

SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE



Minutes of a meeting of the **South Hams Development Management Committee** held on **Wednesday, 28th September, 2016** at **10.30 am** at the **Council Chamber - Follaton House**

Present: **Councillors:**

Chairman Cllr Steer
Vice Chairman Cllr Foss

Cllr Bramble
Cllr Cane
Cllr Hodgson
Cllr Pearce
Cllr Vint

Cllr Brazil
Cllr Cuthbert
Cllr Holway
Cllr Rowe

In attendance:

Councillors:

Cllr Pennington
Cllr Tucker

Cllr Smerdon
Cllr Wright

Officers:

Becky Fowlds
Patrick Whymer

Lead Specialist DM

27. **Minutes**

DM.27/16

The minutes of the meeting of the Committee held on 7 September 2016 were confirmed as a correct record and signed by the Chairman.

28. **Declarations of Interest**

DM.28/16

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

Cllr Vint declared a personal interest in application **1618/16/VAR**: 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 (Plot 1), Bay View Estate, Stoke Fleming, by virtue of knowing the registered supporter. He remained in the meeting for the duration of this item and took part in the debate and vote thereon;

Cllrs Cane and Foss declared a personal interest in applications **1570/16/FUL – 1573/16/FUL & 1575/16/FUL – 1577/16/FUL**: Erection of agricultural livestock buildings – Woolston Farm, Land to Woolston Farm, Loddiswell, by virtue of knowing the agent and. They remained in the meeting for the duration of the items and took part in the debate and vote thereon.

29. **Public Participation**

DM.29/16

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

30. **Planning Applications**

DM.30/16

The Committee considered the details of the planning applications prepared by the Planning Case Officers as presented in the agenda papers, and considered also the comments of Town and Parish Councils together with other representations received, which were listed within the presented agenda reports, and **RESOLVED** that:

0816/16/HHO The Grange, Cliff Road, Salcombe

Parish: Salcombe

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

Case Officer Update: N/A

Speakers included: Local Ward Members – Cllrs Pearce and Wright

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time
2. Accord with Plans
3. Use incidental to enjoyment of dwelling

4. Joinery, eaves, brise-soleil details prior to installation
5. Materials samples prior to installation
6. Revised landscape plan

2826/15/FUL Tides Reach Hotel, Cliff Road, Salcombe

Parish: Salcombe

Refurbishment and extension of existing hotel including erection of new bedroom wing to form a 44 bedroom, 4* hotel and part change of use of existing upper floors of existing hotel to create 10 apartments with associated car parking

Case Officer Update:

- 11 new letters of support and 3 of objection, including commissioned drainage and flood survey, the conclusion of which was read out to Members
- Environment Agency and Devon County Council confirmed no objections to the proposal subject to conditions
- Devon County Council revised wording of suggested condition 8, which was read out to Members
- Conditions 6 and 24 revised following discussion with the Applicant
- Correction of errors in officer report referring to approximate number of objections
- Planning obligation confirmed as £400,000
- National Trust response read out to Members due to omission in the Committee Report

Speakers included: Objector – Ms Hanna Virta: Supporter – Mr Dave Jobbins: Local Ward Members – Cllrs Pearce and Wright

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

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

Conditions:

1. Time, commencement within 1 year
2. Accord with Plans and Supporting Information
3. Floor Levels
4. Construction Environment Management Plan (including details of all permits, contingency plans and mitigation measures for the control

