

SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE



Minutes of a meeting of the South Hams Development Management Committee held on Wednesday, 12th April, 2017 at 2.00 pm at the Council Chamber - Follaton House

Present: **Councillors:**

Chairman Cllr Steer
Vice Chairman Cllr Foss

Cllr Bramble
Cllr Cane
Cllr Hitchins
Cllr Holway
Cllr Vint

Cllr Brazil
Cllr Cuthbert
Cllr Hodgson
Cllr Pearce

In attendance:

Councillors:

Cllr Huntley

Officers:

Sue Nightingale
Patrick Whymer

Solicitor
COP Lead DM

67. Minutes

DM.67/16

The minutes of the meeting of the Committee held on 15 March 2017 were confirmed as a correct record and signed by the Chairman, subject to an amendment under application 0771/16/OPA to reflect that the speaker was referring to the professional judgement of all officers, not just those from another authority, as follows:

'One Member noted that the Committee in making its decision was duty bound to rely on the professional judgement of officers from another authority' to be amended to:

'One Member noted that the Committee in making its decision was duty bound to rely on the professional judgement of officers'.

68. **Urgent Business**

DM.68/16

The Chairman advised that application 0894/16/FUL: Development of three residential units – Private car park and garages, rear of 27-45 Fore Street, Totnes, Devon TQ9 5RP had been deferred from the agenda.

69. **Declarations of Interest**

DM.69/16

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

Cllr P K Cuthbert declared a personal interest in application 1621/16/FUL: Erect replacement dwelling – Waves Edge, Challaborough, TQ7 4JB by virtue of knowing the wife of the objector. She remained in the meeting and took part in the debate and vote thereon.

70. **Public Participation**

DM.70/16

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

71. **Planning Applications**

DM.71/16

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:

1621/16/FUL Waves Edge, Challaborough, TQ7 4JB
Parish: Bigbury
Erect replacement dwelling

Case Officer Update: N/A

Speakers included: Objector - Mr John Simes: Parish Council – Cllr
Bryan Carson: Ward Member: Cllr Huntley

Recommendation: Conditional Approval

During discussion, a number of Members stated their concerns that the height of the proposal would upset the current flow of the development

line that had existed for many years, and this would be particularly noticeable from the South West Coast Path. Members generally did not object to the volume increase of the proposal compared to the existing dwelling, and accepted that the proposal could be dug down to accommodate the replacement dwelling, but did not accept that the roof line be altered, particularly as this site was within the Area of Outstanding Natural Beauty.

Committee Decision: Refusal

Reasons:

The proposed development by reason of its' height and impact upon the South West Coastal Path would be an incongruous feature in the streetscene and landscape, out of keeping with, and harmful to, the character of the settlement and South Devon AONB. As such it is contrary to policies DP1, High quality design, and DP2, Landscape character, of the adopted Development Policies DPD; policies CS7 Design and CS9 Landscape and historic environment of the adopted Core Strategy and paragraphs 64 and 115 of the NPPF which require a high standard of design and seek to protect the landscape character of the South Devon AONB and policies TTV32 Residential extensions and replacement dwellings in the countryside, DEV1 protecting amenity and the environment, DEV24 landscape character and DEV27 Nationally Protected Landscapes of the emerging Joint Local Plan.

0620/17/HHO 76 Higher Westonfields, Totnes
Parish: Totnes
Householder application for replacement of
existing timber balcony balustrade with stainless
steel and frosted glass

Case Officer Update: None

Speakers included: None

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time Limit
2. Accord with plans

72. **Planning Appeals Update**

DM.72/16

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.

73. **Planning Performance Indicators**

DM.73/16

The COP Lead Development Management introduced the latest set of performance indicators related to the Development Management service. Members raised a number of detailed questions, particularly around the workload statistics. The COP Lead advised the Committee that comparison of case load numbers was not an exact science and type and complexity of applications should also be considered.

Members sought clarity on the position in terms of enforcement cases. The COP Lead updated Members on current staffing levels and advised that a number of cases within the backlog section were waiting for planning applications to be determined.

The Committee raised concerns over the capacity of officers to deal with current workloads, particularly enforcement cases which were increasing. In Members view, there was a public perception that the authority was not especially effective in enforcement matters and developers took advantage of that. In response to a request the COP Lead advised that he would investigate numbers of full time equivalent planning officers being included on the PI statistics.

It was then:

RESOLVED

That the latest set of performance indicators be noted.

The Meeting concluded at 3.35 pm

Signed by:

Chairman

Voting Analysis for Planning Applications – DM Committee 12 April 2017

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
1621/16/FUL	Waves Edge, Challaborough	Approval	Cllrs Steer, Foss, (2)	Cllrs Hodgson, Vint, Pearce, Cuthbert, Brazil, Bramble, Hitchins, Holway, Cane (9)	(0)	Cllr Rowe (1)
1621/16/FUL	Waves Edge, Challaborough	Refusal	Cllrs Hodgson, Vint, Pearce, Cuthbert, Brazil, Bramble, Hitchins, Holway, Cane (9)	Cllr Steer (1)	Cllr Foss (1)	Cllr Rowe (1)
0620/17/HHO	76 Higher Westonfields, Totnes	Conditional Approval	Cllrs Hodgson, Vint, Pearce, Cuthbert, Brazil, Bramble, Hitchins, Holway, Cane, Steer, Foss (11)	(0)	(0)	Cllr Rowe (1)

This page is intentionally left blank