

South Hams Development Management Committee



Title:	Agenda										
Date:	Wednesday, 7th September, 2016										
Time:	2.00 pm										
Venue:	Cary Room - Follaton House										
Full Members:	<p style="text-align: center;">Chairman Cllr Steer</p> <p style="text-align: center;">Vice Chairman Cllr Foss</p> <p><i>Members:</i></p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Cllr Bramble</td> <td>Cllr Hodgson</td> </tr> <tr> <td>Cllr Brazil</td> <td>Cllr Holway</td> </tr> <tr> <td>Cllr Cane</td> <td>Cllr Pearce</td> </tr> <tr> <td>Cllr Cuthbert</td> <td>Cllr Rowe</td> </tr> <tr> <td>Cllr Hitchins</td> <td>Cllr Vint</td> </tr> </table>	Cllr Bramble	Cllr Hodgson	Cllr Brazil	Cllr Holway	Cllr Cane	Cllr Pearce	Cllr Cuthbert	Cllr Rowe	Cllr Hitchins	Cllr Vint
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Cllr Brazil	Cllr Holway										
Cllr Cane	Cllr Pearce										
Cllr Cuthbert	Cllr Rowe										
Cllr Hitchins	Cllr Vint										
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

1 - 12

To approve as a correct record and authorise the Chairman to sign the minutes of the meeting of the Committee held on 3 August 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

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

6. Planning Applications

(a) 1971/16/FUL

13 - 28

Erection of 74 dwellings, including all associated public open space, landscaping and all other associated external works (resubmission of 27/1859/15/F).

Proposed Development Site At Sx 6203 563, Woodland Road, Cadleigh, Ivybridge

For Letters of Representation and further supplementary information select the following link:

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=162025>

(b) 0816/16/HHO

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Householder application for proposed replacement summerhouse set within main private upper garden, single storey garden outbuilding set against stone retain wall backdrop

The Grange, Cliff Road, Salcombe, Devon

For Letters of Representation and further supplementary information select the following link:

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=160871>

(c) 1618/16/VAR

35 - 42

Variation of condition no. 2, 3 and 4 of planning consent 51/0207/02/F to allow for a minor material amendment to plot 1

Ferris Builders Yard (Plot1), Bay View Estate, Stoke Fleming

For Letters of Representation and further supplementary information select the following link:

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=161672>

7. Planning Appeals Update

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

Members in attendance			
* Denotes attendance			
∅ Denotes apology for absence			
*	Cllr I Bramble	*	Cllr J M Hodgson
*	Cllr J Brazil	*	Cllr T R Holway
*	Cllr B F Cane	∅	Cllr J A Pearce
*	Cllr P K Cuthbert	*	Cllr R Rowe
*	Cllr R J Foss (Vice Chairman)	*	Cllr R C Steer (Chairman)
*	Cllr P W Hitchins (pm only)	*	Cllr R J Vint

Other Members in attendance:

Cllrs Baldry, Bastone and Wright

Officers in attendance and participating:

Item No:	Application No:	Officers:
All agenda items		Planning Specialists, Solicitors and Senior Specialist – Democratic Services
6 (DM.19/16)	0004/16/FUL	Devon County Council Highways Officer
	0579/16/FUL	Emergency Planning Officer and Environment Agency Flood Risk Officers
8	Minute DM.21/16 refers	Specialists Manager

DM.14/16 MINUTES

The minutes of the meeting of the Committee held on 6 July 2016 were confirmed as a correct record and signed by the Chairman, subject to deletion of the following sentence in respect of application number 1527/16/FUL: Land adjacent to Whitestrand Car Park, Fore Street, Salcombe (Minute DM.12/16 refers):

‘Use of new decking for A1 (retail), A3 (restaurants and cafes) and A5 (hot food takeaway) uses.’

DM.15/16 URGENT BUSINESS

The Chairman informed that he had agreed for one urgent item to be raised at this meeting. This item related to the recent Judgement and Order that had been handed down on the Brimhay Bungalows Judicial Review and was considered urgent in light of the announcement having been recently made.

At this point, the Chairman invited the Council Solicitors to provide an update on this matter.

In so doing, reference was made to:-

- (a) the findings of the Judge. It was noted that the Judge had concluded that insufficient reference had been given to the relevance of Council Policy DP8 (loss of open space) in the case officer report that had been considered by the Committee;
- (b) reconsideration by the Committee. Members were informed that the planning application would need to be reconsidered by the Committee as quickly as possible. An amended case officer report would be produced that would incorporate the findings of the Judge and it would then be a matter for the Committee to make a fresh decision on the merits of the planning application;
- (c) the Council being liable to pay the claimants' legal costs; and
- (d) the process followed (and findings reached) in this instance having a number of Member training implications.

DM.16/16 WITHDRAWN APPLICATION – DEVON ROAD, SALCOMBE

The Chairman informed that application **1307/16/FUL**: Resubmission of application number 0116/16/FUL being the demolition of an existing house and the building of a new dwelling and associated works – The Rough, Devon Road, Salcombe TQ8 8HJ had been withdrawn by the applicants prior to the start of this meeting.

DM.17/16 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 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 by virtue of knowing residents who lived within that road. He remained in the meeting for the duration of this application and took part in the debate and vote thereon;

Cllr P K Cuthbert declared a personal interest in application **0579/16/FUL**: Erection of a detached house on land previously used for WI Hall – Site of WI Hall, Ford Road, Yealmpton, PL8 2NA by virtue of knowing the agent for this application. She remained in the meeting for the duration of this application and took part in the debate and vote thereon.

DM.18/16 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.19/16 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:

1527/16/FUL Land Adjacent to Whitestrand Car Park, Fore Street, Salcombe TQ8 8BU

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:

The public consultation period had now expired and the officer recommendation had now been updated to be one of conditional approval.

It was confirmed that the only element of the scheme that required planning permission was the decking. Whilst the other elements could be undertaken through Permitted Development, all aspects were included in the application for completeness.

15 additional letters of objection had been received since the last Committee meeting. New issues raised in these letters were: proposals would interfere with current moorings and be a safety hazard when wet and the application was inconsistent with the DPD and the emerging joint local plan.

In addressing these concerns, the officer informed that the Harbour Master was supportive of the application and any safety concerns were not a material planning consideration.

Speakers included: local Ward Member – Cllr Wright

Recommendation: Conditional Approval

During the debate on this application, the local Ward Member in attendance and the Chairman of the Salcombe Harbour Board both highlighted that the deletion of the usage aspect of the original application (minute DM.14/16 above refers) had mitigated the overwhelming majority of objections raised. As a consequence, both Members felt that the proposed additional seating would enhance that area and were supportive of this application.

Committee Decision: Conditional Approval

Conditions:

1. Time limit
2. Accord with plans
3. Construction Environmental Management Plan (incorporating comments of Estuaries Officer and Natural England)
4. Floor Notice
5. Flood Warning and Evacuation

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

Parish: Dartmouth

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

Case Officer Update:

The decision had been taken at the last Committee meeting to defer this application pending further information on retail and highways issues.

Loss of a retail unit – officer had recently visited Dartmouth town centre and counted only three empty retail units in the town at that time. Whilst this indicated high demand for retail units in Dartmouth, this particular application site did not have an ordinary shop frontage and officers did not consider that the proposals would have an adverse effect on the vitality of the retail centre.

Highways implications – the County Highways Officer was in attendance and informed that vehicle tracking information had now been provided by the agents. This information had indicated that it was possible to exit the application site whilst cars were parked on the opposite side of the road. In respect of the safety concerns raised, the officer advised that vehicle speeds were inherently low in this particular area and it was his view that reversing out at this location was possible.

Finally, the Highways Officer drew the attention of the Committee to the comments in the National Planning Policy Framework whereby such applications should not be refused unless the impact would be 'severe'. Whilst the proposals were not ideal, it had been his conclusions that the impact would not be so severe in this instance to warrant refusal of the application.

Speakers included: local Ward Members – Cllrs Bastone and Rowe

Recommendation: Conditional Approval

During the debate on this application, reference was made to:

- the concerns of the participating local ward Members. These concerns could be summarised as follows:
 - o the loss of retail space in a thriving town;
 - o the garage being in the narrowest part of what was a very busy street; and
 - o there was on-street parking on the opposite side of the road. In addition, reversing on to the street was likely to be both dangerous and chaotic in such a busy area.
- the application being detrimental to the Conservation Area;
- the lack of a proposed splay. Some Members lamented the lack of any splay being proposed for this application and felt that reversing out on to the highway against the flow of traffic from the lower ferry was particularly dangerous. However, if the Committee was minded to approve this application, a Member was adamant that an additional condition should be included whereby a turntable should be in situ to ensure that vehicles using the garage would not need to reverse out over a pavement and on to the highway.

Committee Decision: Refusal

Reasons:

- The design and siting of the proposals would be out of character with the Conservation Area and would result in the loss of a historic building;
- The loss of a retail unit would result in an adverse impact on the vitality and viability of the town centre; and
- The proposed development would give rise to vehicles reversing from or on to the public highway which would have an adverse effect on highways safety.

0890/16/HHO 14 Riverside Walk, Yealmpton PL8 2LU

Parish: Yealmpton

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

Case Officer Update: None

Speakers included: local Ward Member – Cllr Baldry

Recommendation: Conditional Approval

With the aid of photographs, the participating local Ward Member highlighted two extensions that were on the opposite side of Riverside Walk. The Member commented that these photographs illustrated that no other extensions in the street scene covered the whole width of their own garages.

In discussion, some Members felt that the site visit had been particularly useful and were of the view that, whilst the extension would feel slightly oppressive, the impact would not be so significant to warrant the application being refused.

Committee Decision: Conditional Approval

Conditions:

1. Standard time limit;
2. Accord with plans;
3. Materials to match existing; and
4. No windows to side elevation.

0579/16/FUL Site of WI Hall, Ford Road, Yealmpton PL8 2NA

Parish: Yealmpton

Erection of a detached house on land previously used for WI Hall

Case Officer Update:

- An extensive extract from the end of the Environment Agency's Position Statement dated 27 July 2016 was read to the Committee. The Statement made clear that the Agency maintained its objection to the proposal on flood risk grounds, whilst accepting that the Local Planning Authority was the decision-maker. In addition, if Members were minded to approve the application, the Agency wished to pledge its support in defending a refusal decision, on flood risk grounds, in a potential future appeal situation;
- A further letter of representation had been received from the neighbour at Applegarth reiterating objections in relation to overlooking, overshadowing and design, but concentrating on flood risk and potential flood displacement.

