

West Devon Development Management and Licensing Committee



West Devon
Borough
Council

Title:	Agenda								
Date:	Tuesday, 14th November, 2017								
Time:	10.00 am								
Venue:	Chamber - Kilworthy Park								
Full Members:	<p style="text-align: center;">Chairman Cllr Sanders Vice Chairman Cllr Roberts</p> <p><i>Members:</i></p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Cllr Baldwin</td> <td>Cllr Moyse</td> </tr> <tr> <td>Cllr Cann OBE</td> <td>Cllr Parker</td> </tr> <tr> <td>Cllr Hockridge</td> <td>Cllr Pearce</td> </tr> <tr> <td>Cllr Mott</td> <td>Cllr Yelland</td> </tr> </table>	Cllr Baldwin	Cllr Moyse	Cllr Cann OBE	Cllr Parker	Cllr Hockridge	Cllr Pearce	Cllr Mott	Cllr Yelland
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Cllr Hockridge	Cllr Pearce								
Cllr Mott	Cllr Yelland								
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 Specialist - Democratic Services 01803 861185								

1. Apologies for Absence

2. 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.

[If Councillors have any questions relating to predetermination, bias or interests in items on this Agenda, then please contact the Monitoring Officer in advance of the meeting]

3. Items Requiring Urgent Attention

To consider those items which, in the opinion of the Chairman, should be considered by the Meeting as matters of urgency (if any).

4. Confirmation of Minutes 1 - 4

Meeting held on 17 October 2017

5. Planning Performance Indicators 5 - 12

6. Planning Applications 13 - 50

To see Letters of Representation and further supplementary information relating to any of the planning applications on the agenda, please select the following link and enter the relevant Reference number: <http://westdevon.gov.uk/searchlanding>

(a) 4161/16/OPA

**Land at SX516892, opposite Springfield Park,
Bridestowe**

**Outline planning application with all matters reserved
for construction of 4 dwellings**

*****PLEASE NOTE THAT THE FOLLOWING APPLICATION HAS
BEEN DEFERRED FROM THIS AGENDA*****

(b) 1987/17/FUL

**Hayfield House, Hayfield Road, Exbourne
Erection of a 2 storey 3 bedroomed house, a separate
single garage and parking for 2 vehicles**

(c) 3080/17/FUL
Meadowlands Leisure Pool, The Wharf, Tavistock,
PL19 8SP
Erection of rear extension to provide gymnasium and
fitness studio, together with other alterations, to
allow the upgrade and refurbishment of the Leisure
Centre facilities

(d) 2691/17/HHO
Covert House, Yelverton, PL20 6DF
Extension to dwelling and erection of machinery
store

7. Planning Appeals Update

51 - 54

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Agenda Item 4

At a Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Council Offices, Kilworthy Park, Drake Road, **TAVISTOCK** on **TUESDAY** the **17th** day of **OCTOBER 2017** at **10.00am**

Present: Cllr P R Sanders – Chairman
Cllr A Roberts – Vice-Chairman

Cllr R E Baldwin	Cllr W G Cann OBE
Cllr L J G Hockridge	Cllr C Mott
Cllr D E Moyse	Cllr G Parker
Cllr T G Pearce	Cllr J Yelland

COP Lead Development Management (PW)
Planning Specialist (MJ)
Solicitor (SN)
Specialist Democratic Services (KT)

In attendance: Cllr J Evans, B Lamb, T Leech

***DM&L 25 DECLARATION OF INTEREST**

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

Cllr T G Pearce declared a personal interest in all applications, by virtue of being a Member of the Devon Building Control Partnership. He remained in the meeting and took part in the debate and vote on each item.

***DM&L 26 URGENT BUSINESS**

The Chairman advised that application **4161/16/OPA**: Outline planning application with all matters reserved for construction of 4 dwellings – Land at SX516892, opposite Springfield Park, Bridestowe was deferred from this meeting for further information and would be presented to the Committee on a later date.

***DM&L 27 CONFIRMATION OF MINUTES**

The Minutes of the Development Management and Licensing Committee Meeting held on 19 September 2017 were confirmed and signed by the Chairman as a correct record.

***DM&L 28 PLANNING PERFORMANCE INDICATORS**

The COP Lead Development Management presented the latest set of Performance Indicators and outlined the key information for Members consideration. Members discussed the information presented in respect of pre-apps and the Cop Lead advised that discussions were ongoing with agents in respect of the structure of pre-app fees.

***DM&L 29 PLANNING, LISTED BUILDING, TREE PRESERVATION ORDER AND ENFORCEMENT REPORTS**

The Committee considered the applications prepared by the Development Management Specialists and considered also the comments of Town and Parish Councils together with other representations received, which were listed within the presented agenda reports and summarised below, and **RESOLVED**:

(a) Application No: 2789/17/VAR Ward: Tavistock South West

Site Address: Land adjacent to Brook Farm, Brook Lane, Tavistock

Variation of condition 4 (approved plans) of planning consent APP/Q1153/W/15/3131710(00233/2015) for 23no. dwellings with associated access road, parking and external works

Speakers included: Objector – Ms Helen McShane: Supporter – Mr Ed Perse: Ward Member – Cllr Jess Evans

RECOMMENDATION: That delegated authority be given to the CoP Lead in consultation with the Chairman of the Committee to approve the application subject to the conditions listed below and the prior satisfactory completion of a Section 106 Agreement Deed of Variation

However, in the event that the Section 106 legal agreement remains unsigned six months after this resolution, that the application is reviewed by the CoP Lead, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the CoP Lead to refuse the application in the absence of an agreed s106 Agreement.

In presenting this application, the Case Officer outlined the background in that planning permission had been granted at appeal, and the Inspector had included some plans but not a site location plan. The intention of the application was to remove the condition that sought approval in line with the existing plans and replacing with a condition that sought approval of the permission in accordance with a Site Location Plan that would enable control of all reserved matters to rest with the local planning authority. The Solicitor confirmed that the applicant was entitled to submit a section 73 application to the local planning authority.

The officers responded to a number of detailed questions regarding this application.

In her address to Committee, one of the local Ward Members commented that the s73 application may have arisen at this late stage because the developer was having difficulty in fitting the number of houses on the site. She asked that the Committee refuse the application and that the developer be encouraged to sit down with residents and work with them to find a successful, non-contentious design.

During debate, Members were concerned at the implication of removing a condition applied by a Planning Inspector. The Solicitor reiterated that Members were not being asked to re-determine the Planning Inspector

decision and that they were able to determine the application presented to them today.

It was then **PROPOSED, SECONDED** and on being put to the vote declared **LOST** that the application be **APPROVED**, for the following reasons:

Consideration of scale as set out in drawings 1319 PL01D and PL02 is an important and integral part of the permission for the reasons set out in para 24 and 26 of the Inspector's decision letter.

A Member then **PROPOSED** refusal of the application which was **SECONDED** and on being put to the vote declared **CARRIED** that the application be refused.

COMMITTEE DECISION: Refusal

***DM&L 30 PLANNING APPEALS UPDATE**

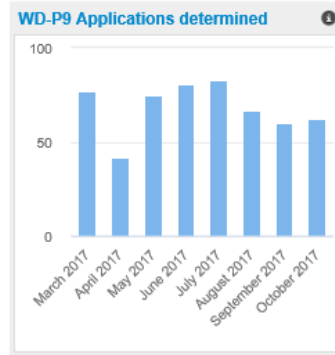
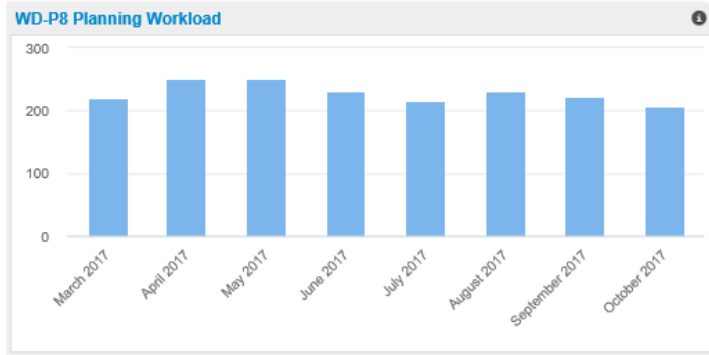
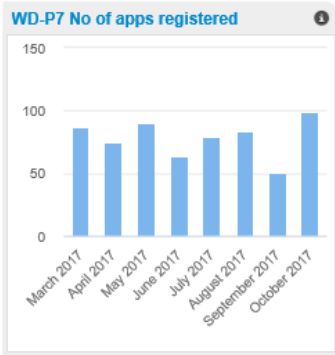
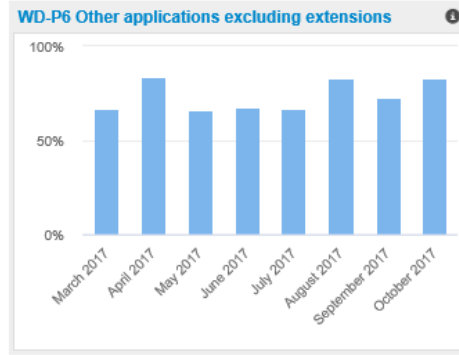
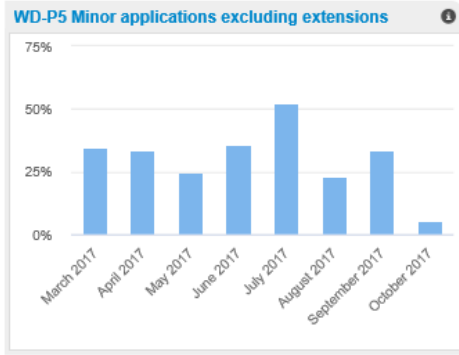
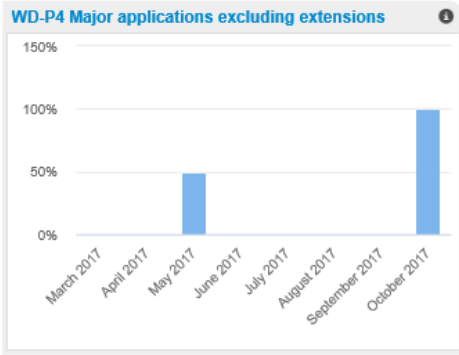
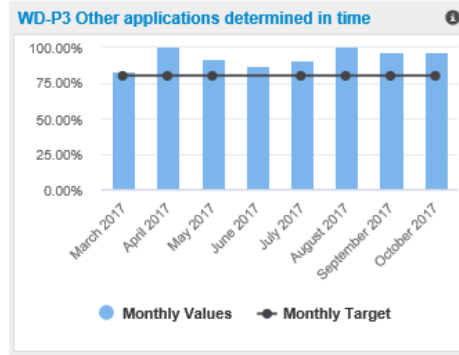
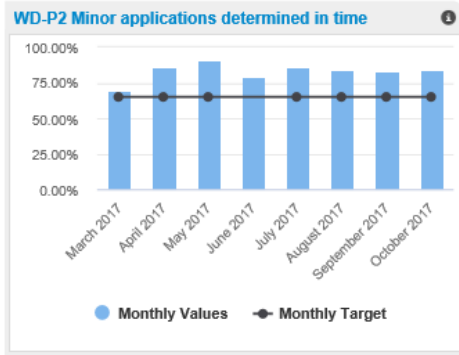
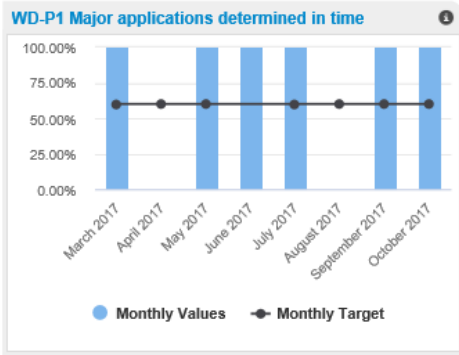
The Committee received and noted the updated list of Planning Appeals including enforcement appeals. The CoP Lead Development Management advised that he had received a response from the Planning Inspector to a letter sent at the Committee's request querying a recent appeal decision. The letter would be circulated to all Members in due course.

