

# **SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE**



**Minutes** of a meeting of the **South Hams Development Management Committee** held on **Wednesday, 15th February, 2017** at **11.00 am** at the **Council Chamber - Follaton House**

Present: **Councillors:**

**Chairman** Cllr Steer  
**Vice Chairman** Cllr Foss

Cllr Bramble  
Cllr Cane  
Cllr Hitchins  
Cllr Holway  
Cllr Rowe

Cllr Brazil  
Cllr Cuthbert  
Cllr Hodgson  
Cllr Pearce  
Cllr Vint

**In attendance:**

Councillors:

Cllr Baldry  
Cllr Tucker

Cllr Brown  
Cllr Wright

Officers:

Sue Nightingale  
Patrick Whymer

Solicitor  
COP Lead DM

54. **Minutes**

DM.54/16

The minutes of the meeting of the Committee held on 18 January 2017 were confirmed as a correct record and signed by the Chairman.

55. **Declarations of Interest**

DM.55/16

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

Cllr J M Hodgson declared a personal interest in application **3781/16/VAR**: Removal of conditions 3, 4 and 6 of application 57/2943/13/VAR to allow separate residential use of ancillary building – Burnside, Avonwick by virtue of knowing the applicant. She remained in the meeting for the duration of this item and took part in the debate and vote thereon;

Cllr R C Steer declared a personal interest in application **3781/16/VAR**: Removal of conditions 3, 4 and 6 of application 57/2943/13/VAR to allow separate residential use of ancillary building – Burnside, Avonwick by virtue of the applicant and objector being neighbours. He remained in the meeting for the duration of this item and took part in the debate and vote thereon;

Cllr R J Foss declared a personal interest in application **2432/16/FUL**: construction of new dwelling with integral garaging – Land south of The Ridings, West Alvington by virtue of being related by marriage to the applicants. He remained in the meeting for the duration of this item and took part in the debate and vote thereon;

Cllr B F Cane declared a disclosable pecuniary interest in application **1825/16/OPA**: Outline application (with some matters reserved) for the erection of circa 29 dwellings and means of access – Land at SX550 522, North of Canes Orchard, Brixton by virtue of being the landowner. He left the meeting for the duration of this item;

Cllr Steer declared a personal interest on behalf of the Conservative group members in application **1825/16/OPA**: Outline application (with some matters reserved) for the erection of circa 29 dwellings and means of access – Land at SX550 522, North of Canes Orchard, Brixton by virtue of the landowner being a fellow Conservative district councillor. They remained in the meeting and took part in the debate and vote thereon;

Cllr Brazil declared a personal interest on behalf of the Opposition group members in application **3166/16/TPO**: T1 – Oak – remove two branches approximately 8 metres from ground level which overhang adjacent property – Endsleigh, Jubilee Road, Totnes by virtue of the applicant being the wife of a fellow Opposition group member. They remained in the meeting and took part in the debate and vote thereon.

56. **Urgent Business**

DM.56/16

The Chairman advised that application **1825/16/OPA**: Outline application (with some matters reserved) for the erection of circa 29 dwellings and means of access – Land at SX550 522, North of Canes Orchard, Brixton had been deferred from the agenda following publication.

57. **Public Participation**

DM.57/16

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

58. **Planning Applications**

DM.58/16

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:

**0784/16/FUL Land adj to Gould Road, Salcombe  
Parish: Salcombe**

**Erection of new industrial units and associated access and parking**

Case Officer Update: None

Speakers included: Supporter: Mr Chris Brook:  
Ward Members: Cllrs Pearce and Wright

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time
2. Accords with plans
3. Notwithstanding any indications of materials shown on the approved drawings or within any other part of this application, the exterior walls of the building hereby approved shall be clad in timber in accordance with details and samples that shall have been approved in writing by the Local Planning Authority prior to their installation. The development shall then be carried out in accordance with the approved details and the timber shall be retained as approved and shall not be painted or varnished in a way that will change its external appearance unless otherwise agreed in writing by the Local planning Authority.
4. Parking to be provided prior to occupation and retained.
5. Drainage to be implemented and maintained.
6. B1(b) light industrial use only
7. CEMP
8. Turning area to be provided and retained as such