Speakers included: Objector – Mr Richard Smith: Supporter – Mr Richard Buckland and local ward Member – Cllr Keith Baldry

In addition, Environment Agency Officers (Marcus Salmon and John Pask) and the Council's Emergency Planning Officer (James Kershaw) were in attendance to respond to technical questions raised by Members in relation to flood risk.

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

1. Standard time limit;
2. Accord with plans;
3. Materials;
4. Tree protection during construction;
5. Removal of PD windows first floor south west and south east elevations;
6. No construction or vegetation growth within sight lines;
7. Updated Emergency Plan required;
8. No mud, stones, water or debris shall be deposited from the site onto the public highway at any time;
9. Removal of PD – extensions and garden structures;
10. Space under house to be kept permanently void; and
11. Prior to first occupation the applicants, or successors in title; shall have provided the Local Planning Authority with details of the flood resilient front door and secured written approval for its use. The house shall then only be built with a front door to this specification, or another specifically approved by the Local Planning Authority, and, henceforth shall only be occupied with a flood resilient door in place that equals (or better) the approved performance specification.

**1447/16/HHO Southford Cottage, Southford Lane, Staverton
TQ9 6NZ**

Parish: Staverton

**Householder application for an extension to first floor of
residential outbuilding/garage**

Case Officer Update: There was a small discrepancy in the officer report between the measurements on the drawings and what was stated. The officer confirmed that this matter would be clarified with the applicant prior to the decision being issued.

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Standard time limit;
2. Accord with plans;
3. Implementation of the Ecological Report; and
4. Use ancillary to main dwelling.

1448/16/HHO 24 Parklands, Totnes TQ9 5HZ

Parish: Totnes

**Householder application for a two storey extension to the side of
the house and addition of front porch.**

Case Officer Update: None

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Standard time limit;
2. Accord with plans;
3. Materials to match existing; and
4. Unsuspected contamination.

DM.20/16 PLANNING APPEALS UPDATE

Members noted the list of appeals as outlined in the presented agenda report and the Planning Senior Specialist responded to questions and provided more detail where requested.

In particular, the Committee was advised that there was an error on the list presented to the meeting and the description and location for application number 41/2536/15/F should read as follows:

Proposal: *'New two bedroom dwelling in existing car parking bay.'*
Location: *'Rockside, Cliff Road, Salcombe.'*

DM.21/16 PLANNING PEER CHALLENGE ACTION PLAN 2016/17

The Committee considered a report that outlined the Action Plan that had been developed to implement the recommendations contained within the report arising from the Planning Improvement Peer Challenge visit conducted between 18 and 20 April 2016.

In the general discussion, the following points were raised:-

- (a) Members were informed that, whilst it was recognised that there were still a number of improvements to be made, the performance of the Development Management (DM) service was now heading in the right direction;
- (b) Some Members felt it to be regrettable that the Council no longer utilised its Design and Conservation Panel or the concept of Developer Forums for major planning applications;
- (c) In light of the service being reliant on the Council's IT systems, Members requested that they receive (outside of the meeting) a further briefing paper from officers on the latest IT position;

- (d) When questioned on the matter of staff morale within the service, the Specialists Manager advised that the officers were under pressure and working incredibly hard. Whilst individual caseloads had reduced, these had recently begun to creep back up again and there was a need to embed all of the T18 processes and systems in order to reduce the pressure on officers.

In taking this point a step further, a Member queried the suitability of the Future Operating Model for the DM Service and requested that an informal meeting be held between Committee Members and DM specialist officers. In reply, the Committee Chairman agreed to consider this request;

- (e) Reference was made to a submission from Cllr Pearce (who was unable to attend this meeting) and her comments were considered and noted by the Committee.

Members then proceeded to debate the draft Action Plan, reference was made:

- (i) Action 1. The view was expressed that some of the terminology associated with the Transformation Programme was somewhat confusing. As an example, it was felt that the Case Manager role (that did not have any line management responsibility) should be re-defined as being 'Case Processers';
- (ii) Action 3. As a specific point, a Member requested that the functionality of the website include some form of colour coding system to indicate what pages had already been viewed;
- (iii) Action 4. Whilst some concerns were expressed regarding the timing of the joint Developer / Agent Forum (22 August 2016), the overriding view was that such a Forum was long overdue and swift progress needed to be made in this regard;
- (iv) Action 5. Whilst recognising the importance of facilitating engagement with town and parish councils, a Member emphasised the need for such engagement to be more creative and innovative.

The Committee also considered the need to support neighbourhood plans to be of equal importance. As a consequence, Members welcomed the news that an officer had recently been employed by the Council, who would be tasked with supporting the Neighbourhood Planning process;

- (v) Action 6. A Member expressed his concerns at the decision to delegate authority to adopt the Local Development Scheme to senior officers in consultation with lead Executive Members and queried when this decision had been taken. In reply, it was agreed that a response would be sent to the Committee outside of this meeting;

- (vi) Action 8. The need for (and importance of) ongoing Member training on planning related matters was emphasised by the Committee;
- (vii) Action 9. The Committee welcomed the recommendations whereby performance information would be reported to the Development Management Committee. With regard to the information reported, a Member hoped that consideration could be given to specific indicators being reported in relation to: wildlife protection; traffic congestion; social housing numbers; and enforcement.

With regard to the frequency of reporting performance information, a number of Members expressed their agreement with the comments submitted by Cllr Pearce whereby this should be undertaken on a quarterly (rather than a monthly) basis.

As a way forward, it was agreed that performance information would be first presented to the Committee meeting on 28 September 2016. At this meeting, the Committee would then reach a view regarding the frequency of reporting this information.

It was then:

RESOLVED

1. That the content of the Planning Peer Challenge report (as outlined at Appendix 2 of the presented agenda report) be noted;
2. That the content of the Action Plan 2016/17 being implemented to improve performance within the wider Planning function (appendix 3 of the presented agenda report refers) be endorsed, subject to the comments as recorded in the minutes above being taken into account; and
3. That Council be **RECOMMENDED** that the Committee terms of reference be amended to ensure that key performance data relevant to the Action Plan can be considered by the Committee.

(Meeting commenced at 11.30 am and concluded at 4.40 pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 3 August 2016

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
1527/16/FUL	Land adjacent to Whitestrand Car Park, Fore Street, Salcombe	Conditional Approval	Cllrs Bramble, Brazil, Cane, Cuthbert, Holway, Rowe and Steer (7)	None	Cllrs Foss, Hodgson and Vint (by virtue of missing the debate at the last Committee meeting (3)	Cllrs Hitchins and Pearce (2)
004/16/FUL	11 Lower Street, Dartmouth	Refusal	Cllrs Bramble, Brazil, Cane, Cuthbert, Holway and Rowe (6)	Cllr Steer (1)	Cllrs Foss, Hodgson and Vint (by virtue of missing the debate at the last Committee meeting (3)	Cllrs Hitchins and Pearce (2)
0890/16/HHO	14 Riverside Walk, Yealmpton	Conditional Approval	Cllrs Bramble, Brazil, Cane, Cuthbert, Hodgson, Holway, Rowe, Steer and Vint (9)	None	Cllrs Foss and Hitchins (by virtue of missing the debate at the last Committee meeting (2)	Cllr Pearce (1)
0579/16/FUL	Site of WI Hall, Ford Road, Yealmpton	Conditional Approval	Cllrs Bramble, Cane, Foss, Hitchins, Hodgson, Holway, Rowe and Steer (8)	Cllrs Brazil, Cuthbert and Vint (3)	None	Cllr Pearce (1)

1447/16/HHO	Southford Cottage, Southford Lane, Staverton TQ9 6NZ	Conditional Approval	Cllrs Bramble, Brazil, Cane, Cuthbert, Foss, Hitchins, Hodgson, Holway, Rowe, Steer and Vint (11)	None	None	Cllr Pearce (1)
1448/16/HHO	24 Parklands, Totnes TQ9 5HZ	Conditional Approval	Cllrs Bramble, Brazil, Cane, Cuthbert, Foss, Hitchins, Hodgson, Holway, Rowe, Steer and Vint (11)	None	None	Cllr Pearce (1)

Agenda Item 6a

PLANNING APPLICATION REPORT

Case Officer: Thomas Jones

Parish: Ivybridge **Ward:** Ivybridge West

Application No: 1971/16/FUL

Agent/Applicant:

Persimmon Homes - South West
Mr A West
Mallard Road
Sowton Trading Estate
Exeter
EX2 7LD

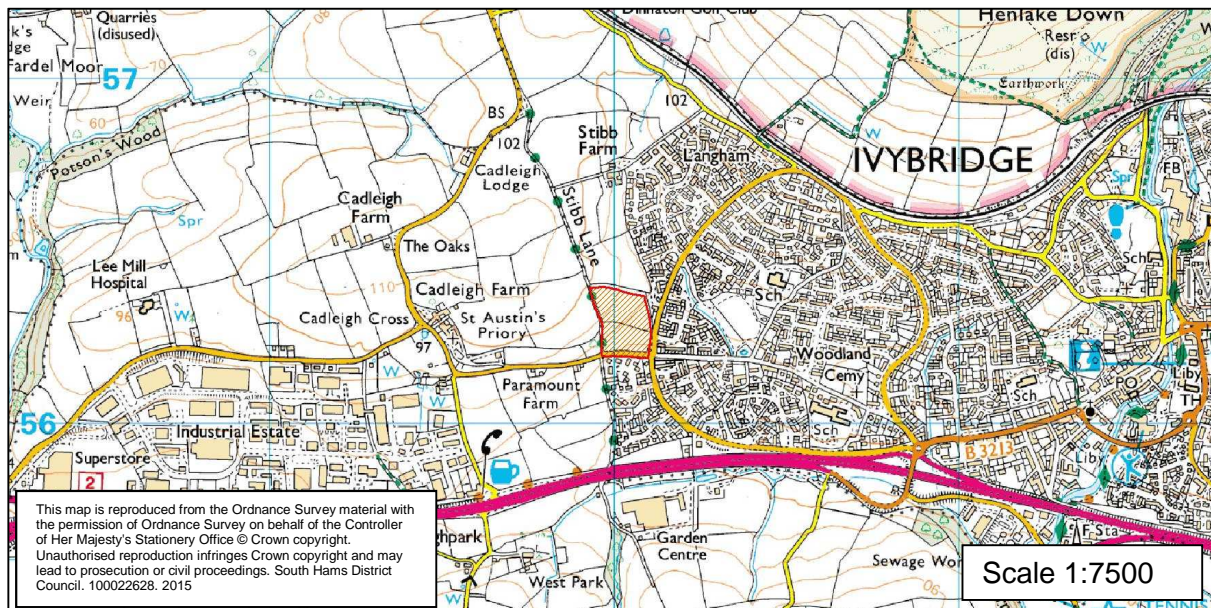
Applicant:

Persimmon Homes - South West
Mr A West
Mallard Road
Sowton Trading Estate
Exeter
EX2 7LD

Site Address: Proposed Development Site at SX 6203 563, Woodland Road, Cadleigh, Ivybridge

Development: Erection of 74 dwellings, including all associated public open space, landscaping and all other associated external works (resubmission of 27/1859/15/F)

Reason item is being put before Committee: Both Ward Members note the substantial number of objections from local residents that raise planning issues and request that the application is considered by the Development Management Committee.