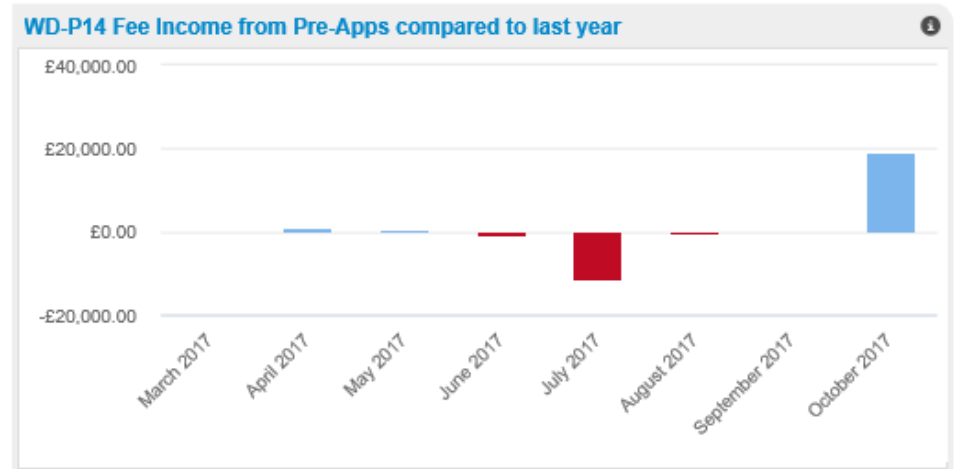
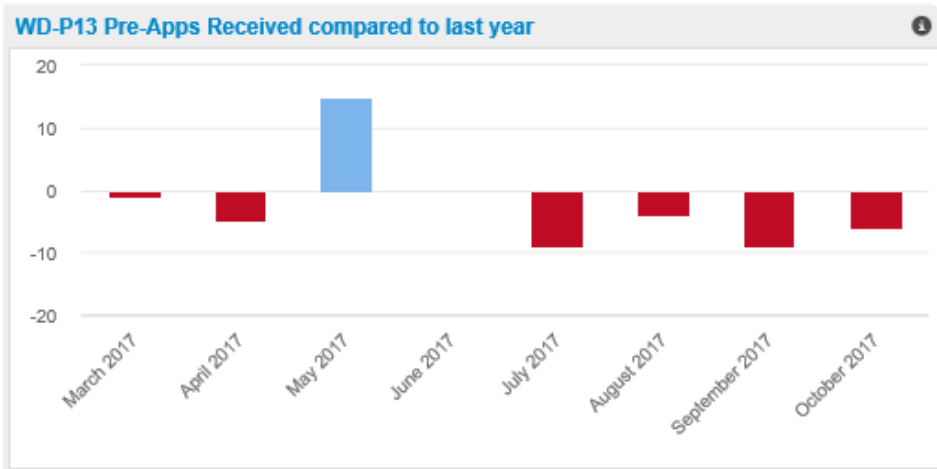
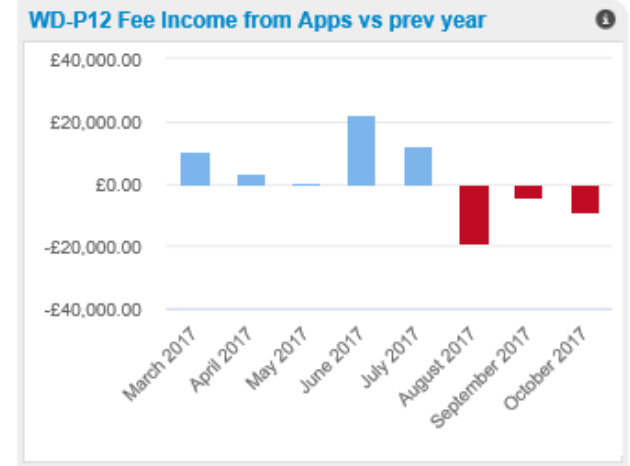
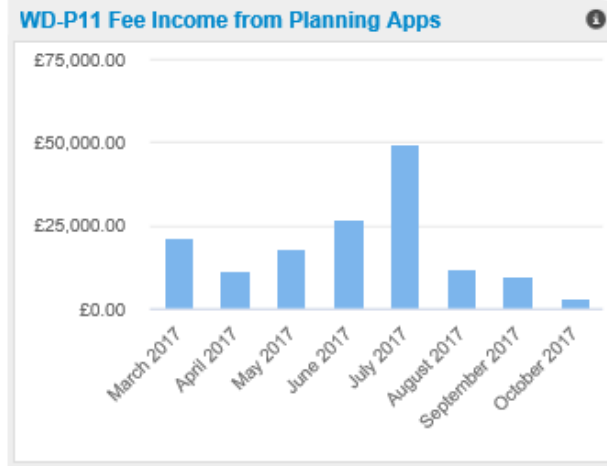
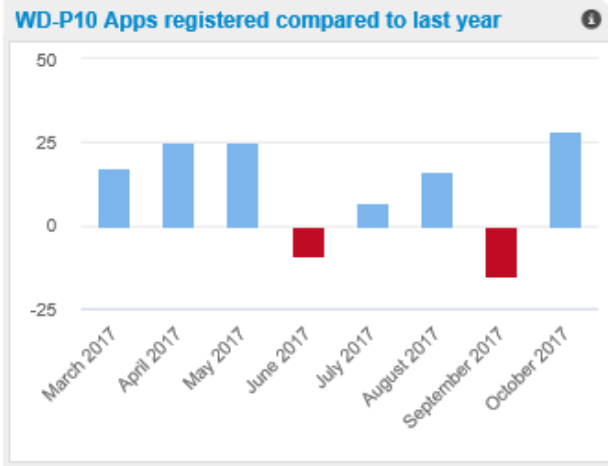
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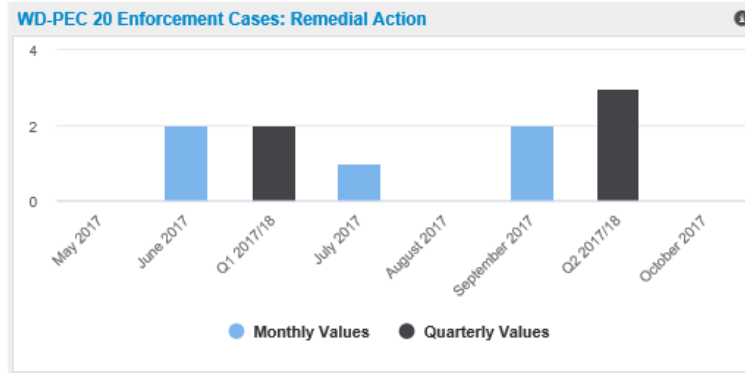
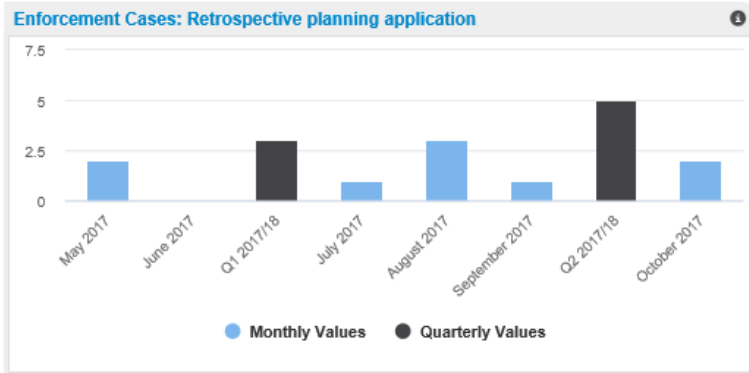
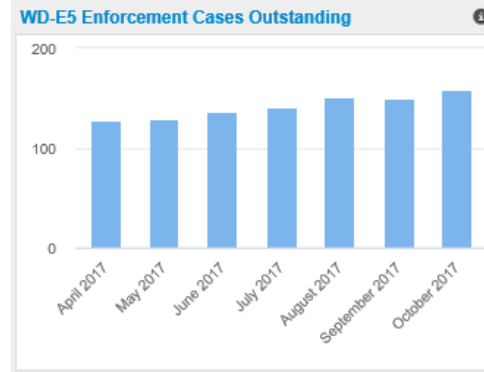
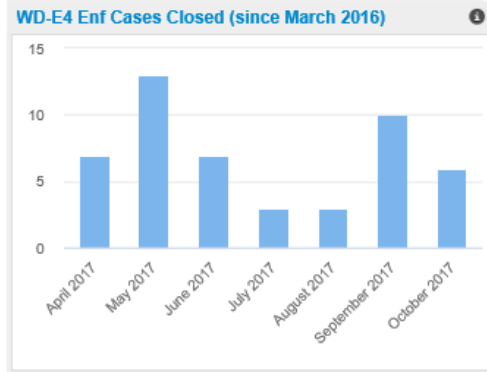
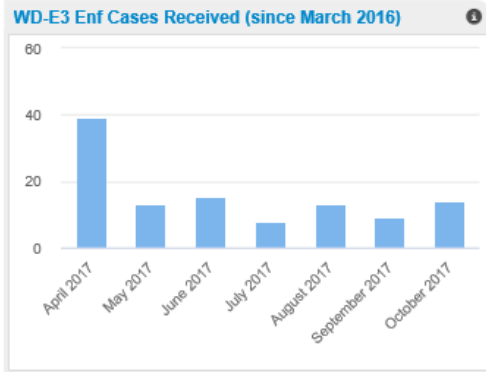
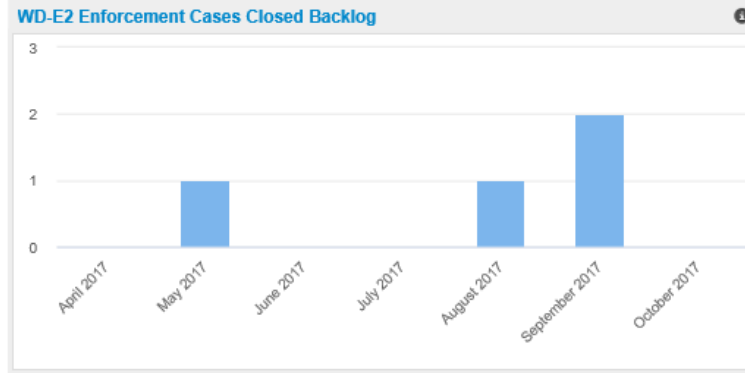
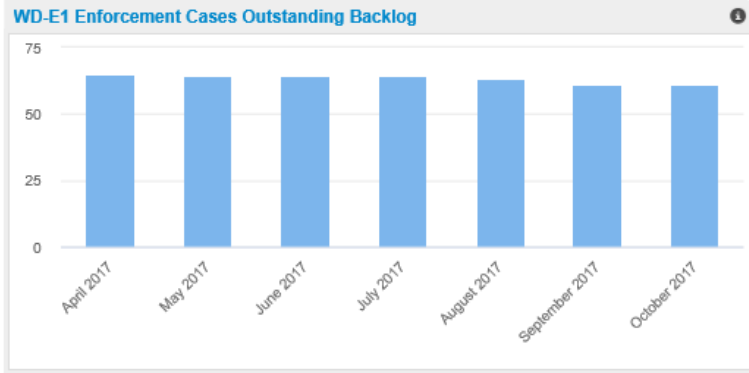
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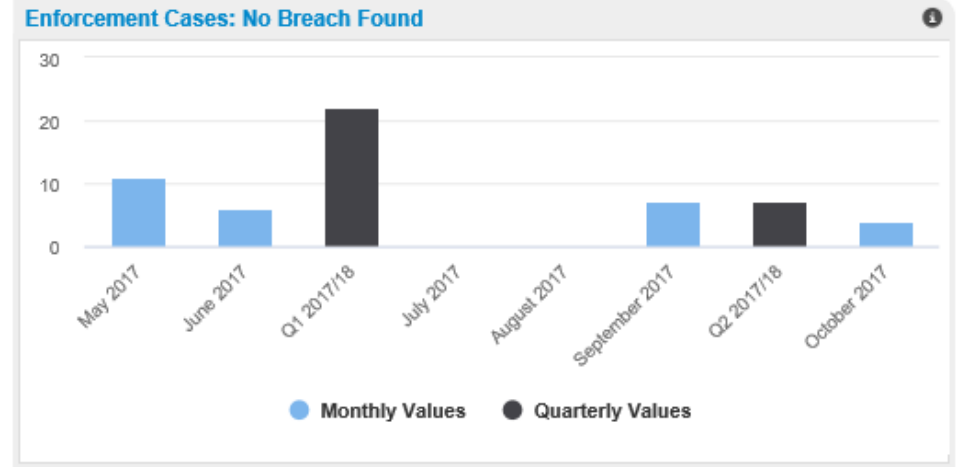
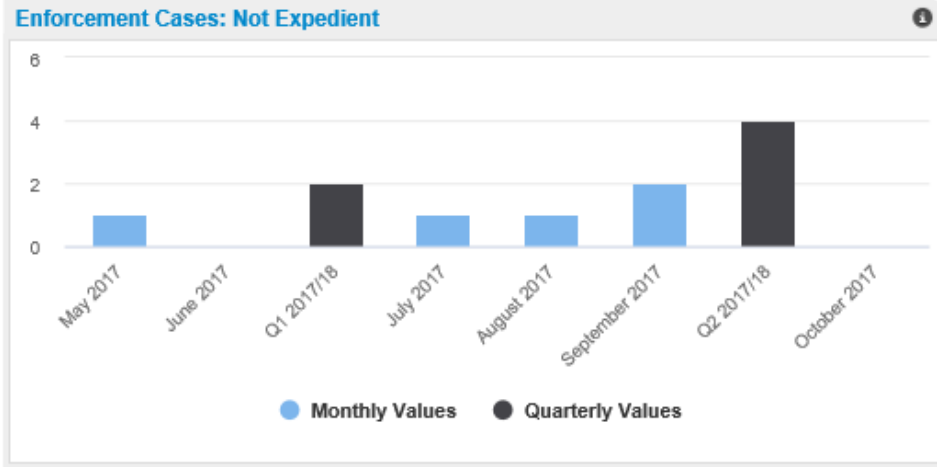
Chairman