13. Landscape and boundary details & implementation

**3976/16/FUL Whitegates, Parsonage Road, Newton Ferrers  
Parish: Newton and Noss**

**Demolition of single dwelling and the erection of two detached dwellings**

Case Officer Update: Garage removed from the scheme due to concerns over impact on trees

Speakers included: Supporter – Mr Hallett:  
Ward Member – Cllr Baldry

Recommendation: Conditional Approval

During discussion, Members noted their concern regarding the dimensions of the proposal. The Ward Member had stated that, in his view, the proposal represented overdevelopment of the site and a number of Members agreed. Another Member who had attended the site visit stated that the proposal was untypical of the area and therefore the proposal represented overdevelopment and not being in keeping with the surrounding properties. Generally, Members accepted that the proposal was smaller than a previous application that had been refused, but still felt that the proposal being discussed represented overdevelopment of the site.

Committee Decision: Refusal

Reasons:

The proposal had taken into account the reasons for refusal of the previous application, however, it still represented overdevelopment of the site that would result in a cramped and contrived layout that would be out of keeping with, and detrimental to, the character of the area.

**3781/16/VAR Burnside, Avonwick  
Parish: Ugborough**

**Removal of conditions 3, 4 and 6 of application 57/2943/13/VAR to allow separate residential use of ancillary building**

Case Officer Update: N/A

Speakers included: Objector – Mrs Margaret Doggett:  
Supporter – Mrs Lindsay Stewart:  
Ward Member – Cllr Holway

Recommendation: Refusal

During discussion, Members commended the proposal as a good re-use of a building. Less weight was paid to comments of the Highways officer as the access was already in residential use.

Committee Decision: Conditional Approval

Reasons:

The proposal represented sustainable development and was already in residential use.

Conditions:

1. Accord with plans
2. Parking and turning area to be laid out within 3 months
3. Removal of permitted development rights

**3701/16/HHO The Green House, Newton Ferrers  
Parish: Newton Ferrers**

**Householder application for proposed detached outbuilding to be used as a boathouse**

Case Officer Update: N/A

Speakers included: Supporter – Mr Beveridge:  
Parish Council – Cllr Alison Ansell:  
Ward Member – Cllr Baldry

Recommendation: Conditional Approval

During discussion, Members noted concerns in respect of light pollution, both external lighting and the impact of lighting within the building on the estuary. Some Members felt the proposal was an extension of the house, rather than purely a boat house. Members were also concerned that the proposal was set forward and projected into the estuary, and felt it would be more acceptable if set back into the bank.

Committee Decision: Refusal

Reasons:

The location of the proposed building beyond the edge of the estuary bank together with its design, with a significant level of glazing contributing to light intrusion, would not conserve the landscape and scenic beauty of the South Devon AONB. The proposal is therefore contrary to paragraph 115 of the National Planning Policy Framework, Policy CS9 of the LDF Core Strategy and Policy DP2 of the LDF Development Policies DPD.

**2432/16/FUL Land south of The Ridings, West Alvington  
Parish: West Alvington**

**Construction of new dwelling with integral garaging**

Case Officer Update: N/A

Speakers included: Supporter – Mr Andrew Lethbridge:  
Ward Members – Cllrs Pearce and Wright

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time limit – 2 years
2. Accord with plans
3. Landscape planting specification and maintenance
4. Drainage connections
5. Drainage scheme to be implemented prior to occupation and thereafter maintained
6. Parking/turning to be made available prior to occupation

**3166/16/TPO Endsleigh, Jubilee Road, Totnes  
Parish: Totnes**

**T1: Oak – Remove two branches approx. 8 metres from ground level which overhang adjacent property**

Case Officer Update: N/A

Speakers included: None

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Works to BS 3998:2010

59. **Planning Appeals Update**

DM.59/16

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.