Recommendation: That Development Management Committee delegates the authority to the CoP Lead Development Management in consultation with the Chairman and Vice Chairman of Development Management Committee to approve subject to the conditions listed below and the prior satisfactory completion of a Section 106 Agreement.

S106 Clauses

- Affordable Housing 30% (22 houses), (50% Affordable Rented / 50% Shared ownership)
- £202,475 Education contribution towards additional capacity at Ivybridge Community College;
- £92,981 for Improvements to play facilities at Woodlands Park, Ivybridge;
- £154,105 should be sought for improvements to sports facilities at Filham Park, Ivybridge;
- Provision of an on-site 100m² LAP, including appropriate buffers;
- Public access and on-going management and maintenance of the on-site public open space, including the LAP, in perpetuity;
- Landscape Ecology Management Plan (LEMP) & Open Space Specification to be submitted and approved prior to commencement. Open Space works implemented prior to completion of 50% of dwellings;
- £2,460 to off-set recreational impacts on SACs;
- Sustainable travel vouchers; and
- Restrictive covenants with regards to hedgerows.

Conditions

1. Commencement within 3 years;
2. Accord with Plans, Drawings and FRA;
3. Unsuspected Contamination;
4. On-site / off-site highway works in accordance with plans / drawings;
5. Construction Management Plan;
6. Surface water drainage layout and details to be approved prior to commencement of development and completed prior to occupation;
7. Adherence to the Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Methodology Statements;
8. Lighting Strategy to be submitted and approved prior to the commencement of development and adhered to;
9. Archaeological investigation and reporting;
10. Security Plan;
11. Landscape and Ecological Management Plan to be submitted and approved prior to commencement of development and adhered to; and
12. Adherence to measures within Ecological Appraisal, and Bat Activity Survey Report.

Note for Members: This application is effectively a resubmission of the previous application reference 27/1859/15/F. It seeks to address the issues that formed the reason for refusal as set out below, and follows from pre-application discussions with officers.

In the opinion of the Local Planning Authority the proposed development does not satisfy the requirements and standards of Policies CS7, DP1 and DP4 of the Development Plan; paragraph 17 and Section 7 of the National Planning Policy Framework; and paragraphs 12 and 40 of the Planning Practice Guidance Note on design by virtue of its layout. In particular the design does not satisfactorily take into account the topography of the site, which results in a number of properties having to be accessed via numerous steps; the location of many bin storage areas being outside the curtilage of individual properties; and the location and arrangement of the parking areas being unsatisfactory with double / tandem parking and an inconsistent approach to the number of and accessibility to the parking spaces that are allocated to individual properties. The combination of these elements is considered to result in an unsatisfactory standard of living accommodation for the residents of the proposed development. The proposed affordable housing is not fully integrated into

the site and residents would experience the worst combination of the poor design elements described, namely excessive steps, bin stores off their property and poor parking arrangements. In addition, and in the absence of details of the structures for bin storage, it has not been demonstrated that the structures proposed to the front of the dwellings to house wheelie bins would not have a detrimental visual impact on the character and appearance of the street scene.

Key issues for consideration

The site is agricultural land outside the development boundary of Ivybridge. The principle of development is, therefore, contrary to Policy CS1 of the Core Strategy DPD. However, the District Council is currently in the process of preparing a new Local Plan and the application site sits within an area which is currently proposed to be included in that plan as being capable of being developed.

As the Council is not currently able to demonstrate a five year housing land supply the application falls to be considered in the context of paragraph 14 of the National Planning Policy Framework (NPPF), which requires development proposals to be approved unless there are any adverse impacts that would significantly and demonstrably outweigh the benefits.

Given the location and sensitivities of the site the key tests in this respect are considered to be:

- Access to services and facilities;
- Affordable Housing, in the context of viability testing;
- Landscape;
- Drainage; and
- Highway safety.

In addition to the NPPF specific 'tests' outlined above, Members expressed concerns with respect to specific design elements that were proposed within the earlier submission, reference 27/1859/15/F. These concerns were used to frame the reasons for refusal and are summarised:

- Road layout and standards;
- Open space and communal space;
- Access to properties;
- Bin storage;
- Fencing / boundary treatments;
- Central hedgerow;
- Sustainable design; and
- Security.

The degree of cumulative impact a development in this location would have has also been considered. Local residents are concerned about the possible cumulative impact caused by the generation of additional vehicular traffic movement to and from the site and the associated potential impact that this could have on the Weston Road Air Quality Management Area.

Having taken advice from the Highway Authority it can be confirmed that the projected increase in traffic at the roundabout at the western end of Weston Road is not significant and that, in isolation, the impact of the proposed development on the AQMA is negligible. It should also be noted that the impact on air quality of the potential combination of development at Stowford Mill (reference 1336/15/F, Rutt Lane (2472/14/F), Godwell Lane (1347/14/F) and the recycling centre (27_57/2473/14/CM) has been considered in the context of Planning Practice Guidance at paragraph 005 Reference ID: 32-005-20140306 and the proposed development is considered to be acceptable.

Financial Implications

It is estimated that this development has the potential to attract New Homes Bonus, which would be payable for a period of 6 years.

Members are reminded advised that this information is provided for reference only and that this matter is not a material planning consideration in the determination of this application.

Site Description

The application site measures 2.63ha and comprises two agricultural fields located immediately adjacent to the development boundary at the west of Ivybridge. The highest point of the site is 99.5m AOD, in the north-west, and falling to 67.7m AOD in the south, with an average gradient of 1 in 8.

The site is open countryside and within the Ivybridge Critical Drainage Area. It is Grade 3 Agricultural farmland. With the exception of the foregoing there are, no statutory designations that directly affect the site.

Both of the fields that make up the application site are bounded by mature hedgerows with occasional mature trees and farm gates. At present, the main entrance into the site is to be found in the southern boundary, where access is possible from Woodland Road.

A public footpath (Stibb Lane) runs parallel to western boundary of the site, beyond a substantial screen of hedgerow and trees.

The site lies within Flood Zone 1, indicating that is not likely to be the subject of flooding. On site, however, tests carried out by the Applicant's consultants have demonstrated that infiltration rates are not sufficiently rapid to manage surface run off, which runs into Woodland Road, to the east, before discharging into the unnamed stream some 200m to the east of the site. The use of soakaways to deal with the surface water drainage of the site is therefore not feasible.

The proposed Drainage Strategy for the site is discussed in greater detail later in this report.

A sewer main runs to the south of the site under Woodland Road. There are no formal records of sewer flooding, but residents have reported that this has recently occurred.

As a south facing site the opportunity exists to maximise solar gain.

The Proposal

The planning application proposes the erection of 74 houses along with associated works to create areas of open space, landscaping and flood attenuation.

The mix of properties is 28 (39%) two bedroom houses, 41 three bedroom (55%) houses and 5 (7%) four bed houses. When viewed in the context of other recent approvals and the likely housing need for the District it is considered that the proposed development mix is appropriate in the context of Policy DP11 of the Development Plan.

22 (30%) of the houses would be Affordable Housing (AH) with 50% (11) of these being offered on an Affordable Rent basis, with the remaining 11 being available for Shared Ownership.

Financial contributions have been sought by a number of different stakeholders to aid in the delivery of infrastructure associated with the development. The Applicant has confirmed that they are happy to fully meet each of these requirements.

The payment of these contributions and the delivery of the Affordable Housing elements of the development would be secured through a Section 106 Legal Agreement, the requirements of which are summarised above.

Provision would be made on site for the parking of 162 cars (average 2.2 spaces per dwelling). It is also proposed to relocate the nearest bus stop to a location further north on Cornwood Road in order to facilitate improved access to buses and to provide a safe point of crossing to link the site to the local footpath and cycle path network.

Properties are proposed to be finished in brick and/or render with tile roofs in order to reflect the vernacular of the neighbouring developments.

The application is supported by the following documents:

- Plans and drawings;
- Design and Access Statement;
- Ecological Assessment;
- Historic Environment Assessment;
- Statement of Community Involvement;
- Landscape and Visual Impact Assessment;
- Contaminated Land Assessment;
- Arboricultural Assessment including Tree Protection Plan
- Transport Assessment; and
- Travel Plan

The developer has met with Officers of the Council ahead of the submission of the application. At that meeting the main areas of concern, as identified earlier in this Report, were discussed and advice given. A summary is provided below with regard to how each element has been addressed.

Road layout / standards

All roads within the development have been designed to an adoptable standard and will be offered to Devon County Council for adoption.

Devon County Council Highways Team makes no objection and re-iterates the requirements of the previous application with respect to conditions and s106.

The Applicant has acknowledged the concerns expressed by Members with regard to the positioning and 'usability' of parking spaces (particularly those located within parking courts) within the previous scheme and has, along with amendments to the orientation of some properties, altered the location of some spaces in order to make them more easily accessible from the dwelling to which they relate.

Whereas the previous scheme had some areas of double parking courts, this element has been removed entirely from the current scheme. This has led to a situation where all parking court areas are only one bay in depth and no greater than four spaces in width.

This change is considered to have the effect of significantly reducing the visual impact of the parking court areas to an acceptable level.