- of pollution, biodiversity and manage production of wastes) – submission prior to commencement of works
5. Flood Compensation Area – submission of details prior to commencement of works
 6. Spa area restricted to spa or other uses associated with the hotel with the exception of sleeping accommodation
 7. Flood resilient construction
 8. Permanent surface water drainage strategy submitted to and approved in writing by the Local Planning Authority in consultation with Devon County Council as the Lead Local Floor Authority, prior to commencement
 9. Adoption and maintenance arrangements – surface water
 10. Design of Lower Terrace & Upper Terrace Wave Defence – details to be submitted prior to commencement of works
 11. Landscape and Ecological Management Plan (detail and implementation) - submission prior to commencement of works
 12. Landscape scheme incorporating flood mitigation
 13. Travel Plan Strategy
 14. Construction Management Plan (Highways) – submission prior to commencement of works
 15. Specification of external finishing materials of building and hard landscaping (including details of parking surface no dig surfaces)
 16. Implementation of Parking/Visibility Splays - prior to use of the hotel/apartments
 17. Lighting Scheme (reflecting requirements for avoiding impact on habitats used by bats)
 18. Fume Extraction
 19. Noise Levels & Mitigation for All Plant
 20. Details External Appearance for Refuse Storage
 21. Unsuspected Contamination
 22. Control over Piling/Foundation Designs
 23. Programme of Archaeological Work
 24. Prior to commencement of development, full details of a phasing plan for the implementation of the mixed use development shall have been first submitted to and agreed in writing by the LPA
 25. Scheme for protection and retention of trees
 26. Adherence to mitigation measures detailed within section 4 of the EcIA.
 27. Confirmation of granting of licence prior to commencement

Section 106 Obligations:

- A financial contribution of £400,000 disaggregated as:
 - o £ 7,074 in education contributions (including projected legal costs);
 - o £ 392,926 towards Affordable Housing
- Provision of 5 pay and display parking spaces on site for use by the public within the hotel car park which are available for public use for a fee commensurate with public car parking rates within administrative district of the Council

1618/16/VAR Ferris Builders Yard (Plot 1), Bay View Estate, Stoke Fleming

Parish: Stoke Fleming

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

Case Officer Update: Councillors were shown new plan showing vehicle turning/parking provision and comparison in measurements between approved bungalow and proposed dwelling

Speakers included: Local Ward Member (statement read on behalf of)
– Cllr Michael Hicks

Recommendation: Conditional Approval

Committee Decision: Refusal

Reasons: The development by virtue of its size, scale and layout results in an unneighbourly development which is out of keeping. It is contrary to Policies DP1, CS7, the Local Plan and guidance within the NPPF.

1570/16/FUL Woolston Farm, Loddiswell

Parish: Loddiswell

Erection of agricultural livestock building (no.1)

Officer's Update: N/A

Speakers included: Supporter – Mrs Amanda Burden: Local Ward Member – Cllr Ian Bramble

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time limit
2. Accord with plans
3. Drainage details within 3 months of approval
4. Landscape scheme to be submitted within 3 months of approval
5. Landscape management and delivery plan to be submitted within 3 months of approval
6. Landscape inspection by LPA within 1 year
7. Agricultural use only
8. Removal of Class Q Permitted Development Rights

9. Wheel-washing requirement

1571/16/FUL Woolston Farm, Loddiswell

Parish: Loddiswell

Erection of agricultural livestock building (no.2)

Officer's Update: N/A

Speakers included: Supporter – Mrs Amanda Burden: Local Ward Member – Cllr Ian Bramble

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time limit
2. Accord with plans
3. Drainage details within 3 months of approval
4. Landscape scheme to be submitted within 3 months of approval
5. Landscape management and delivery plan to be submitted within 3 months of approval
6. Landscape inspection by LPA within 1 year
7. Agricultural use only
8. Removal of Class Q Permitted Development Rights
9. Wheel-washing requirement

1572/16/FUL Woolston Farm, Loddiswell

Parish: Loddiswell

Erection of agricultural livestock building (no.3)

Officer's Update: N/A

Speakers included: Supporter – Mrs Amanda Burden: Local Ward Member – Cllr Ian Bramble

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time limit
2. Accord with plans
3. Drainage details within 3 months of approval
4. Landscape scheme to be submitted within 3 months of approval

5. Landscape management and delivery plan to be submitted within 3 months of approval
6. Landscape inspection by LPA within 1 year
7. Agricultural use only
8. Removal of Class Q Permitted Development Rights
9. Wheel-washing requirement

1573/16/FUL Woolston Farm, Loddiswell

Parish: Loddiswell

Erection of agricultural livestock building (no.4)

Officer's Update: N/A

Speakers included: Supporter – Mrs Amanda Burden: Local Ward Member – Cllr Ian Bramble

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Accord with plans
2. Drainage details within 3 months of approval
3. Landscape scheme to be submitted within 3 months of approval
4. Landscape management and delivery plan to be submitted within 3 months of approval
5. Landscape inspection by LPA within 1 year
6. Agricultural use only
7. Removal of Class Q Permitted Development Rights
8. Wheel-washing requirement