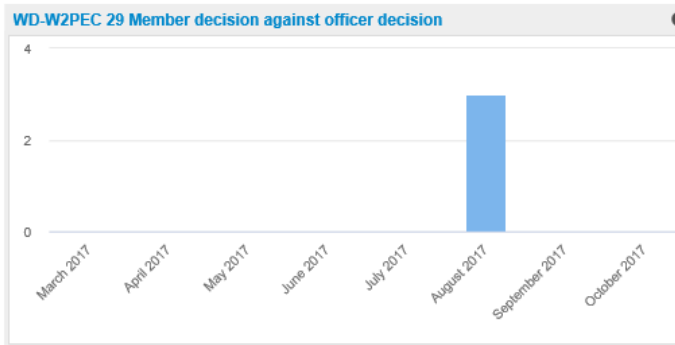
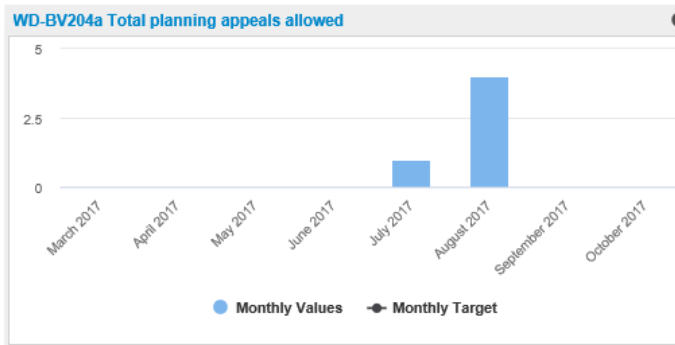
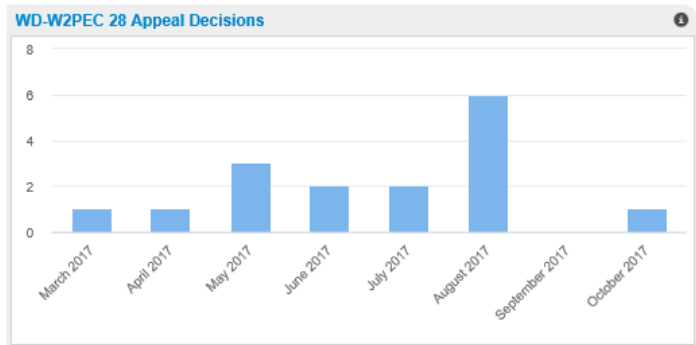
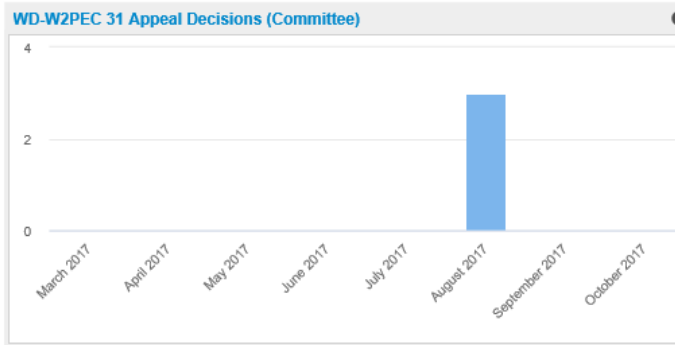
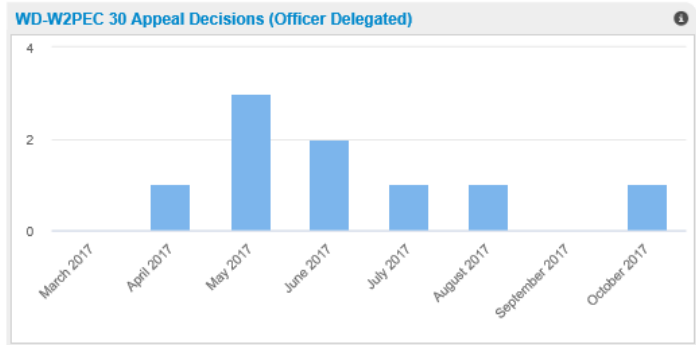
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For charts above: WD-W2PEC A are officer delegated decisions, WD-W2PEC 29 are appeals where member decision went against officer recommendation, WD-BV204a are all appeals allowed.