Where parking court arrangements are not used then parking is provided by spaces to either the front or side of the host property and through the use of garages.

It is proposed that the parking spaces areas to the front of the properties in question will be planted with trees which will visually break up their appearance and reduce their visual impact.

Although the parking areas will not be formally adopted by the County Council, the County's Highway representatives has previously offered comments about the provision of parking spaces and has no objection in safety terms.

Open space / communal spaces

The positioning of the areas of Public Open Space (POS) was questioned during the determination of the previous application for the development of this site.

The majority of the areas of POS are positioned at the margins rather than the centre of the site act in order to enhance the ecology and biodiversity of the site and to provide an appropriate landscape treatment to the western boundary. The large, linear areas of POS that runs along the western boundary acts as both a wildlife corridor and as a buffer zone, separating the existing tree line and the public footpath beyond from the residential development.

The western area of POS would be overlooked by a number of properties. It would be accessible from both the upper and lower portion of the site with a hoggin path running through its length, thus providing connectivity throughout the site.

The area of Public Open Space that surrounds the existing large oak tree would be easily accessible from all areas of the site and would overlooked, thus enabling the surveillance of the area and engendering a sense of ownership amongst the owners of the surrounding residential units. When added together this area, the slightly smaller area of POS to the south of Plots 1 and 2 and the Public Open Space and attenuation basin at the southern-most extent of the development provide a variety of open space throughout the development.

The Council's Biodiversity Officer makes no objection to the proposals.

Accesses to properties

The objective is for all properties to be designed with safe, useable access. The relatively steep topography means that it is unavoidable that some will be served by steps, which raises potential difficulty for those with mobility problems including the elderly, those with young children or heavy goods to carry. The use of steps is minimised.

When application 29/1859/15/F was refused particular concern was expressed regarding level of the stepped access pathway leading to the Affordable Housing units in the south-western corner of the site was considered to be excessive. To address this issue the proposed number of units on the site has been reduced and the plots 58-62 re-oriented so that they now front onto the tertiary street to the south and are accessed by short lengths of pathway, with no steps, from the highway/edge parking spaces.

This amendment is considered to be a significant improvement upon the previous scheme. This not only creates a more usable and liveable environment, but also a more visually pleasing site layout.

Bin storage

Another major concern regarding the previous application was the need for bin storage features to be used on the site and their proposed locations.

With the most recent submission, the applicant has re-assessed the storage of refuse bins and the ease of movement of these to the highway edge for Plots 15 and 16, 36-38, 39 and 40, 41 and 42, 58-61 and 63 and 64. It is proposed that the aforementioned properties will be served by bin storage areas which will be located immediately adjacent to the access pathways running between the relevant residential units.

The reduction in housing numbers has created more generous spacing between some of the dwellings. This arrangement allows for an unobstructed 1.0 metre wide access pathway to be provided and for a bin storage area to be formed in the other half of the space between the dwellings.

The 2.0m wide space between the relevant units will be screened from view by timber cladding and a lockable gate. This will allow access into both the storage area and access pathway and also ensure the security of the area.

Each of these bin storage areas are within easy, unobstructed reach of the properties that they are designed to serve and the designated collection points.

Given that the bin storage areas would be located and designed so as to not impede the outlook of the units that they serve and have been designed so that they are of minimal visual impact, when viewed from the street, it is considered that another of the key concerns associated with the previous refusal has been addressed satisfactorily.

Fencing / boundary treatments

The central hedgerow element as a boundary treatment for Plots 53,54 and Plots 58-62 would be retained. Consideration has been given to the use of fencing to create a maintenance strip along either side of the hedge was considered, but retention of the hedgerow is preferred as it would provide a visual pleasing element within the aforementioned plots.

To ensure that there are no issues associated with the maintenance of the hedgerow, it is proposed that the entirety of it is maintained by the Management Company that will be set up to deal with all of the maintenance issues associated with the site.

To this end, an agreement allowing the company's contractors access to the garden areas of the aforementioned properties in order to carry out works to the hedge would be included in the relevant purchase agreements.

Similarly to the western area of POS, the hedgerow has been identified as a wildlife corridor and a feature that is of ecological and biodiversity that would be retained as an attractive, natural feature.

It is reconfirmed that the Council's Natural Environment Team makes no objection to this approach.

Sustainable design

A number of units within the development would have a southward orientation, which will maximise the solar gain that is available to them. Several other units would be oriented westwards which will still offer significant opportunities for solar gain.

The rear gardens of the majority of units will be orientated in such a way that they will benefit from the sun throughout the day.

Persimmon Homes properties are constructed using the 'Fabric First' method. Recent testing by independent energy consultants has suggested that this type of construction is approximately 6% more energy efficient than more standard construction methods.

Security

In response to the comments of the Police Architectural Liaison Officer the applicant advises that considerable effort has been made by Persimmon Homes to ensure that there is sufficient surveillance from the properties over roadways, footways and the areas of Public Open Space.

All areas of Public Open Space would be enclosed by 0.9 metre high railings to ensure a high level of security between these areas and the residences beyond.

Consultations

Natural England, makes no objection and offers standard advice.

The Environment Agency, makes no objection.

Historic England has made no comment.

Highways England makes no objection.

DCC Highway Authority has raised no objection to the proposal.

Environmental Health makes no objection subject to conditions.

The **Landscape Specialist** makes no objection.

Strategic Planning states no over-riding policy objections to the development of the site. Subject to the detailed planning considerations being satisfied and there being no substantive planning reasons why the development should not go ahead, SP recommends that the application is approved.

Devon County Council Children's Services, indicates that a contribution would be necessary to meet the need for additional facilities at Ivybridge Community College.

The Local Lead Flood Authority (DCC Flood Risk Management, Environment Group) made an initial objection. Following the receipt of additional information this has been formally removed as stated in their email 26th August.

Devon County Council Historic Environment Team raises no objection subject to an archaeology condition.

Ivybridge Town Council objects on the basis of the development being unnecessary given that allocations have been identified in the Development Plan to meet the need for housing in Ivybridge, that development would increase flood risk on Woodland Road and Cornwood Road; highway safety concerns; that no social infrastructure is proposed; that 50% of the properties should be Affordable Housing; that the amount of housing represents over development; and an adverse impact in the landscape.

South West Water (SWW) raises no objection.

The **Police Architectural Liaison Officer** raises concerns with respect to security. It is considered that these can be addressed successfully through the implementation of conditions

Dartmoor National Park Authority offered a formal response of no comment with respect to the previous application.

Representations

Seventy two (72) letters of representation have been received. All raise objection to the proposal.

The concerns raised by third parties can be read in full on the Council's website and are summarised as below, in so far as they relate to planning matters.

Principle of residential Development

- Greenfield site with unsuitable topography.
- Land is located outside development plan boundary
- Already enough development in Ivybridge
- Current local plan identifies enough sites
- Granting permission would set unwelcome precedent for future applications
- Might have been possible to develop the site with substantially fewer houses
- The original consultation exercise by Persimmon envisaged 65 houses

Extra traffic & road safety

- Proposal will lead to an increase in traffic, generating road safety concerns on surrounding roads and access, for pedestrians and in particular the children's' nursery
- It is understood that the level of traffic would require a roundabout.
- No confidence in assurances that the junction does not constitute a hazard
- Site traffic – diggers will cause disturbance
- Air pollution – more and more children suffer from asthma.

Infrastructure capacity

- Will generate huge strain on doctors, schools and other local services.
- Local schools such as Ivybridge Community College already full
- Lack of play facilities

Flood risk & Drainage

- Unsuitable for development
- Increased water run off from hard surfaces
- Steep slope in winter months surface water pours down onto the roads.
- Lack of natural drainage
- Potential flooding
- Drainage not able to cope
- Weather is warmer and wetter
- Drainage pond at the bottom will be a breeding ground for mosquitos.

Affordable Housing

- Too many affordable homes.
- Insufficient rental houses proposed.
- Affordable housing especially poor in terms of size and layout.
- Affordable housing will lead to tension between neighbours.

Design

- Very substantial overdevelopment
- Good design principles not followed
- Scale and proportion of surrounding buildings out of character.
- Poor design bin access inadequate bin storage refuse lorries would not be able to get around the small site.
- The houses are all squashed together too small significant overdevelopment too many houses squeezed in insufficient parking
- Inadequate open spaces, developers only paying lip service to them. Solar panels should be mandatory for new development

Detrimental affect on residents amenity

- Overshadowing of neighbouring properties

Ecology & Wildlife

- Proposal will involve loss of farmland / countryside
- disturb wildlife
- impact on views of Dartmoor National Park

Miscellaneous

- Developer failed to serve notice
- no significant improvement on previous application

Relevant Planning History

29/1859/15/FUL – Application for the erection of 77 units including all associated public space, landscaping and all other associated external works – Refused (April 2016)

Analysis

Principle of Development / Sustainability

The site is not allocated for development in the Council's adopted Local Development Framework Site Allocation Development Plan Documents 2011 (SA DPD).

It is located adjacent to but outside the Ivybridge development boundary as defined in the South Hams Local Plan (1996), but within an area which is considered to be capable of development within the consultation documents for the Joint Local Plan.

Any recommendation relating to whether this application should be approved for development needs to take account of not only the local Development Plan, but also the National Planning Policy Framework (NPPF). This national policy documents is clear in its requirement that in order to boost significantly the supply of housing local planning authorities should maintain 'a supply of specific deliverable sites sufficient to provide five years` worth of housing against their housing requirements.'

The Council is not able to demonstrate a five year housing land supply. In the context of paragraph 14 of the NPPF this means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

The site is considered to be in a sustainable location in that services and facilities can be easily accessed by walking, cycling and public transport. This position is further enhanced by the offer of sustainable travel vouchers.

The key sensitivities associated with the development of the site are considered to be surface water run-off / Ivybridge Critical Drainage Area and landscape, including potential impact on Dartmoor National Park.

The numerous mature trees and the existence of habitat suitable for protected species, specifically the boundary hedgerow, also represent parameters within which proposed development must be framed.

The decision relating to the principle and suitability of development needs to be made in the context of the three dimensions of sustainability as set out in the NPPF: economic, social and environmental. A consideration of the proposals for each of these categories in the context of the Development Plan and general requirements of the NPPF follows.