1575/16/FUL Woolston Farm, Loddiswell

Parish: Loddiswell

Erection of agricultural livestock building (no.5)

Officer's Update: N/A

Speakers included: Supporter – Mrs Amanda Burden: Local Ward Member – Cllr Ian Bramble

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Accord with plans
2. Drainage details within 3 months of approval
3. Landscape scheme to be submitted within 3 months of approval

4. Landscape management and delivery plan to be submitted within 3 months of approval
5. Landscape inspection by LPA within 1 year
6. Agricultural use only
7. Removal of Class Q Permitted Development Rights
8. Wheel-washing requirement

1576/16/FUL Woolston Farm, Loddiswell

Parish: Loddiswell

Erection of agricultural building – general purpose silage clamp (no.6)

Officer's Update:

Speakers included: Supporter – Mrs Amanda Burden: Local Ward Member – Cllr Ian Bramble

Recommendation: Conditional Approval
Committee Decision: Conditional Approval

Conditions:

1. Accord with plans
2. Drainage details within 3 months of approval
3. Landscape scheme to be submitted within 3 months of approval
4. Landscape management and delivery plan to be submitted within 3 months of approval
5. Landscape inspection by LPA within 1 year
6. Agricultural use only
7. Silage liquor
8. Wheel-washing requirement

1577/16/FUL Woolston Farm, Loddiswell

Parish: Loddiswell

Erection of agricultural building – general purpose silage clamp (no.7)

Officer's Update: N/A

Speakers included: Supporter – Mrs Amanda Burden: Local Ward Member – Cllr Ian Bramble

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Accord with plans

2. Drainage details within 3 months of approval
3. Landscape scheme to be submitted within 3 months of approval
4. Landscape management and delivery plan to be submitted within 3 months of approval
5. Landscape inspection by LPA within 1 year
6. Agricultural use only
7. Silage liquor
8. Wheel-washing requirement

1953/16/HHO Coombe Cottage, Bridge Road, Kingswear

Parish: Kingswear

Householder application for rear extension

Case Officer Update: One late objection received but no new issues raised

Speakers included: Supporter – Mr Peter Frampton: Parish Council Representative – Cllr Hector Newcombe: Local Ward Members – Cllr Rowe (on behalf of all Members)

Recommendation: Refusal

Committee Decision: Refusal

1251/16/FUL Marldon Christmas Tree Farm, Marldon

Parish: Marldon

Use of land for 4no. holiday lodges and retention of shepherd hut with associated parking and patio areas

Case Officer Update: N/A

Speakers included: Objector – Mr John Armstrong: Supporter – Mr Mick Roberts: Local Ward Member – Cllr T Pennington

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

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.
2. The development hereby approved shall in all respects accord strictly with drawing numbers Site Plan, MGR/16/0191E/08,

MGR/16/0191E/05, MGR/16/0191E/04 and MGR/16/0191E/07 received by the Local Planning Authority on 10 June 2016.

3. The chalets and shepherd hut hereby permitted shall be used solely for holiday accommodation only and shall not be occupied as any person's sole or main place of residence. The owners/operators shall maintain an up- to-date register of the names and main home addresses of all owners/occupiers of the holiday unit, and shall make this information available at all reasonable times to the Local Planning Authority.
4. Prior to its installation full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority.
5. Users of the holiday chalets and shepherd hut hereby approved shall only use the existing site access from the Totnes Road for vehicular access to the site and no other access.
6. PRIOR TO COMMENCEMENT Prior to the commencement of the development, details of the surface water design including percolation test results and supporting calculations shall be submitted to and approved in writing by the local planning authority. Such approved drainage details shall be completed and become fully operational before the development is first brought into use. Following its installation the approved scheme shall be permanently retained and maintained thereafter

1957/16/FUL Borough Park, Borough Park Road, Totnes

Parish: Totnes

Additional ball stop fence to top of existing fence between existing multi use games area and existing tennis court

Case Officer Update: N/A

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Standard Time Limit
2. Accord with plans.