Any difference in these figures would be where decisions went to Committee and Members agreed with Officer recommendation.

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PLANNING APPLICATION REPORT

Case Officer: Matt Jones

Parish: Bridestowe **Ward:** Bridestowe

Application No: 4161/16/OPA

Agent/Applicant:

Edward Persse
49 Bannawell Street
Tavistock
Devon
PL19 0DP

Applicant:

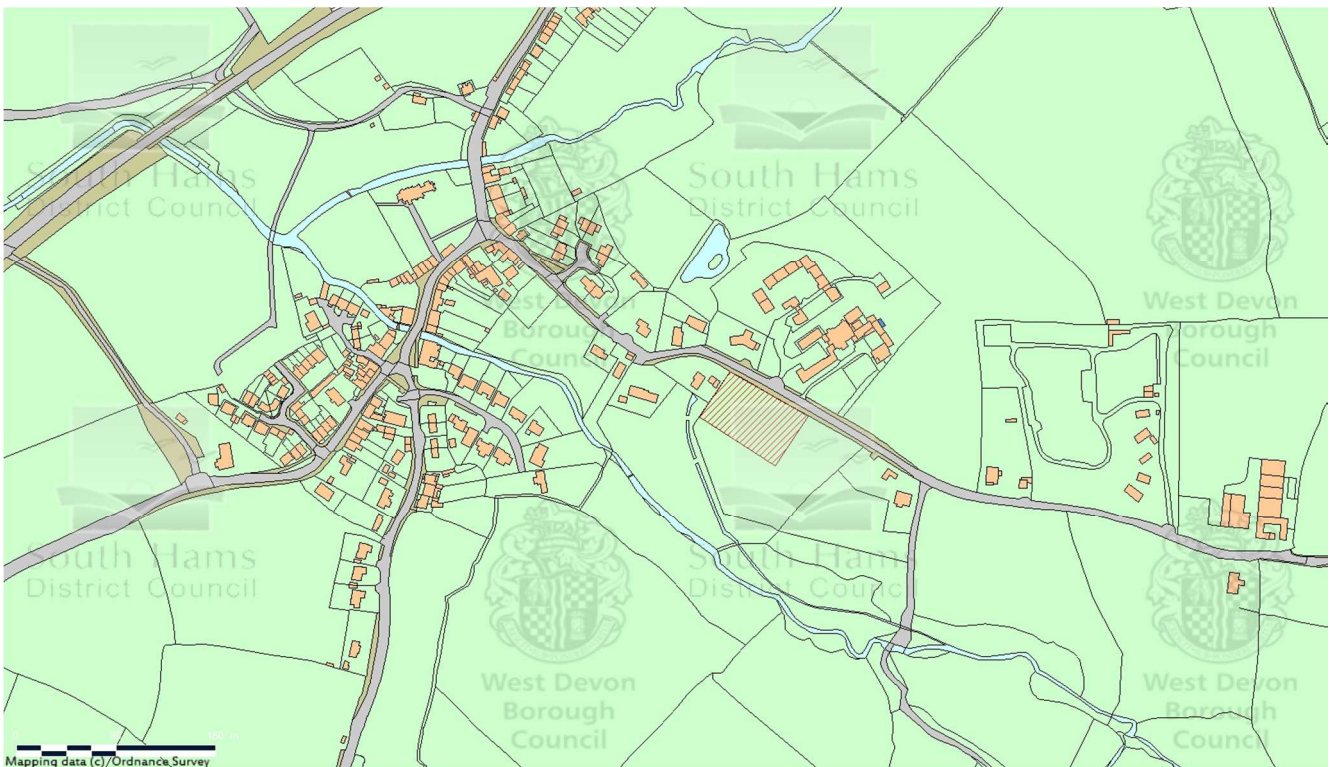
Messers T Warren & S Drayner
C/O The Agent

Site Address: Land at SX 516 892, Opposite Springfield Park, Bridestowe

Development: planning application with all matters reserved for construction of 4 dwellings

Reason item is being put before Committee

Cllr Mott has requested that the application come before Planning and Licensing Committee due to the issues raised regarding drainage, neighbour impact, highways, and the appropriateness of the site for residential development in the context of the emerging Joint Local Plan and Bridestowe Neighbourhood Plan.



Recommendation

That delegated authority be given to the CoP Lead in consultation with the Chairman of the Committee to approve the application subject to the conditions listed below and the prior satisfactory completion of a Section 106 Agreement

However, in the event that the Section 106 legal agreement remains unsigned six months after this resolution, that the application is reviewed by the CoP Lead, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the CoP Lead to refuse the application in the absence of an agreed S106 Agreement

Conditions

1. Standard time limit for outline permission
2. Reserved matters details
3. Adherence to plans
4. Percolation testing/results and subsequent SuDS detail prior to commencement
5. Foul disposal details prior to commencement
6. Landscape and Ecological Management Plan prior to commencement
7. Unsuspected contamination
8. Completion of highways infrastructure works prior to first use

Section 106 Obligations

- £ 29,625 in education contributions

Key issues for consideration:

The main issues are the principle of development with regard to the Development Plan, emerging Joint Local Plan and emerging Bridestowe Neighbourhood Plan, the visual impact of the proposal and the impact upon local character and heritage, drainage, land contamination access and parking, neighbour impact and ecology

Site Description:

The application site is part of a field adjacent to the settlement of Bridestowe. The highway runs along the site's northern boundary, from where it is accessed via an existing vehicular entrance. To the north of the highway is the complex of buildings at Springfield Park and Springfield Nursing Home.

The residential curtilage of the detached dwelling 'Lyndhurst' is to the west, with the remaining parts of the agricultural field to the south and east of the application site. Beyond the field to the east is a detached dwelling. The boundary with Lyndhurst is also the Settlement Boundary. The site is on sloping ground with levels generally dropping towards the north west corner of the site.

The site is within designated countryside, adjacent to the Bridestowe Settlement Boundary, and is otherwise free of specific planning constraints. The village Conservation Area, with its listed buildings, is located approximately 200m to the west, accessed via Rectory Road and there is a degree of intervisibility between the two. As such, the site is technically within the setting of the grade II* Church of St Bridget and has been advertised as such.

The Proposal:

This is an Outline application with all matters reserved for the construction of 4 dwellings. Although all matters are reserved, indicative plans, drainage information and a Heritage Assessment has been submitted, as requested by officers, to allow for an informed decision to be made. The scheme has

formally readvertised on the basis of the details provided and due to the site being within the setting of the grade II* listed church.

Consultations:

- County Highways Authority

No objection subject to condition:

'There are no objections to the proposed development from a highway safety point of view as it will be possible to provide the development with suitable access(es) to the highway'

- DCC Education

No objection subject to planning obligation as follows:

'The primary school within a 1.5 mile radius of this development is Bridestowe Primary School. There is no forecasted surplus capacity at Bridestowe Primary School to mitigate the impact of this development, so we are requesting a contribution towards primary school infrastructure. A development of four family dwellings is expected to generate one primary aged pupil and we are therefore requesting £13,652.00.

The designated secondary school is Okehampton College which has no forecasted surplus capacity. A development of 4 family dwellings is expected to generate 0.6 secondary aged pupils and so we are requesting £13,153.00 (being the extension rate of £21,921.00 x 0.6).

Because of the distance from the development to the designated secondary school, Okehampton College, a request for a contribution towards secondary school transport is made. The current cost of transporting pupils from Bridestowe to Okehampton College is £2.97 per student per day. So, we are requesting £2,820.00 being £2.97 x 190 days in the academic year x 5 years at secondary school.'

- WDBC Drainage

No objection subject to conditions (foul and surface water):

'Based on the information provided we would support the current proposal. Sufficient information has been provided to demonstrate a workable scheme, the final design will need to be agreed with the LPA. Therefore if permission is granted please include the following conditions to finalise the drainage design.'

- WDBC Conservation

No objection – *'The HIA provided is thorough and I would not seek to criticise the content. The site is somewhat detached visually from the CA and the limited views from and of heritage assets, especially the church, are incidental and not designed. Development can be accommodated in this location without harm to the setting of heritage assets, including the CA and church.*

The site is part of a larger field and development will change the character of that landscape character, but this can be ameliorated through good landscaping including proper hedgebanks and hedge / orchard planting to integrate the site into the locality. These and points which are peripheral to heritage.

The indicative designs are poor but as all matters are reserved I would hope that very much better design proposals would come forward for actual development.

On the assumption that design, materials and landscaping will all be of a high standard when details are produced I would have no objection to the principle of development from a heritage perspective.'

- Historic England

No objection – refer scheme to Council’s in house Conservation expertise

- Bridestowe Parish Council

Initial objection (*‘The application was not supported on the grounds that there was insufficient information supplied to be able to make an informed decision’*) resolved to support following receipt of additional information.

‘The PC supports this application. However, there is considerable public concern over traffic volume and the dangerous nature of bends on the road. Drainage is also an issue. There is concern that there are no drains in the road.’

Representations:

Approximately 22 letters of representation have been received at the time of writing this report, 20 objecting and 2 in support. Concerns raised within the submitted letters of objection are summarised as follows:

- Doesn’t accord with the Development Plan
- There are highways infrastructure issues with the development
- There is a lack of footpaths to serve the development
- Will lead to an unsafe highways environment
- Will lead to overlooking and additional noise nuisance
- There are previous refusals on the site
- There is a pylon within close proximity to the site
- There are errors within the submission
- There are drainage implications arising from the development
- The site contributes to the setting of the village and provides views to Dartmoor
- Will harm the character of the Conservation Area
- Will not provide affordable housing for local people
- Will place additional pressure on services
- There has been no pre-application enquiry on the site
- The scheme is not an infill and is in conflict with the emerging Neighbourhood Plan
- There are preferential sites elsewhere within the village
- Will prejudice agricultural use of remaining field
- The ecology work is out of date

Comments made in support of the scheme are summarised as follows:

- This scheme is an infill and is in accordance with the emerging Neighbourhood Plan
- Will not add to traffic issues / congestion
- This is growth at a sensible, sustainable pace
- This is the right size of development for the village

Relevant Planning History

None identified

Analysis

Principle of Development/Sustainability:

The site is outside of but adjacent to the Bridestowe Settlement Boundary, leading to conflict with the Council's housing policy H31.