The Economic Dimension

The provision of housing, including Affordable Housing (AH), is a significant benefit in terms of the associated employment in the short term and the provision of accommodation for workers in the long term. New residents would also spend money in the local economy, supporting the retention and improvement of local services and facilities.

The application has been brought forward to meet some of the requirement for a five year housing land supply, it is important to secure the delivery of Affordable Housing early in the construction timetable and that all development commences in a timely manner.

Social Dimension

The provision of housing, including Affordable Housing (AH), is a significant benefit. For a non-allocated greenfield site the level of Affordable Housing would normally be 50%. The applicant has submitted, however, a viability assessment that has been independently reviewed and this confirms that the proposed (increased) offer of 30% AH with a split of 50% Affordable Rented and 50% Shared Equity, represents a good level given the costs associated with development.

The applicant has also confirmed that the requirement for a payment to meet the capacity needs that will arise at Ivybridge Community College as a consequence of development will be met in full.

The layout of the development is considered to provide a good level of open space that is easily accessible to all residents.

The Police Liaison Officer has identified a number of concerns. Whilst these concerns are well founded, the layout has been designed to limit landscape and visual impact and this has resulted in much of the open space running alongside the public footpath. The design responds to security concerns to an extent by ensuring a reasonable degree of overlooking of public spaces. It is considered, however, that further security measures, such as lockable gates between houses, are necessary and that if planning permission is granted then a condition would be to require a security plan.

The Police Liaison Officer has advised, verbally, that the use of a condition as described would be acceptable.

The Environmental Dimension

The fields currently make a contribution to the rural setting of the fringe of Ivybridge and form part of a green space between Ivybridge and development further west. The site is prominent in views from higher ground to the south of the A38 and from higher ground within the northern part of the developed area of Ivybridge. Views are available from Dartmoor National Park.

The layout of development minimises landscape and visual impact by placing open space to the west and north-west, along the footpath and by making a feature of the mature tree that sits in the centre of the site. It is also notable that given the substantial screen of mature trees the proposed development would not infringe on the skyline.

Dartmoor National Park Authority makes no objection.

The Environment Agency confirms that the site is not at risk of flood itself. It would appear, however, that due to poor percolation surface water run off can contribute to flooding of lower land to the south and south east. Local residents have advised that flood occurs on occasion.

In order to address these issues, the applicant has submitted a Flood Risk Assessment and a Drainage Plan that demonstrates the proposals for dealing with surface water drainage.

The proposals are considered to offer betterment over the current situation inasmuch as that by holding run off in a surface water storage feature, and then releasing this in to the existing drainage network at a measured rate the risk of any surface water runoff contributing to any flooding events which occur off site is reduced.

The Local Lead Flood Agency (Devon County Council) makes no objection to the development on the basis of the revised information that has been provided by the applicant. The reason for the initial objection is that the original submission was not entirely compliant with revised legislation that had become active between the first application and this application. The Central Government Guidance in question is titled 'Adapting to Climate Change: Advice for Flood and Coastal Risk Management Authorities (April 2016)'. This has necessitated the provision by the applicant of additional information to clarify that the water management system allows for a 1 in 100 year rainfall event.

The Council's Natural Environment Team raises no objection to the proposed development subject to a number of measures being implemented via the attachment of conditions to any approval. Of greatest importance would be the pre-construction agreement of a Landscape and Ecological Management Plan that would implement the findings of the Ecological Assessment and include protection of hedgerows and trees. The latter would need to be secured within the Section 106 Agreement.

A financial contribution would be necessary to address recreational impact on Special Areas of Conservation. It has been agreed by the applicant that such a contribution will be made.

The specialists also recommend that prior to the commencement of development on site the specific details of the on-going management and maintenance of the Public Open Spaces (including the play area) and surface water storage basin are submitted to the Council for their agreement. In this respect the Section 106 Agreement requires that payments are made by the Applicant towards improvements to play facilities at Woodlands Park and sports facilities at Filham Park, Ivybridge, as well as the on site provision of a 100m² LAP, including appropriate buffers, public access provision and on-going management and maintenance of the on-site public open space, including the LAP, in perpetuity.

Again, the applicant has confirmed that they have no objection to making any such contribution or ensuring that the areas are properly maintained.

Sustainability balance

The site is considered to enjoy good access by walking, cycling and public transport to a range of facilities and services.

With no significant adverse impacts identified the weight of the provision of housing, including 30% Affordable Housing is significantly in favour of the development.

The layout and overall density is considered to be sensitive to the location and makes the most of the existing strong hedge and trees at the boundaries and to limit any adverse impact on landscape and biodiversity.

Other material considerations

It is considered that the layout of the site responds well to its setting, as described above. The objective of retaining open space in the most sensitive parts of the site (the west and north-west) and to ensure betterment with respect to surface water run-off, has resulted in a low density development in comparison to the area of the whole site.

Some of the properties are typically small and the desirability of this in the context of Policies DP4 and DP11 is questionable. However, the key tests of the NPPF require a balanced approach. In the case of this application the high quality of the landscape treatment / quantity of public open space, the delivery of 30% Affordable Housing and the meeting all request for contributions are considered to be significantly beneficial.

The government has also recently moved towards a regime whereby Local Planning Authorities must rely on National Standards and Building Regulations rather than require higher standards of design. Whilst high quality in all design matters continues to be an objective of this Local Planning Authority, it is considered that an appropriate quality will be delivered by compliance with non-planning statutory standards; and that given the other benefits of the development, this is not a reason to refuse planning permission in this instance.

Parking spaces and arrangements are generally sufficient and appropriate, and are considered to be well located when compared with previous planning submissions for the site.

Representations have questioned the impact on neighbour amenity. In this respect it is considered that appropriate distances exist between the properties which surround the site in existing developments and the proposed new properties. Furthermore, it is also considered that there are no views from existing properties that would be dominated by the new development such that it would render them unpleasant places to live.

It is recognised that disruption would occur during the construction phase, but that this would be short term and could be controlled to an appropriate level through condition.

Representations have also questioned whether adequate provision is proposed with respect to open space and recreation / sport provision. With a good proportion of open space on site and specific contributions to be made to off-site recreation provision, it is considered that these matters are addressed to a more than acceptable standard.

Devon County Council Highway Authority makes no objection to the proposals and are satisfied with proposed safety measures relating to the crossing of Cornwood Road. The measures would be secured by condition and/or Section 106 Agreement to ensure the appropriate design in terms of highway / pedestrian safety is implemented on site.

Highways England makes no objection and is satisfied that the Transport Assessment demonstrates that forecast demand can be accommodated by the existing infrastructure.

DCC also requests a condition requiring a Construction Environmental Management Plan such that highway safety can be maintained and harm to amenity minimised during the construction phase.

No comment has been made by any consultee in this respect. Given the nature of discussion surrounding this matter during consideration of the previous application it is noted that no consultee has raised concern that there would be an adverse impact on the Air Quality Management Area at Weston Road.

The site is Grade 3 Agricultural Land, the loss of which cannot be mitigated or compensated. As a relatively abundant resource, this is not considered to be a matter that would outweigh the benefits of delivering housing to meet a five year housing land supply.

Devon County Council Historic Environment Team has confirmed that a pre-commencement Written Scheme of Investigation would be an acceptable condition.

Conclusion

The amendments that have been made to the proposed development in view of the refusal of 27/1859/15/F and the comments made by Members during its determination are considered to fully address the reasons for which the previous planning application was refused. In particular the 'liveability' of the site is much improved by the changes to the layout, their positioning relative to the topography of the site, the rationalisation of the parking provision and the addition of appropriately designed bin storage areas.

Whilst it is noted that some Members have previously expressed the view that a redesign with POS in the centre of the site might be appropriate, in this respect it is the view of the Case Officer that the ecological benefit and landscape / visual benefit justifies the retention of some POS in one centralised location with the majority of POS at the margins. It is also felt that proper maintenance of these areas can be achieved through the use of a Management Company and restrictive covenants.

It is acknowledged that degree of difficulty that may have been experienced by residents having to gain access to properties and their respective bin stores via steps, if the previous application had been approved has now been sufficiently addressed to an extent that only a small number of units are without any some form of level/pathed access. All bin store areas and parking spaces are now within easy access of the units which they serve.

With 28 two bed, 41 three bed and 5 four bed properties, the proposed development is considered to provide an appropriate mix in the context of the indicative targets of Policy DP11.

With respect to the design and materials, the use of a mix of brick, render and grey slate tiles is considered appropriate in the context of the setting of the site.

It is recognised that granting planning permission is likely to result in a level of housing development in excess of what has been proposed in the Ivybridge DPD. With all contribution requests to be met there are, however, no adverse impacts with respect to infrastructure and other provisions. Notably neither Devon County Council as Highway Authority nor Highways England have raised any objection with respect to highway capacity.

With no significant adverse impacts identified, the weight of the provision of housing, including 30% Affordable Housing, is significantly in favour of the development.

Conditions and s106 requirements have been identified at the beginning of this Report and these are considered to be necessary to ensure that the development would meet policy tests with respect to sustainable development. Of particular importance are measures to secure a landscape plan and a surface water management plan.

Given that all of the issues regarding the previous refusal of planning permission are considered to have been addressed and in the context of the balanced judgement required by paragraph 14 of the NPPF it is recommend that the planning application is approved.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

South Hams LDF Core Strategy

- CS1 Location of Development
- CS6 Affordable Housing
- CS7 Design
- CS8 Infrastructure
- CS9 Landscape and Historic Environment
- CS10 Nature Conservation
- CS11 Climate Change

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
- DP8 Open space and recreation
- DP11 Housing mix and tenure
- DP15 Development in the Countryside

NPPF Paragraph 7 and 14. Section 7.