31. **Planning Appeals Update**

DM.31/16

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

The Meeting concluded at 4.40 pm

Signed by:

Chairman

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Voting Analysis for Planning Applications – DM Committee 28 September 2016

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
0816/16/HHO	The Grange, Cliff Road, Salcombe	Conditional Approval	Cllrs Steer, Foss, Brazil, Holway, Bramble, Pearce, Rowe, Vint, Cane (9)	None	Cllrs Cuthbert and Hodgson by virtue of not being present for the presentation (2)	Cllr Hitchins (1)
2826/15/FUL	Tides Reach Hotel, Cliff Road, Salcombe	Conditional Approval	Cllrs Pearce, Cane, Steer, Holway, Foss and Rowe (6)	Cllrs Brazil, Cuthbert, Vint, Hodgson, Bramble (5)	None	Cllr Hitchins (1)
1518/16/VAR	Ferris Builders Yard (Plot 1), Bay View Estate, Stoke Fleming	Refusal	Cllrs Bramble, Brazil, Holway, Rowe, Foss, Pearce (6)	Cllrs Cane, Vint, Steer (3)	Cllrs Cuthbert and Hodgson by virtue of not being present for the presentation (2)	Cllr Hitchins (1)
1570/16/FUL	Woolston Farm, Loddiswell	Conditional Approval	Cllrs Steer, Foss, Brazil, Holway, Hodgson, Bramble, Cuthbert, Pearce, Rowe, Cane (10)	None	Cllr Vint (1)	Cllr Hitchins (1)
1571/16/FUL	Woolston Farm, Loddiswell	Conditional Approval	Cllrs Steer, Foss, Brazil, Holway, Hodgson, Bramble, Cuthbert, Pearce, Rowe, Cane (10)	None	Cllr Vint (1)	Cllr Hitchins (1)
1572/16/FUL	Woolston Farm, Loddiswell	Conditional Approval	Cllrs Steer, Foss, Holway, Hodgson, Bramble, Cuthbert, Pearce, Rowe, Cane (9)	Cllr Brazil (1)	Cllr Vint (1)	Cllr Hitchins (1)

1573/16/FUL	Woolston Farm, Loddiswell	Conditional Approval	Cllrs Steer, Foss, Brazil, Holway, Hodgson, Bramble, Cuthbert, Pearce, Rowe, Cane (10)	None	Cllr Vint (1)	Cllr Hitchins (1)
1575/16/FUL	Woolston Farm, Loddiswell	Conditional Approval	Cllrs Steer, Foss, Brazil, Holway, Hodgson, Bramble, Cuthbert, Pearce, Rowe, Cane (10)	None	Cllr Vint (1)	Cllr Hitchins (1)
1576/16/FUL	Woolston Farm, Loddiswell	Conditional Approval	Cllrs Steer, Foss, Brazil, Holway, Hodgson, Bramble, Cuthbert, Pearce, Rowe, Cane (10)	None	Cllr Vint (1)	Cllr Hitchins (1)
1577/16/FUL	Woolston Farm, Loddiswell	Conditional Approval	Cllrs Steer, Foss, Brazil, Holway, Hodgson, Bramble, Cuthbert, Pearce, Rowe, Cane (10)	None	Cllr Vint (1)	Cllr Hitchins (1)
1953/16/HHO	Coombe Cottage, Kingswear	Conditional Approval	Cllrs Holway, Brazil, Cane, Rowe (4)	Cllrs Steer, Foss, Hodgson, Vint, Bramble, Cuthbert, Pearce (7)	None	Cllr Hitchins (1)
1953/16/HHO	Coombe Cottage, Kingswear	Refusal	Cllrs Steer, Foss, Hodgson, Vint, Bramble, Cuthbert, Pearce (7)	Cllrs Holway, Brazil, Cane, Rowe (4)	None	Cllr Hitchins (1)
1251/16/FUL	Marldon Christmas Tree Farm, Marldon	Conditional Approval	Cllrs Steer, Foss, Brazil, Holway, Hodgson, Vint, Bramble, Cuthbert, Pearce, Rowe (10)	None	Cllr Cane (1)	Cllr Hitchins (1)
1957/16/FUL	Borough Park, Totnes	Conditional Approval	Cllrs Steer, Foss, Brazil, Holway, Hodgson, Vint, Bramble, Cuthbert, Pearce, Rowe, Cane (11)	None	None	Cllr Hitchins (1)