodgson, Vint, Brazil, Steer (6)	Cllr Cuthbert, Rowe, Holway, Cane (4)	None	Cllrs Foss, Hitchins (2)
0890/16/HHO	14 Riverside Walk, Yealmpton	Site Inspection	Cllrs Bramble, Pearce, Cuthbert, Holway, Hodgson, Vint, Cane, Brazil (8)	None	Cllrs Rowe, Steer (2)	Cllrs Foss, Hitchins (2)
0004/16/FUL	11 Lower Street, Dartmouth	Deferral	Cllrs Bramble, Pearce, Cuthbert, Holway, Cane, Brazil, Rowe, Steer (8)	None	None	Cllrs Foss, Hitchins, Hodgson, Vint (4)
1527/16/FUL	Land adjacent to Whitestrand Car Park, Fore Street, Salcombe	Site Inspection	Cllrs Brazil, Pearce, Cane, Holway (4)	Cllrs Steer, Cuthbert, Bramble (3)	Cllr Rowe (1)	Cllrs Foss, Hitchins, Hodgson, Vint (4)

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