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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PLANNING APPLICATION REPORT

Case Officer: Matthew Jones

Parish: Salcombe **Ward:** Salcombe and Thurlestone

Application No: 0816/16/HHO

Agent/Applicant:

Mr Richard Atkinson
5 Acre Place
Plymouth
Devon
PL1 4QP

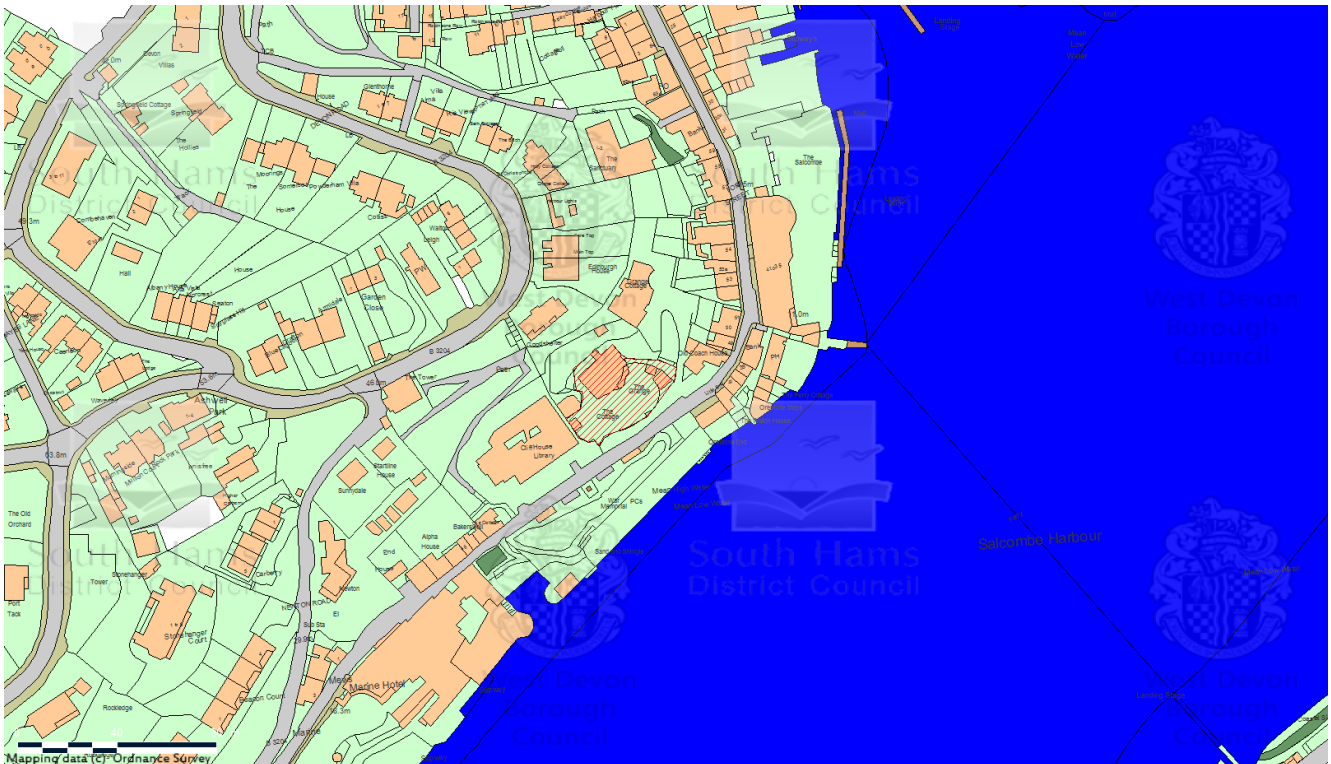
Applicant:

Mr Alasdair Nicholls
The Grange
Cliff Road
Salcombe
TQ8 8JQ

Site Address: The Grange, Cliff Road, Salcombe, Devon, TQ8 8JQ

Development: Householder application for proposed replacement summerhouse set within main private upper garden, single storey garden outbuilding set against stone retain wall backdrop

Reason taken to Development Management Committee: Cllr Pearce has requested that this recommendation be put before Development Management Committee due to concerns regarding the impact of the work on the setting of the listed building and the character and appearance of Salcombe Conservation Area.



Recommendation: Conditional approval

Conditions:

Time
Accord with plans
Use incidental to enjoyment of dwelling
Joinery, eaves, brise-soleil details prior to installation
Materials samples prior to installation
Revised landscape plan

Key issues for consideration:

The main issues are the impact of this proposal on the setting of the listed building and the character and appearance of Salcombe Conservation Area and any impact upon the amenity of neighbouring properties

Site Description:

The Grange is an imposing villa dating from the late 18th century. Its stone rubble plinth is almost certainly much older than the house and is likely to have been a fortified structure dating from the late medieval period. The house is listed Grade II*. It has a complex and chequered recent planning history owing to the degree of authorised and unauthorised work which has taken place at the site in the last four years.

The gardens at the front of the house continue to form an important part of its setting with a series of retaining walls below the front lawn. The previous garage was of concrete construction dating from the mid-to late- 20th century with a plain lean to slate roof. The terrace above was thought to date from the same period. Following the granting of consent in 2014, these structures have been substantially replaced and rebuilt with a new element incorporating a higher terrace above a studio annex building.

The site is within the South Devon Area of Outstanding Natural Beauty and the Salcombe Conservation Area.

The Proposal:

This is a householder application for a proposed replacement summerhouse set within the main private upper garden of The Grange, taking the form of a single storey garden outbuilding set against a stone retaining wall backdrop.

The summerhouse takes a simple appearance with extensive glazing and a green roof hidden behind a parapet. The building is formed of Iroko hardwood frames clad in Nordic Brass. There is a simple brise-soleil at its southern elevation. The top of the structure is below the floor level of the adjacent colonnade.

Consultations:

- Historic England

No objection, however register concerns regarding potential to compromise open appearance of listed building setting (full response within file)

- Salcombe Town Council

Objection '*as it was felt that there would be a detrimental effect on the AONB AND Conservation Area due to the proposed materials being clad with Japanese aged brass*'

Representations:

4 letters of objection and 2 letters of support have been received at the time of writing this report. Concerns raised within the submitted letters of objection are summarised as follows:

- Constitutes overdevelopment of the site
- Does not allow direct comparison with the previous summerhouse
- The associated terrace will lead to overlooking towards the neighbouring dwelling 'the Coach House'
- Will erode the historic significance of the setting of The Grange
- The design is unresolved and superficial
- There are unauthorised works at the site

Comments made within the letters of support are summarised as follows:

- The summerhouse will work well with the main building
- Is an aesthetic improvement to the previous summerhouse
- The proposed palette of materials compliments the house and the surrounding area

Relevant Planning History

Long and complex recent history but the most relevant being the two previously approved studio applications:

41/2671/14/F - Householder application for re-construction of garage and garden level roof terrace, new ancillary accommodation private studio at mid-level, repairs to stone garden walls and landscaping – Conditional approval

41/2673/14/LB - Listed building consent for re-construction of garage and garden level roof terrace, new ancillary accommodation private studio at mid-level, repairs to stone garden walls and landscaping – Conditional Approval

Analysis

Although officers note the existence of a previous summerhouse within this location, it did not benefit from planning consent and no Certificate of Lawfulness was issued regularising its existence. As such, the Local Planning Authority give very limited weight to the previous unauthorised structure as a material planning consideration.

It is acknowledged that summer houses are a feature of large villas and houses in seaside locations, there is a notable listed example at The Moulton in Salcombe. Officers have also noted that the applicant is committed to a detailed and well considered landscape design for the gardens in front of The Grange and the proposed summerhouse is integrated to the overall design. It is important that the landscape design in the immediate vicinity is required to be both agreed and maintained by condition as part of any approval.

Officers have invested significant time into understanding the special interest of the Grange site and this analysis has led officers to conclude that the appropriate place for a summerhouse is above the approved annex structure, within the area where the previous summerhouse once stood, where the main lawn sweeps around below the colonnade and terminates at a large natural stone wall.

However, the previous summerhouse proposal presented an overly large mass which rose above the floor level of the colonnade, competing with it when viewed from the public realm, and the roofing materials would have also been an overly assertive foreground feature in views from the colonnade.

The proposal has subsequently been revised to lower the structure to allow it to sit below the floor of the raised colonnade. This allows the building to sit below the elegant frontage of the Grange where it will appear as a clearly subservient building to be used incidental to the enjoyment of the main house.

The impact on the setting of The Grange has been considered in distant views, from closer in and from the colonnade looking out. It is assessed that in distant views the structure will read as what it is, a separate garden structure. It will be visible from closer views, such as that from the war memorial, but it will again read as a subservient ancillary structure. From the colonnade the incorporation of a planted roof will minimise impact as it will read as an integral part of the garden.

The revised design provides an acceptable mass and form that will not compete with The Grange in terms of scale and location. The cladding materials are of a contemporary nature and exhibit a level of quality, character and texture, without seeking to emulate the listed building or appear like a simple shed. On balance officers judge the design to offer a structure of sufficient quality that it will sit comfortably alongside The Grange as an understated modern garden room that has the potential to add to the architectural and landscape design of the locality.

For these reasons, the proposed summerhouse is considered to have a neutral impact upon the special interest of the designated heritage asset and its setting. It is judged to preserve the character and appearance of Salcombe Conservation Area

Neighbour impact

Officers have considered comments raised by third parties but are of the opinion that the adjacent terrace has been constructed in accordance with previously approved plans on the site. The summerhouse, as applied for here, is not considered to lead to any additional overlooking or loss of general amenity to and neighbouring dwellings.

Conclusion

For the reasons outlined above this application is considered acceptable and in accordance with the relevant development plan policies. This application is therefore recommended for approval, subject to appropriate planning conditions.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

South Hams LDF Core Strategy

CS1 Location of Development
CS7 Design
CS9 Landscape and Historic Environment

Development Policies DPD

DP1 High Quality Design
DP2 Landscape Character
DP3 Residential Amenity
DP6 Historic Environment

South Hams Local Plan

SHDC 1 Development Boundaries

National Planning Policy Framework (2012)

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.

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The summerhouse hereby approved shall only be used incidental to the enjoyment of the dwellinghouse and shall not form part of a separate unit of accommodation.

Reason: In the interests of the amenities of the area and the special interest of designated heritage assets

4. Prior to installation, full details until full details of all new joinery, eaves and the brise-soleil have been first submitted to and approved in writing by the Local Planning Authority. Such details shall be at full or half scale and shall include cross-sections, profiles, reveal, surrounds, sections, materials, finish and colour in respect of new windows, doors, other glazed or timber panels, the roof and the brise-soleil. The work shall thereafter be carried out in accordance with the approved details and shall thereafter be permanently retained in that form unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the development and the surrounding area

5. Prior to installation, details and samples of the materials to be used in the construction of the external surfaces, shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

Reason: To enable the Local Planning Authority to consider the details of the materials.