The emerging policy TTV31 does provide a more flexible approach to housing within peripheral sites where the scheme meets an identified local need and provides a sustainable solution. The analysis below concludes that the site is sustainable, and the housing mix should provide an opportunity for this site to meet a local need when assessed at Reserved Matters stage. The Joint Local Plan has indicated that Bridestowe can accommodate a figure of approximately 30 dwellings within the next plan period. Regardless of mix, housing here will provide a social contribution to village vitality through supporting existing facilities.

Overall, when acknowledging the vintage of the Council's current housing policies, the proportionate scale of the residential development in relation to Bridestowe as identified within the emerging Joint Local Plan, the potential it has to enhance village vitality, the otherwise sustainable character of the site and the more flexible approach realised by emerging policy TTV31, officers support the principle of this scale of residential development within this location.

Landscape, Village Character and Heritage

The application site relates very well to existing development within the village. The site and the surrounding land is relatively set down within the valley with limited public receptors in the surrounding area, leading to the rural fringe character being broadly conserved.

The scheme will revise and extend an existing access but the proposed access to the site is within an area already characterised by residential development, with vehicular accesses readily apparent within the streetscene.

A number of third parties have correctly identified the visual contribution that the site has when viewed from the centre of the village, as it forms the rural backdrop to the settlement. Although the site is generally well screened from public view, the field is seen prominently from the road junction within the village Conservation Area and from specific points within the churchyard. From these areas the field provides a positive contribution to the village as it helps to define its countryside and historic setting, with the hills of Dartmoor above and beyond. However, this view has already, to a certain extent, been compromised by the erection of the two storey dwelling Lyndhurst, and the application site is and appears directly behind this dwelling when viewed from the majority of these distant areas.

Although photographic evidence submits that the dwellings will be harmful when viewed from the village centre, in the opinion of officers, even from these positions it is Lyndhurst which continues to dominate the application site, and the northern section of the field is largely lost within its influence.

It is therefore considered that the erection of four dwellings immediately behind Lyndhurst will not change the existing situation, and the southern, more visually prominent, section of the field will continue to compliment the village setting. Officers are therefore satisfied that the development will preserve the character and appearance of the Conservation Area and will not prejudice the setting of any individually listed heritage assets. The Church has a limited relationship with the application site, and the Council's heritage specialist has identified that views from the heritage asset are incidental and not designed and raises no objection. Historic England have also identified no objection to the proposed development.

Overall, the applicant has submitted an appropriate level of information to allow the Council to conclude that the site can be developed, in principle, in a manner which is not harmful to village character and heritage nor the surrounding rural area.

Neighbour Amenity:

The only dwelling which is within close enough proximity to be unduly affected by this development is Lyndhurst to the west. As this dwelling has its rear aspect towards the field, and sits on lower land within close proximity, there is real potential that residential development of this site could materially affect neighbour amenity to the extent that refusal could be sustained.

However, the indicative plans have demonstrated that a scheme can be developed which adequately protects the amenity of Lyndhurst. The plans and elevations show the nearest dwelling set away from the boundary, showing only its blank flank wall towards Lyndhurst. This arrangement will prevent all but the most oblique overlooking from the proposed dwellings towards the neighbouring property.

With regard to external areas, officers are mindful that one can already stand in the field and look towards Lyndhurst, although it is acknowledged that such opportunities are limited in reality. In any case, additional planting and landscaping can be provided to ensure that views are reduced and filtered, and overall, officers are satisfied that a scheme can be developed which adequately reduces the impact upon the amenity of the dwelling Lyndhurst to an acceptable level.

Highways/Access:

Although access is a reserved matter, the Local Planning Authority, and the Highway Authority as a consultee, need to be certain that a safe access can be provided. Although specific details of the proposed access are not provided, this is a long stretch of road with good visibility, and visibility is further enhanced by the existing verge which sets the site back from the highway. As such, officers are satisfied that a safe access can be provided which will not be harmful to the existing fringe character of the streetscene and the highways officer is offering no objection.

The sudden bend in Rectory Road, to the west of the site, has been visited by officers. Rectory Road is an existing shared space bereft of footpaths commonly frequented by pedestrians and vehicles. No evidential argument has been supplied which provides a sufficient conclusion that the limited additional vehicular trips associated with this small development will itself have a tangible or material impact on the number of road users to the extent that Rectory Road will become an unsafe environment above and beyond the existing situation. In addition, the highways authority has indicated that there has been no record of any incidents or accidents in this area.

As such, officers are satisfied that the scheme will not impair highways safety.

Drainage

Drainage has been consistently raised by third parties as a specific area of concern. At site visit, officers observed that the dwelling Lyndhurst is cut into the land below the site and there appears to be a lack of a properly engineered retaining wall separating the two sites. This, combined with the topography of the field and the photographic evidence submitted to the Council, does suggest to officers that there may well be drainage issues related to the currently undeveloped site.

This is not an impediment to development *per se*, but officers have requested full range details to ensure that an acceptable drainage strategy can be established at outline stage. This work was undertaken and has resulted in a degree of discussion and revision with the Council's drainage officers. Following this discussion the Council's drainage experts are now not objecting to the scheme and can conclude that surface water runoff resulting from this development can be attenuated and soaked away within the site.

In addition, drainage officers are satisfied that foul can be dealt with and soaked away within land within the applicant's control. Drainage conditions relating to both foul and surface water are included to ensure delivery of an appropriate drainage strategy.

The scheme is accompanied by a Heritage Appraisal which has been carefully considered by the Council's heritage specialist. He has concluded that the residential development of the site will not harm the character or appearance of

The Neighbourhood Plan

Officers acknowledge the content of the emerging Neighbourhood Plan and the asserted conflicts and compliance that the scheme has, and the references the Plan makes to footpaths and congestion.

Although these comments and policies are attributed weight within the planning balance, the emergent state of the Neighbourhood Plan dictates that it can only be attributed limited weight in this assessment, and the Neighbourhood Plan in its current form does not materially alter the planning recommendation within this officer report.

The Government's Planning Practice Guidance recommends that '*Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period.*'

Other matters

The ecological work undertaken indicates that the development could proceed without harming any protected species and ecological enhancements can be secured through an appropriate planning condition. The ecologist has confirmed that the assessment of site constraints is applicable to the scheme as submitted and as formally readvertised.

Officers are satisfied that a condition regarding the potential discovery of unsuspected contamination adequately resolves any potential contamination issues at the site and there has been no objection raised by the Environmental Health Section.

Any necessary works to any electrical equipment will require resolution regardless of the outcome of this planning application.

Officers are not aware of any previous, relevant site history within the land. The scheme demonstrates that agricultural access to the remaining field can be retained.

Planning Balance

It is noted that there is conflict with policy H31 due to the site's location outside of, but adjacent to, the Bridestowe Settlement Boundary. However, when acknowledging also the age of the Council's housing policies, the proportionate scale of the residential development in relation to Bridestowe, the potential it has to enhance village vitality, the otherwise sustainable character of the site and the more flexible approach realised by emerging policy TTV31, officers support the principle of this scale of residential development within this location.

Although this scheme is in outline with all matters reserved, the scheme is accompanied by indicative plans and a drainage strategy which allows officers to conclude, in principle, that a development of this scale can be accommodated within the site in a policy compliant way. This application is therefore recommended for approval subject to appropriate 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

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan policies are set out below:

West Devon Borough Council Core Strategy 2011

SP1 – Sustainable Development
SP5 – Spatial Strategy
SP17 – Landscape Character
SP18 – The Heritage and Historical Character of West Devon
SP19 – Biodiversity
SP20 – Promoting High Quality Design
SP21 – Flooding
SP24 – Sustainable Rural Communities

West Devon Borough Council Local Plan Review 2005 (as amended 2011)

NE10 – Protection of the Countryside and Other Open Spaces
BE1 – Conservation Areas
BE3 – Listed Buildings
BE13 – Landscaping and Boundary Treatment
H25 – Mixed Use Development in Town Centres
H26 – Open Space Provision in New Residential Developments
H28 – Settlements with Defined Limits
H29 – Smaller Settlements
H31 – Residential Development in the Countryside
T2 – Pedestrian and Cyclist Safety
T9 – The Highway Network
PS2 – Sustainable Urban Drainage Systems
PS3 – Sewage Disposal
PS4 – Private Water Supply

Emerging Joint Local Plan

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the above as the statutory development plan once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- For the JLP, which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation. The precise weight to be given to policies within the JLP will need to be determined on a case by case basis, having regard to all of the material considerations as set out on the analysis above.

PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN -: PUBLICATION (as considered by the Full Councils end Feb/Early March 2017)

SPT2 Sustainable linked neighbourhoods and sustainable rural communities
SPT3 Provision for new homes
TTV31 Development in the Countryside
DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area
DEV18 Protecting local shops and services
DEV20 Place shaping and the quality of the built environment
DEV21 Conserving the historic environment
DEV22 Development affecting the historic environment
DEV24 Landscape character
DEV27 Nationally protected landscapes
DEV28 Protecting and enhancing biodiversity and geological conservation
DEV30 Trees, woodlands and hedgerows
DEV37 Managing flood risk and Water Quality Impacts

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.

Planning Conditions

- 1) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this decision notice. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

- 2) Details of the access, appearance, landscaping, layout, and scale of the new dwellings (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To ensure that adequate information is available for the proper consideration of the detailed proposals and to protect the appearance and character of the area.

- 3) The development hereby permitted shall be carried out in accordance with the Site Location Plan

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.