60. **Planning Performance Indicators**

DM.60/16

The COP Lead Development Management introduced the latest set of performance indicators related to the Development Management service. Members had a lengthy debate on this item and were concerned that there may not be the appropriate number of staff in place to ensure that applications were determined within time. Members were keen to understand the number of cases that each officer was dealing with.

The COP Lead explained that number of cases would not give a true picture of workload as cases varied in complexity and did not take account of pre-application work. He set out the measures being undertaken in employing additional staff and, whilst he was broadly comfortable with the workload for most officers, he was confident that the latest recruitment phase would provide him with the staffing levels he needed to address any shortfall.

The COP Lead undertook to provide Members with a verbal update at each meeting of average case load at each of level 4, 5 and 6. Members agreed that this would at least enable workload trends to be monitored.

It was then:

**RESOLVED**

That the latest set of performance indicators be noted.

The Meeting concluded at 5.00 pm

**Signed by:**

**Chairman**

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## Voting Analysis for Planning Applications – DM Committee 15 February 2017

<i>Application No:</i>	<i>Site Address</i>	<i>Vote</i>	<i>Councillors who Voted Yes</i>	<i>Councillors who Voted No</i>	<i>Councillors who Voted Abstain</i>	<i>Absent</i>
1825/16/OPA	Land adj to Gould Road, Salcombe	Conditional Approval	Cllrs Holway, Cane, Rowe, Steer, Foss, Cuthbert, Bramble, Pearce, Brazil, Vint, Hodgson (11)	(0)	(0)	Cllr Hitchins (1)
3227/16/OPA	The Paddock, Hemerdon Lane, Hemerdon	Conditional Approval	Cllrs Holway, Cane, Rowe, Steer, Foss, Cuthbert, Bramble, Pearce, Vint, Hodgson, Hitchins (11)	(0)	(0)	Cllr Brazil (1)
3976/16/FUL	Whitegates, Parsonage Road, Newton Ferrers	Conditional Approval	Cllrs Steer, Hitchins, Foss, Cane (4)	Cllrs Hodgson, Rowe, Vint, Pearce, Bramble, Cuthbert, Holway (7)	(0)	Cllr Brazil (1)
3976/16/FUL	Whitegates, Parsonage Road, Newton Ferrers	Refusal	Cllrs Hodgson, Rowe, Vint, Pearce, Bramble, Cuthbert, Holway (7)	Cllrs Steer, Hitchins, Foss, Cane (4)	(0)	Cllr Brazil (1)
3781/16/VAR	Burnside, Avonwick	Conditional Approval	Cllrs Foss, Hodgson, Vint, Hitchins, Pearce, Bramble, Holway, Rowe (8)	Cllrs Steer, Cane, Cuthbert (3)	(0)	Cllr Brazil (1)
3701/16/HHO	The Green House, Newton Ferrers	Conditional Approval	Cllrs Holway, Steer, Foss (3)	Cllrs Hodgson, Vint, Pearce, Hitchins, Cuthbert, Cane, Bramble, Rowe (8)	(0)	Cllr Brazil (1)
3701/16/HHO	The Green House, Newton Ferrers	Refusal	Cllrs Hodgson, Vint, Pearce, Hitchins, Cuthbert, Cane, Bramble, Rowe (8)	Cllrs Holway, Steer, Foss (3)	(0)	Cllr Brazil (1)

2432/16/FUL	Land south of The Ridings, West Alvington	Conditional Approval	Cllrs Steer, Foss, Hitchins, Bramble, Holway, Rowe, Cuthbert, Cane, Pearce, Vint, Hodgson (11)	(0)	(0)	Cllr Brazil (1)
3166/16/TPO	Endsleigh, Jubilee Road, Totnes	Conditional Approval	Cllrs Steer, Foss, Hitchins, Bramble, Holway, Rowe, Cuthbert, Cane, Pearce, Vint, Hodgson (11)	(0)	(0)	Cllr Brazil (1)