6. No further development shall take place until there has been submitted to and approved by the Local Planning Authority an updated scheme of landscaping.

All planting, seeding, turfing or hardsurfacing comprised in the approved landscaping scheme shall be carried out by the end of the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The landscaping scheme shall be strictly adhered to during the course of the development and thereafter.

Reason: To ensure the provision of an appropriate revised landscaping scheme in the interests of the visual amenities of the locality and to assimilate the development into its surroundings.

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PLANNING APPLICATION REPORT

Case Officer: Charlotte Howrihane **Parish:** Stoke Fleming **Ward:** Blackawton and Stoke Fleming

Application No: 1618/16/VAR

Agent:

Mr Michael Bailey
9 Swan Court
Victoria Road
Dartmouth
TQ6 9EA

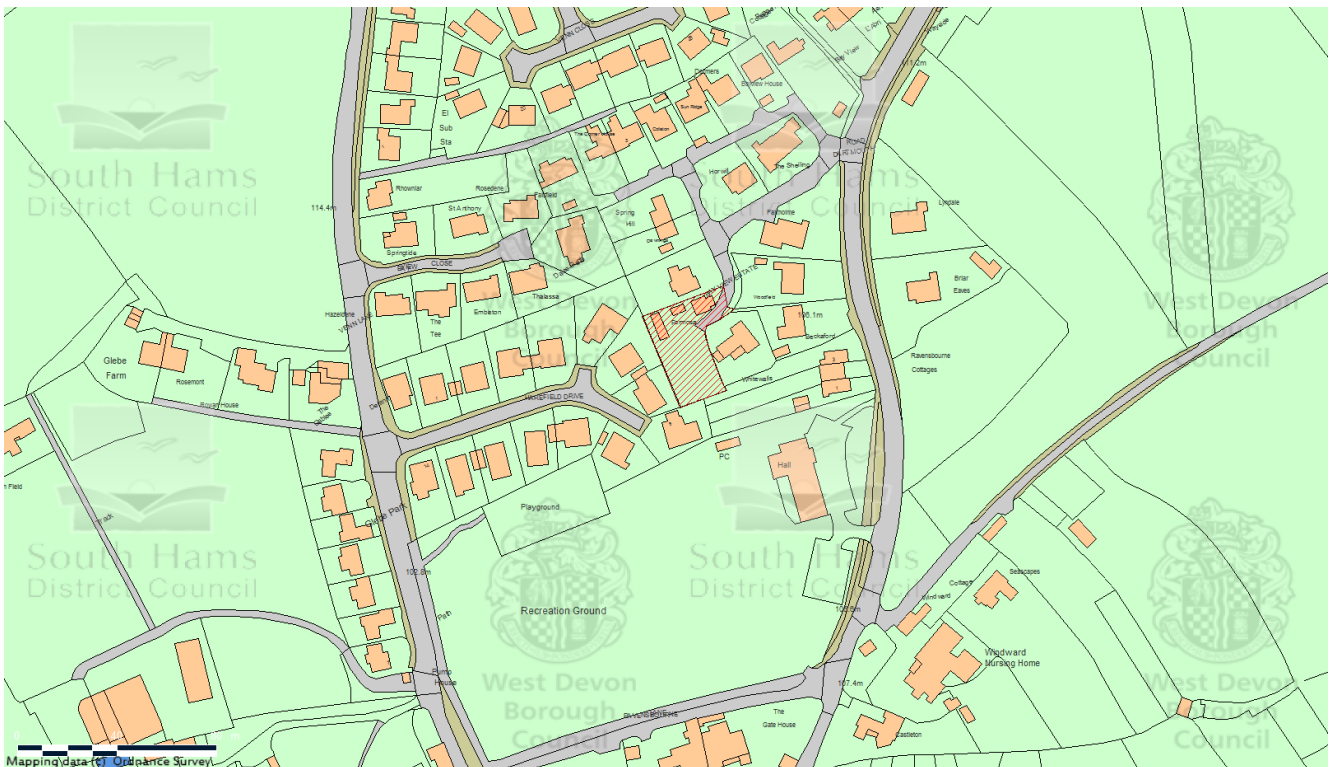
Applicant:

Mr Ferris
Ferris Builders Yard
Bay View Estate
Stoke Fleming
TQ6 0QX

Site Address: Ferris Builders Yard (Plot1), Bay View Estate, Stoke Fleming, TQ6 0QX

Development: Variation of condition no. 2, 3 and 4 of planning consent 51/0207/02/F to allow for a minor material amendment to plot 1

Reason application is at Committee: Cllr Hicks has requested the application to be heard by the Committee due to the serious concerns raised by the Parish Council, and his own concerns that the proposal does not constitute good design.



Recommendation: Conditional approval

Key issues for consideration:

Design, Neighbour Impact

Site Description:

The site is a former builders' yard situated at the end of the Bay View Estate in Stoke Fleming. Various planning permissions have previously granted approval for the erection of two bungalows on the site. One of the bungalows is partially built, with a caravan on the site of the second bungalow currently whilst the building work takes place. A large boundary wall runs along the eastern and southern boundary of the site, which borders properties in Harefield Drive, and a large hedge runs along the northern boundary between the site and Formosa, a two-storey dwelling to the north of the site.

The Proposal:

The application seeks to vary planning approval 51/0207/02/F, which granted permission for two bungalows. This application seeks to amend the design of the northern bungalow (plot 1) to allow living accommodation at first floor level. This would involve re-orientating the property layout, and raising the roof to link the garage to the property. A dormer would be constructed to the south elevation, to facilitate a games room, with a long, thin dormer to the north elevation, where a landing/hall area and shower room would be situated. The roof heights vary through the property, but at the highest point would measure 5m, approximately 0.3m higher than the highest point of the previous approval.

Consultations:

- County Highways Authority- no comment
- Parish Council- Stoke Fleming Parish Council objects to the proposal: '*Overdevelopment on a small site. It is too close to neighbours' boundaries and too high to encroaching on privacy of adjacent dwellings. This proposed plan is not a minor variation but a complete change from the original accepted plan.*' The revised plans were then sent to the Parish Council, who still wish to object to the application.

Representations:

Eleven objections have been received from four residents; three have sent more than one letter with additional information. The objections are available in full to read on the Council website but can be summarised as follows:

- The description of the application as a minor amendment is incorrect
- A two-storey building on the site has been refused previously
- No measurements are given and so the application is misleading
- The additional height would impact on neighbours
- Overdevelopment
- The proximity of the house to the boundary would cause a noise disturbance to the gardens of neighbours
- The bungalows which were granted permission nearly 20 years ago have not been completed and the site is an eyesore

- The bungalow would be right on the boundary of the neighbour 'Formosa'
- The proposed dormer would overlook Formosa. As Formosa is higher than the application site, they would end up looking out over the roof of the proposed dwelling
- The increase in roof size is of an inappropriate scale
- There is no space for turning or parking on the site, the entrance is narrow and access restricted
- The supporters of the proposal are friends of the applicant and will not be affected by the proposal
- Enforcement action on the site has not been adhered to
- Planning permission has been refused for similar projects in 1996 and 1997

Three letters of support have also been received, which can be summarised as follows:

- The proposal would enhance the site and blend in well
- There would be no more overlooking than already exists within the estate
- Not everyone wants a large garden
- The proposal is more attractive than the builder's yard which was previously on the site
- The overall volume of building on the site would be less than the warehouse and builder's yard which was previously there, and so the proposal could not be considered overdevelopment
- Questions the objection that the proposed roof would be visible, as roofs can generally be seen from neighbouring dwellings

Relevant Planning History

- 51/0984/96/1- Outline application for the erection of two bungalows- conditional approval
- 51/0984/96/1- Outline application for the erection of two bungalows- refusal
- 51/2078/96/3- Demolition of building and construction of two bungalows- conditional approval
- 51/0207/02/F- Renewal of permission 9/51/2078/96/3 for demolition of building and construction of two bungalows- conditional approval
- 51/2045/03/F- Demolition of builder's store and construction of two bungalows- conditional approval
- 51/1208/13/F- Revision to approved application 51/2045/03/F for the erection of two 1.5 storey homes- refusal

ANALYSIS

Principle of Development/Sustainability:

The site is within the village development boundary. Within such an area policy permits development where it is compatible with the character of the site and its surroundings. Officers do not consider the proposed alteration to be substantially larger than the previously approved dwelling that the site would appear overdeveloped. There is an eclectic mix of houses within the Bay View Estate, both single-storey and two-storey, and so the proposed alteration to the approved design is considered to accord with these policy requirements.

Design/Landscape:

The design of the current scheme has a greater massing in comparison to the approved scheme, by virtue of the dormers and extra living space in the roof, and the linking of the

garage to the property, where it was previously detached. Concern has been raised about the design of the proposed dwelling. The design has been constricted to a certain extent by the attempt to prevent any overlooking or dominance to neighbouring properties, whilst maximising the living space available for the occupants of the new dwelling. On balance, the addition of dormers and increase in roof massing is considered to be an acceptable design, given the relatively obscured position of the site at the end of the cul-de-sac, particularly the northern dormer, which would be very close to the large boundary hedge to the north of the site.

To the eastern boundary of the site is Harefield Drive, a cul-de-sac of bungalows with a very uniform appearance. However, as mentioned above, the Bay View Estate has less of a uniform appearance, with dwellings varying in both height and design. Whilst the design would be unique within its surroundings, the variety of building styles in the local area would allow the approved scheme to be amended without any significant impact on the street scene, and without impacting upon the character of the cul-de-sac.

The site is within a built-up residential area, and would not be visible from the public highway. As such, Officers do not consider that there would be any wider landscape impact, and the AONB setting would be preserved.

Neighbour Amenity:

Officers initially raised concerns regarding the increase in roof height, given the proximity of the site to bungalows in Harefield Drive (particularly no's 6 and 7). The application has now been amended to reduce the angle of the roof to the rear of the property, to minimise the overbearing impact of the proposal. This would mean that the highest part of the roof has now been moved back by 2.6m, and would now be 13.2m from the boundary with properties in Harefield Drive. Noting the relatively tall boundary wall between the two sites, Officers are satisfied that this distance is now great enough as to not have an overbearing impact on the bungalows to the rear. There would be no windows above ground-floor level to the east elevation, and so there would be no opportunity for overlooking from the application site, and the impact of the residential amenity of these neighbours would be no greater than that of the approved scheme.