- 4) Notwithstanding the submitted details, the development hereby permitted shall not be commenced until:

- Percolation testing in accordance with DG 365 will be required to support the use of soakaways. The report should include the trial logs and calculate the infiltration rate.
- SuDS to be designed for a 1:100 year event plus 40% for climate change.

If the Local Planning Authority concludes that the method of drainage approved as part of this permission is undermined by the results of the percolation tests, a mitigating drainage alternative shall be agreed with the Local Planning Authority

The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development

- 5) Notwithstanding the submitted details, no development shall be commenced until details of the works for the disposal of sewage have been submitted to and approved in writing by the Local Planning Authority, and the dwellings shall not be occupied until the approved works have been completed to the satisfaction of the Local Planning Authority. Details to include a completed FDA1 form and justification for private foul system.

If the proposed development results in any changes/replacement to the existing system or the creation of a new system, scale plans of the new foul drainage arrangements will also need to be provided. This will include a location plan, cross sections/elevations, specification and its capacity to hold additional load.

The treatment plant must meet the current British standard i.e. BS EN 12566 for small sewage treatment plants in order to discharge to a water course. According to EA Binding Rules, new discharges are not allowed to a ditch or a surface water course that does not contain flowing water throughout the whole year. The applicant will need to confirm that it contains flowing water throughout the whole year and whether it requires EA's permit to discharge to a watercourse. A shared maintenance and management plan will be required.

Reason: In the interests of the prevention of pollution and to accord with Development Plan Policy C24 (Protecting Water Resources).

- 6) No works or development shall take place until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The LEMP shall include:

- (i) All existing boundary hedgerows, trees and tree belts;
- (ii) Submission of a lighting strategy for during and post construction (to show avoidance of light spill onto boundary and internal hedgerows, to be informed by bat survey results);
- (iii) Details of inbuilt provision for birds and bats;
- (iv) A concept statement explaining how the proposed landscape treatment, both hard and soft, conserves and enhances the landscape character of the area;
- (v) Arrangements for stripping, storage and re-use of topsoil;
- (vi) Materials, heights and details of fencing and other boundary treatments;
- (vii) The location, number, species, density, form and size of proposed tree, hedge and shrub planting;
- (viii) The method of planting, establishment and protection of tree, hedge and shrub planting;
- (ix) A timetable for the implementation of all hard and soft landscape treatment.

All elements of the LEMP shall be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the local planning authority. All work shall be completed in accordance with the timetable agreed.

Reason: In the interests of ecological and visual amenity

- 7) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an [amended] investigation and risk assessment and, where necessary, a[n amended] remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

- 8) No other part of the development hereby approved shall be brought into its intended use until the access(es), parking facilities, visibility splays, turning area, parking spaces and garage/hardstanding, access drives and access drainage have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times

Reason: To ensure that adequate facilities are available for the traffic attracted to the site

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PLANNING APPLICATION REPORT

Case Officer: Clare Stewart

Parish: Tavistock **Ward:** Tavistock North

Application No: 3080/17/FUL

Agent/Applicant:

Miss Karen Banks
Abbey Design Architectural Services Ltd
Canterbury Innovation Centre
University Road
Canterbury
CT2 7FG

Applicant:

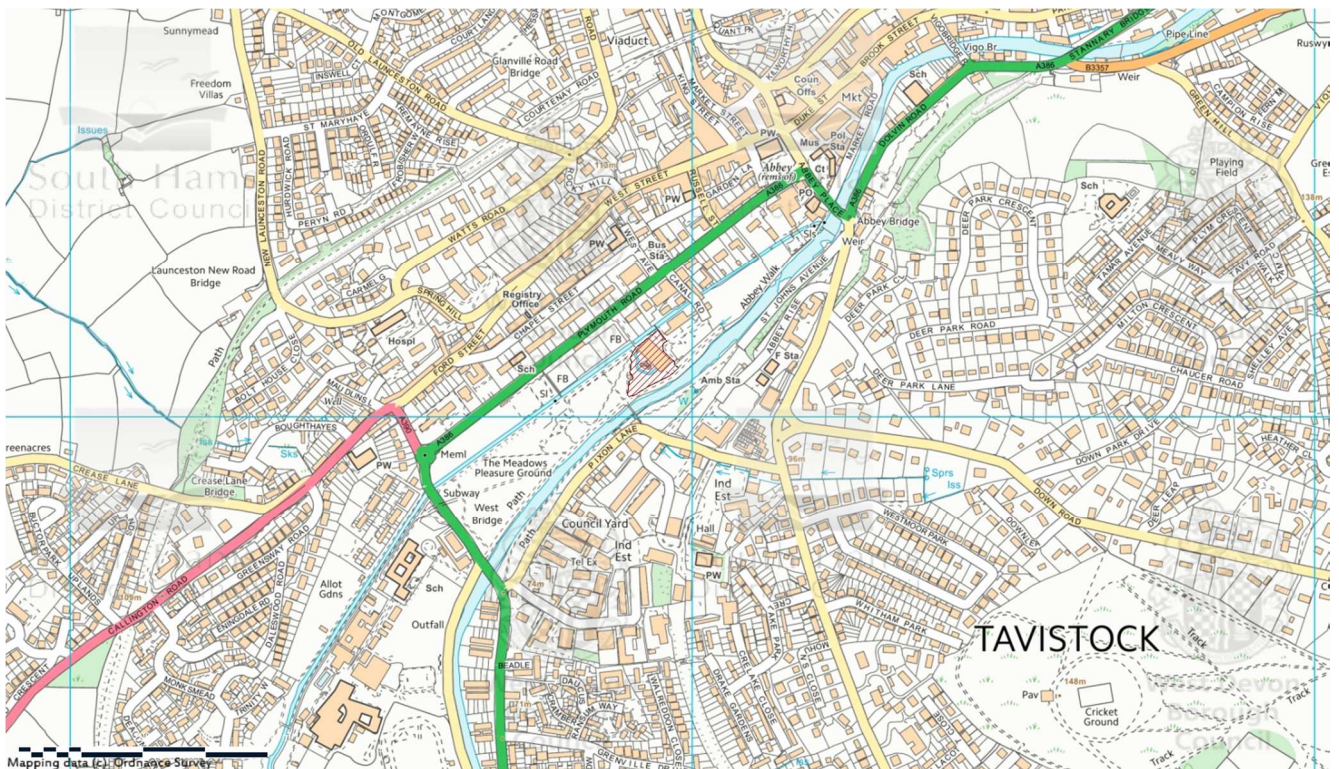
Mr A Cawley
Fusion Lifestyle
C/O Agent

Site Address: Meadowlands Leisure Pool, The Wharf, Tavistock, PL19 8SP

Development: Erection of rear extension to provide gymnasium and fitness studio, together with other alterations, to allow the upgrade and refurbishment of the Leisure Centre facilities

Reason item is being put before Committee

The Council has a leasehold interest in the application site.



Recommendation: Conditional approval

Conditions

1. Time Limit
2. Accord with plans
3. Landscape scheme
4. Recommendations of ecology report

Key issues for consideration:

Principle of development, design, visual impact, heritage, highways.

Site Description:

The site is situated close to the centre of Tavistock between Plymouth Road and the Tavistock Canal. Vehicular access to the site is via Canal Road to the north east through a public car park and the historic Wharf area. To the south west of the site lies Meadowlands Park. The existing facility comprises an indoor leisure pool with associated changing facilities, a café area and staff facilities. The main public entrance to the building is in the north east corner of the building. Along the south west elevation are external doors which open onto a small terrace area and land which was previously an outdoor swimming facility. Beyond the terrace lies a moat and mature hedgebank. The external design of the building is that of a pavilion type structure with a curved central glazed roof with slates below and stone cladding.

Meadowlands Leisure Pool is located within the Tavistock Settlement Boundary, World Heritage Site, Conservation Area and an Important Open Space. The nearest individually listed buildings lie to the north and north east of the site (33 and 35 Plymouth Road (Grade II) and the Council Depot on Canal Road (Grade II). The south eastern edge of the site lies within Flood Zones 2 and 3.

The Proposal:

Permission is sought for an extension to the existing building to provide a gymnasium and fitness studio, together with alterations and refurbishment of the existing facilities. The proposed extension would be located to the rear of the building facing towards Meadowlands Park, and would create an additional 210 square metres of floorspace. It would feature two hipped roofs with a central valley set well below the main ridgeline of the existing building covered in slate to match the existing building. External walls would be faced in stone to match the existing building. New windows would be constructed in powder coated aluminium. New external steps would be provided to the north of the proposed extension. The existing moat would be infilled and hedge beyond removed.

The submitted plans also show alterations to the internal layout of the existing building and minor alterations/repairs to the exterior elevations.

Consultations:

- County Highways Authority – No highways issues
- Wales and West Utilities – Gas pipes may be present in area. Refer to guidance.
- DCC Archaeology – Comments awaited
- Tavistock Town Council – *“Support. However, The foregoing represents the view of the Town Council on application number 3080/17/FUL solely in its role as a statutory consultee in the planning*

process. As such it is wholly separate from any views the Council may have in its capacity as landowner and in no way represents any associated consent, licence, permission or similar.”

Representations:

None received.

Relevant Planning History

- U/3/50/1001/1987/8: Erection of Leisure Pool incorporating four lane swimming pool learner pool rapids and rapid falls changing accommodation and cafeteria. Meadowlands Swimming Pool Tavistock. Conditional Consent: 10 Feb 87

ANALYSIS

Principle of Development/Sustainability:

The proposal would provide for an enhancement to an existing public leisure facility in a town centre location, which is supported by local and national planning policy (including Policies SPT2 and DEV3 of the emerging JLP). The site is within an area designated as an Important Open Space – Policy BE5 of the West Devon Borough Council Local Plan Review states that development in such areas will not be permitted. As the proposed extension would require a relatively modest land-take into an area which was previous the outdoor swimming area (and would be physically attached to the existing leisure building), it is considered the proposal does not present a clear conflict with the objective of the open space designation.

Design/Heritage/Visual impact:

The Tavistock Conservation Area Appraisal acknowledges Meadowlands as an important facility for local residents. Management of the trees and landscape within the park is identified as a key issue in need of consideration. The siting of the proposed extension to the rear of the building is considered appropriate having regard to the site context. As acknowledged within the submitted supporting statement, it provides an opportunity to improve the appearance of this side of the building and have far less of an impact on the historic environment than extending to the front (in the direction of the Wharf). The proposed dual-pitched roof would reduce the visual bulk and massing of the extension, and ensure it would appear subservient to the existing main building. The existing glazed roof on the main building is a prominent feature in views across the park, and the proposed extension would not detract from its appearance. The other works to the building (not all of which actually require planning consent) do not raise any design concerns. The proposed extension coupled with the removal of the moat and hedge would provide a greater sense of connection between the indoor leisure facilities and public park beyond. The submitted plans indicate this area would be reseeded, with new native shrub planting proposed adjacent to the terrace and the southern end of the new extension. A landscape condition is recommended to ensure the opportunity to enhance the appearance of this area is maximised.

It is considered that the sensitive scale and design of development proposed would preserve the character and appearance of the Conservation Area and arguably provide for some enhancement. The location of the extension to the rear of the existing leisure building provides significant physical separation between it and the nearest individually listed building, and the proposed development would not result in harm to the setting of any such buildings.

Archaeology:

The submitted desk-based archaeology assessment, which includes a detailed assessment of the site history. Comments from Devon County Archaeology are awaited and a verbal update will be provided at the Committee meeting.

Neighbour Amenity:

No concerns raised having regard to the existing site context and use.

Flood Risk/Drainage:

The application is accompanied by a Flood Risk Assessment. The area of the site proposed for extension is located within Flood Zone 1, no change of use is proposed and the extension falls within the definition of “*minor development*” in relation to flood risk in the NPPG. The Sequential and Exception Tests do not therefore need to be applied in this case and no drainage concerns are raised.

Ecology:

The submission is accompanied by an Ecological Appraisal Report, which identifies potential for nesting birds within the site. It considers the proposal would largely impact on “*heavily managed and disturbed man made habitats of low ecological value.*” Opportunities for ecological enhancement of the site are identified, including the use of bird and bee bricks within the new building and new native planting. A planning condition is recommended accordingly.

Highways/Access:

The application is accompanied by a Transport Statement, which considers that existing nearby car parking and cycle parking provision can accommodate the increase in floor area of leisure space proposed having regard to the town centre location (and making use of the TRICS database). Noting the scale of extension proposed Officers do not dispute this assessment.

The Planning Balance:

The proposal would provide for an enhancement of an existing community leisure facility without detriment to the historic environment within this part of Tavistock. There are no planning reasons why permission should be withheld, and the application is recommended for approval subject to conditions as detailed above.

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

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan policies are set out below:

West Devon Borough Council Core Strategy 2011

SP1 – Sustainable Development

SP13 – Community Services and Facilities

SP17 – Landscape Character

SP18 – The Heritage and Historical Character of West Devon
SP19 – Biodiversity
SP20 – Promoting High Quality Design
SP21 – Flooding

West Devon Borough Council Local Plan Review 2005(as amended 2011)

BE1 – Conservation Areas
BE3 – Listed Buildings
BE5 – Important Open Space within Settlements
BE7 – Archaeology and Sites of Local Importance
BE8 – Archaeology and Sites of Local Importance
BE9 – Archaeology and Sites of Local Importance
BE10 – Archaeology and Sites of Local Importance
BE13 – Landscaping and Boundary Treatment
TLS4 – Visitor Attractions, Recreation and Leisure Facilities
TLS5 – Visitor Attractions, Recreation and Leisure Facilities
TLS7 – Existing Sports Facilities
T5 – Public Transport
T8 – Car Parking
T9 – The Highway Network
PS2 – Sustainable Urban Drainage Systems
PS3 – Sewage Disposal

Cornwall and West Devon Mining Landscape World Heritage Site SPD

Tavistock Conservation Area Character Appraisal and Management Plan

National Planning Policy Framework

National Planning Practice Guidance

Emerging Joint Local Plan

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the above as the statutory development plan once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- For the JLP, which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation. The precise weight to be given to policies within the JLP will need to be determined on a case by case basis, having regard to all of the material considerations as set out on the analysis above.

PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN -: PUBLICATION

(as considered by the Full Councils end Feb/Early March 2017)

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

PLY61 Strategic infrastructure measures.

TTV1 Prioritising growth through a hierarchy of sustainable settlements

TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area

TTV20 Spatial priorities for development in Tavistock.

DEV1 Protecting amenity and the environment

DEV2 Air, water, soil, noise and land

DEV3 Sport and recreation

DEV18 Protecting local shops and services

DEV20 Place shaping and the quality of the built environment

DEV21 Conserving the historic environment

DEV22 Development affecting the historic environment

DEV23 Cornwall and West Devon Mining Landscape World Heritage Site

DEV24 Landscape character

DEV27 Nationally protected landscapes

DEV28 Protecting and enhancing biodiversity and geological conservation

DEV31 Specific provisions relating to transport

DEV37 Managing flood risk and Water Quality Impacts

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.

Recommended conditions in full:

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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawing numbers 01, 02, 08, 09, 10, 11, 12, Phase 1 Flood Risk Assessment, Transport Technical Note, Archaeological desk-based assessment received by the Local Planning Authority on 27th September 2017; Planning, Design & Access Statement received by the Local Planning Authority on 5th October 2017.

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.

3. Within 3 months of commencement of development on site, a detailed Landscape Scheme shall be submitted to and agreed in writing with the Local Planning Authority. The Landscape Scheme shall be prepared by an appropriately qualified professional and shall include:

(a) materials, heights, levels and extent of hard landscape treatment, including access and hardstanding areas;

(b) arrangements for importation of top soil, including volume, source, quality, depth and areas to be treated;

(c) the location, number, species, density, form and size of proposed tree, hedge and shrub planting;

(d) the method of planting, establishment and protection of tree, hedge and shrub planting;

(e) a timetable for the implementation of all hard and soft landscape treatment.

Any trees or plants that, within five years after planting, are removed, die or become seriously damaged or defective shall be replaced with other species, size and number as originally approved, unless consent is given to any variation. The landscaping plan shall be strictly adhered to during the course of the development.

Reason: In the interests of public amenity and local landscape character.

4. Notwithstanding the details set out on the submitted drawings, the development hereby permitted shall be carried out in accordance with the comments and recommendation set out in the Ecological Appraisal Report dated October 2017 from Cornwall Environmental Consultants Ltd and received by the Local Planning Authority on 11th October 2017, including the provision of new access points, precautions during building works and timing of operations. The approved accesses shall remain in place and the openings kept unobstructed thereafter.

Reason: To safeguard the welfare of a protected species of wildlife, in the interests of the amenity of the area and the Conservation (Natural Habitats) Regulations 1994 and the 1981 Wildlife and Country Act (as amended).

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PLANNING APPLICATION REPORT

Case Officer: Graham Lawrence **Parish:** Exbourne **Ward:** Exbourne

Application No: 1987/17/FUL

Agent/Applicant:
Mr John Wilde
4 Crestfield Rise
Ivybridge
PL21 9TJ

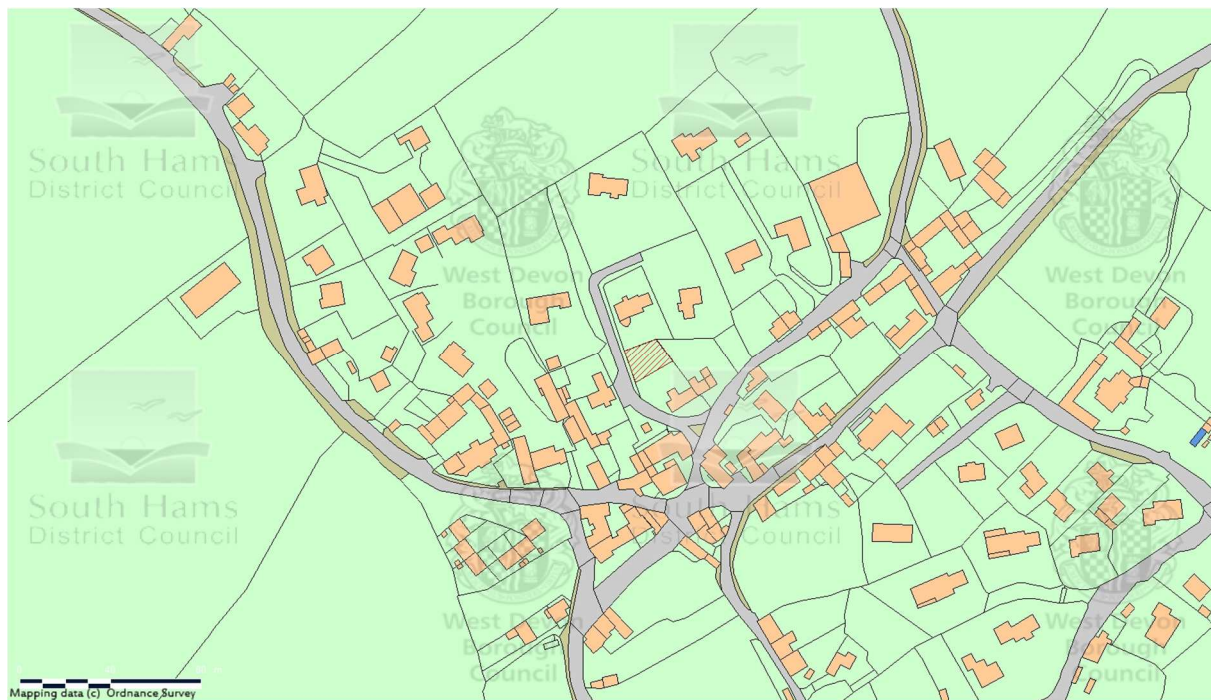
Applicant:
Ms Mandy Rideout
Hayfield House,
Hayfield Road
EX20 3RS

Site Address: Hayfield House, Hayfield Road, Exbourne, EX20 3RS

Development: Erection of a 2 storey 3 bedroomed house, a separate single garage and parking for 2 vehicles

Reason item is being put before Committee:

Cllr Samuel has requested that this application is determined by Development Management and Licensing Committee due to concerns regarding the impact of the proposal on heritage and neighbour amenity.