Objections have also been received from the neighbours to the north, at Formosa. Although the proposed dwelling would be extremely close to the boundary with Formosa, there is currently a very tall, thick hedge which screens the two sites from one another. This hedge is not under the control of the applicant, but were it to be removed, Officers do not consider the proposal to be too dominant, as Formosa is a two-storey dwelling. As well as being a two-storey dwelling, Formosa is also at a higher ground level than the application site. This means that even with the increase in height of the proposed dwelling, the site would not dominate or be overbearing to Formosa. Part of the objection from the occupants of Formosa is that they would look out over the site onto the roof of the proposed dwelling. Impact on a view is not a material planning consideration and so this does not form part of the Officer's judgement of the proposal. The proposed dormer to the northern elevation has one window proposed, which is to be obscure-glazed, and so overlooking into Formosa would be possible. This window would be conditioned to be obscure-glazed, with no other windows permitted without LPA approval, as part of any approval granted.

The issue of the proximity of the dwelling to the northern boundary with Formosa has been raised several times by objectors. Whilst the dwelling would be close to this boundary wall, the nature of the site means that previously approved applications have also been relatively

close to the boundary. The applicant has also pointed out that were the separation distance wider, future owners of the site could create an access path to the north of the dwelling, which could also have implications on the privacy of Formosa.

The south elevation would face the bungalow constructed as part of the same original permission. As the garage for the other dwelling would be sited between the two dwellings, and there is a reasonable distance between the properties, Officers are not concerned about the impact of these properties on one another. Similarly, the west elevation faces the access road through the Bay View Estate, and so does not cause any concerns regarding neighbour amenity.

On balance, whilst Officers acknowledge that the proposal would have an impact upon neighbouring dwellings, they must bear in mind that permission for a dwelling has already been granted on the site. The proposed amendment to the design is not considered to be so significant in terms of height increase and design that the impact on neighbours would be greater than the previously approved proposal, and would not become harmful. No additional opportunities for overlooking or impact to privacy would be created, and Officers therefore consider the proposal to be acceptable with regard to neighbour impact and the considerations outlined in policy DP3.

Highways/Access:

No highways issues are raised

Other matters:

Several objections have commented that the proposal is not a 'minor amendment' to the approved scheme. Officers would agree with these comments, and that is why the application has been considered as a variation, rather than a minor amendment application. As the description does not have a bearing on the planning merits of the application or how Officers determine it, it was not considered necessary to re-advertise the application.

Enforcement:

Objections have mentioned enforcement action on the site. There is currently an enforcement case open on the site, regarding the siting of a caravan, as there is a dispute as to whether or not work on the site are ongoing. The Enforcement Officer is awaiting the outcome of this application to determine whether or not it is expedient to take action on the site.

Previous permissions:

One objection states that permission for similar proposals were refused in 1996 and 1997. The planning history has been listed earlier in the report, which shows a refusal but subsequent approval in 1996, but no history in 1997. Regardless of this, these applications are 20 years old, and different policy considerations would have been in place at that time. Officers must consider this proposal on its own merits, and in accordance with current local and national planning policies.

Recommended conditions:

1. The development hereby approved shall in all respects accord strictly with the Site Location Plan, received on 2nd June 2016, and drawing number Bay View Plot 1.03 received by the Local Planning Authority on 22nd July 2016

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.

2. The proposed floor levels and ridges of the roofs of the development hereby permitted shall accord strictly with the details indicated on the approved plans.

Reason: In the interest of appearance and residential amenity.

3. The parking facilities for motor vehicles shall be provided for each dwelling. No dwelling shall be occupied until such provision and vehicular access thereto have been provided. These facilities shall be kept permanently available for the parking of motor vehicles.

Reason: To ensure that adequate off-street car parking facilities are provided.

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 re enacting this Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express consent in writing of the Local Planning Authority other than those expressly authorised by this permission:

- (a) Part 1, Class A (extensions and alterations)
- (b) Part 1, Classes B and C (roof addition or alteration)
- (c) Part 1, Class E (a) swimming pools and buildings incidental to the enjoyment of the dwellinghouse and; (b) container used for domestic heating purposes/oil or liquid petroleum gas)
- (d) Part 1, Class F (hardsurfaces)
- (e) Part 1, Class G (chimney, flue or soil and vent pipe)
- (f) Part 40 ,class A & B (Installation of domestic Microgeneration Equipment)
- (g) Part 2, Class A (means of enclosure)

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

5. Prior to the occupation of any of the residential units hereby approved, all hardsurfacing and means of enclosure shall have been provided in accordance with the approved plans and thereafter so retained and maintained.

Reason: In the interests of visual and residential amenity

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re enacting this Order) the window hereby approved on the dormer of the northern elevation of the building (as shown on drawing number Bay View Plot 1.03) shall be glazed in obscure glass, be fixed closed, and thereafter so maintained.

Reason: To protect the amenity and privacy of residents of adjoining property.

7. 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 northern elevation at first-floor level of the development hereby permitted, without the prior permission, in writing of the Local Planning Authority.

Reason: To protect the amenity of neighbours.

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

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

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.

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

Appeals Update from 18-Jul-16 to 30-Aug-16

Ward Charterlands

APPLICATION NUMBER : **05/3198/14/F** APP/K1128/W/15/3140953
APPELLANT NAME: Ms V Stuart-Mossop
PROPOSAL : Replacement dwelling
LOCATION : Avonmouth, Folly Hill, Bigbury On Sea, Kingsbridge, TQ7 4AR
APPEAL STATUS : Appeal decided
APPEAL START DATE: 03-February-2016
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 18-August-2016

Ward Dartington and Staverton

APPLICATION NUMBER : **14/1424/15/VAR** APP/K1128/W/16/3151849
APPELLANT NAME: Dr F Benatt
PROPOSAL : Variation of condition 5 (parking restriction) of planning consent 14/2278/14/F
LOCATION : Lower Allerton Farmhouse, Dartington, Totnes, Devon, TQ9 6DY
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 19-July-2016
APPEAL DECISION:
APPEAL DECISION DATE:

Ward Dartington and Staverton

APPLICATION NUMBER : **14/2500/15/VAR** APP/K1128/W/16/3145944
APPELLANT NAME: Mrs S J Patchett
PROPOSAL : Removal of condition (d) of planning approval 14/1745/95/3 to allow separate residential unit (resubmission of 14/1960/14/VAR)
LOCATION : Glencoe Coach House, Dartington, Totnes, Devon, TQ9 6EU
APPEAL STATUS : Appeal decided
APPEAL START DATE: 16-May-2016
APPEAL DECISION: Upheld (Conditional approval)
APPEAL DECISION DATE: 22-August-2016

Ward Newton and Noss

APPLICATION NUMBER : **37/1831/15/F** APP/K1128/W/16/3155335
APPELLANT NAME: Mr and Mrs Williams
PROPOSAL : Provision of new dwelling
LOCATION : Development Site At Sx 552 481, Barnicott, Bridgend Hill, Newton Ferrers
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 22-August-2016
APPEAL DECISION:
APPEAL DECISION DATE:

Ward Salcombe and Thurlestone

APPLICATION NUMBER : **0198/16/HHO** APP/K1128/D/16/3154586
APPELLANT NAME: Mr J Walker
PROPOSAL : Householder application for two storey rear extension; external alterations and new steps to extended sunken garden.
LOCATION : 13 Courtenay Street, Salcombe, Devon, TQ8 8DQ
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 19-July-2016
APPEAL DECISION:
APPEAL DECISION DATE:

APPLICATION NUMBER : **41/1797/15/F** APP/K1128/W/16/3147659
APPELLANT NAME: Mrs J Morton
PROPOSAL : Construction of replacement dwelling with swimming pool and landscaping
LOCATION : Netherwood, Bennett Road, Salcombe, Devon, TQ8 8JJ

APPEAL STATUS : Appeal decided
APPEAL START DATE: 21-April-2016
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 26-July-2016

APPLICATION NUMBER : **41/2536/15/F** APP/K1128/W/16/3146708
APPELLANT NAME: Mr N Schwartz
PROPOSAL : Proposed new two bedroom dwelling created in the undercroft of existing car parking bay
LOCATION : Rockside, Cliff Road, Salcombe, Devon, TQ8 8JQ
APPEAL STATUS : Appeal decided
APPEAL START DATE: 31-March-2016
APPEAL DECISION: Upheld (Conditional approval)
APPEAL DECISION DATE: 22-July-2016

APPLICATION NUMBER : **41/3102/14/CLE** APP/K1128/X /3133417
APPELLANT NAME: Mr & Mrs T Edwards
PROPOSAL : Certificate of existing use of dwelling
LOCATION : Hangar Farm Bungalow, Beadon Road, Salcombe, Devon, TQ8 8JS
APPEAL STATUS : Appeal decided
APPEAL START DATE: 01-October-2015
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 25-August-2016

APPLICATION NUMBER : **59/1456/15/F** APP/K1128/W/16/3151595
APPELLANT NAME: Mr & Mrs Carson
PROPOSAL : Erection of single storey dwelling
LOCATION : Southbarn, Collapit, Kingsbridge, Devon, TQ7 3BB
APPEAL STATUS : Appeal decided
APPEAL START DATE: 16-June-2016
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 22-August-2016

Ward Stokenham

APPLICATION NUMBER : **0518/16/HHO** APP/K1128/D/16/3153721
APPELLANT NAME: Mr P Fleming
PROPOSAL : Householder application for a proposed wooden bridge link at rear of dwelling between existing first floor french doors and upper patio garden.
LOCATION : 1 Longpark Cottages, East Portlemouth, Devon, TQ8 8PA
APPEAL STATUS : Appeal decided
APPEAL START DATE: 11-July-2016
APPEAL DECISION: Upheld (Conditional approval)
APPEAL DECISION DATE: 16-August-2016

Ward West Dart

APPLICATION NUMBER : **2860/15/HHO** APP/K1128/D/16/3148706
APPELLANT NAME: Mr G Menzies
PROPOSAL : Householder application for suspended deck
LOCATION : Duck Cottage, Tuckenhay, Devon, TQ9 7EQ
APPEAL STATUS : Appeal decided
APPEAL START DATE: 02-June-2016
APPEAL DECISION: Upheld (Conditional approval)
APPEAL DECISION DATE: 15-August-2016

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