Recommendation: Conditional approval

Conditions:

1. Standard time limit
2. Accord with plans
3. Window, chimney and eaves details
4. Roof specification including P.V. panels and rooflights
5. Window to be obscure glazed
6. Construction management plan
7. Landscaping
8. Stonework sample panel
9. Unexpected contaminated land
10. Removal of Permitted Development Rights
11. Drainage details as submitted

Key issues for consideration:

- Principle of a new dwelling
- Effect on Conservation Area and setting of heritage assets
- Design
- Amenity of surrounding residents
- Access and parking
- Drainage

Site Description:

The site is located within the existing rear garden of and to the north of Hayfield House, located on the east side of the lane known as The Tumbles, to the north of Hayfield Road. The Tumbles is a narrow unadopted private lane that provides access to six properties, including Hayfield House. The ground level rises from Hayfield Road and The Tumbles is positioned on higher ground than the application site.

The site is located within the centre of the settlement of Exbourne and the land to the south comprises Exbourne Conservation Area. The Conservation Area boundary passes through the site. The site is not within a Critical Drainage Area. The site is within the Exbourne Settlement Boundary.

In 2015 an application was refused, and the subsequent appeal dismissed, for the erection of a single detached dwelling.

The Proposal:

This is a planning application for the erection of a 2 storey 3 bedroomed house, a separate single garage and parking for 2 vehicles.

The house and garage are set back from The Tumbles and are set down at a lower level. Materials are render and sate with wooden joinery. Bin storage is provided forward of the principal elevation.

This submission seeks to address comments made by the Council and Planning Inspector.

This application was previously deferred as it was brought to the Council's attention that there was a small discrepancy between the revised layout plan and the corresponding Site Location Plan. As such, the Site Location Plan was revised incorporating a small extension at the south section of the site. The scheme was readvertised accordingly.

Consultations:

- County Highways Authority – Standing advice applies, reaffirm previous comments
- Environmental Health Section – No comment but under the previous application for the site an unexpected contaminated land condition was requested.
- Parish Council – Object

'The view of the Parish Council is the proposal doesn't maintain or enhance the character of the conservation area. The scale and massing of the building is inappropriate in this space and will result in a poor relationship with Hayfield House particularly when extended as per the current approval for the dwelling which is a material planning consideration. It is also considered that the design fails to give due weight to Hayfield House as an undesignated heritage asset within the conservation area.'

The positioning, particularly of the first-floor windows, will lead to undue overlooking of adjacent gardens resulting in lack of privacy, and adversely affecting the amenity of adjoining properties. In addition, it appears that the first-floor windows facing West will look directly into the windows of The Tumbles adjacent to the Lane. In the previous appeal decision, relating to the site, in paragraph 6, the Planning Inspector noted "I had a general sense that the core of the Village is tighter-knit than the area North of the appeal site with the existing garden of Hayfield House being the first part of this feathering of the edge of the Village.'

This space provided by the undeveloped site does not look out of place and compliments the rural character of this part of the settlement." It follows that if this development were allowed it would adversely affect the character of the conservation area and this part of the village. The Parish has also received representations due to the proximity of the development to a hedge line on the Northern boundary due to the position of excavation of the garage which would be in contravention to British Standard 5827:2012'

Representations:

The application has drawn approximately 13 objections from neighbours and local residents. The concerns can be summarised as follows:-

- Applicants do not have a right to access the site via The Tumbles
- Loss of amenity and overbearing impact on neighbours
- Overlooking of 3 The Tumbles and Wheelwrights Cottage
- Loss of light / overshadowing
- Excavation of driveway and garage would kill conifer hedge
- Excavation could undermine The Tumbles track
- The setting of Hayfield House would be spoiled due to loss of garden and proximity of the development
- Contrary to Article 8 of the Human Rights Act
- Parking provision is inadequate and no turning is provided
- The Tumbles track would be damaged by development vehicles and services disrupted
- Development would be 'garden grabbing / garden gobbling'
- House is too big for the plot
- Design is poor and 'suburban' and does not reflect local character
- Materials proposed are inappropriate
- 3D images are misleading
- Solar panels are inappropriate

- Some of land identified by blue line is not owned by the applicants

Relevant Planning History

01110/2015 - Householder application for demolition of single storey extension and construction of two storey extension and boundary treatments – Conditional Approval May 2016

01108/2015 - Readvertisement (Revised Plans received): Application for new 2 storey 3 bedroomed dwelling with single storey garage/workshop. Refusal. Appeal dismissed August 2016

Please note, the appeal for the new dwelling was dismissed 3 months after the granting of the two storey rear extension at Hayfield House. When making his assessment, the Inspector would therefore have had regard to this extant permission as a material planning consideration.

Analysis

Principle of Development/Sustainability:

The proposal would be sited within the settlement limits of Exbourne therefore policy H28 saved from the 2005 Local Plan applies. This policy states that within defined limits residential development will be permitted provided that it is consistent with other policies and then it is acceptable in relation to criteria (i) to (vi).

In addition policy H39 addresses proposals for the redevelopment of large single residential plots within settlement limits and states that these will be acceptable provided the proposal is compatible with the surrounding residential area. Given Hayfield House benefits from a substantial sized rear garden this is considered to qualify as a 'large single residential plot'.

Exbourne is a sustainable settlement with a good range of local facilities and relatively good connectivity. Policy TTV2 of the draft Joint Local Plan states, 'The LPAs will support development proposals in the Thriving Towns and Villages Policy Area which reinforce the sustainable settlement hierarchy and which deliver a prosperous and sustainable pattern of development. In addition to the provisions of Policies SPT1 and SPT2, specific attributes of rural sustainability to be supported through development include: 1. The location of housing where it will enhance or maintain the vitality of rural communities.

The principle of residential development on this site is therefore considered acceptable subject to consideration of its local setting.

Previous planning refusal and appeal decision:

This application is submitted following a previous refusal, with the subsequent appeal dismissed by the Planning Inspectorate. The appeal decision, and associated report, is a significant material planning consideration and it is circulated to members within the committee agenda.

Although certain individual comments made by the Inspector can be used, in isolation, to form views of the appropriateness of this new proposal, it is essential that the appeal decision is read in full, with full reference to both the refused scheme and that now before members.

It is obvious that the Inspector and the Council shared specific concerns about elements of the previous proposal, for example, its design and subsequent impact upon the Conservation

Area. However, officers maintain that the Inspector's comments and decision do not entirely sterilise the future development potential of the site, and officers maintain that the principle of development remains acceptable. Although it is agreed that the current openness of the site provides a contribution to the village, officers are of the opinion that a well-considered dwelling in itself could provide its own contribution to the development of Exbourne.

Design:

Both Hayfield House and the proposed dwelling are considered to maintain an acceptable degree of curtilage to avoid overdevelopment of the plot. Officers are mindful that the historic core of Exbourne is high density, with in many cases small areas of curtilage serving dwellings. Again, the degree of curtilage for both the proposed dwelling and Hayfield House was not an issue raised by the Inspector.

The design is contemporary but incorporates features characteristic of the local vernacular. A hipped slate roof with chimneys, smooth rendered walls, oak windows and traditional eaves all relate well to the character of properties in Exbourne.

Although officers acknowledge the comments made by third parties regarding the solar panels and rooflight within the principal roof slope, the addition of solar panels is in accordance with policy and these elements are to be set within the roof to minimise visibility, with the final roof specification secured through a planning condition.

Although officers are firmly of the opinion that views of the site from Hayfield Road are extremely limited, the comments of the Inspector regarding this issue are addressed as the location of the dwelling is now set back further into the plot. This setting back of the dwelling, away from The Tumbles, ensures that the development will be less visible from the public areas around Hayfield Road.

Overall, the previous incongruous and rather utilitarian design response has been replaced with a dwelling more traditional in design, and its appearance will not appear out of place in form, scale or materials. Important architectural details will be controlled by conditions.

Heritage:

The loss of the large garden will change the character of this edge of the Conservation Area (CA). As an open space to the rear of the dwelling it does not, however, play a very significant role in the way in which Exbourne is perceived as an historic settlement. The backdrop to views from Hayfield Road is not a particularly attractive one at present and contributes little to the character and appearance of the CA. Views from around the application site are not significant to the setting of the Conservation Area. Clearly the quality of building and materials for the proposed development will need to be demonstrably high, but this can be achieved via the proposed conditions.

Officers acknowledge that the Inspector was of the opinion that the openness of the space is a positive characteristic, but officers do not believe that this comment sterilises the site nor prohibits any future development within the space. Indeed, it is considered that an attractive and well-designed dwelling, with high quality detailing and materials, can itself offer a positive contribution to the settlement.

Hayfield House is old but its altered state meant that the listing Inspector decided not to give it statutory protection. The effect of the proposal on Hayfield House as a non-designated heritage asset will be minimal – settings change over time and the construction of the modern housing and inappropriate means of enclosure within The Tumbles certainly had a significant and negative impact in the 1980's. The development can be seen as part of the ongoing

change that all settlements face and is considered to have a broadly neutral impact within this context.

Overall, the proposal is considered to preserve the character and appearance of the Conservation Area, and to maintain an acceptable impact upon the setting of non-designated heritage assets.

Landscape:

Following discussion with officers, the architect has amended plans to include a stone wall along the edge of The Tumbles and also along the boundary with Hayfield House. This is a positive enhancement of the Conservation Area. Further landscaping details will be required by condition.

The effect of the development on the Leylandii hedge on the boundary with 3 The Tumbles is something that can be addressed via the landscaping condition and by consideration of construction methods.

However, this hedge is not of specific merit and has no statutory protection; it is not within the Conservation Area. It could be removed at any time by the landowner without any consent from the Council, and could be replaced by a 2m high fence without the need for planning consent.

Neighbour Amenity:

The previous scheme was considered by the Inspector to maintain an appropriate impact on neighbouring dwellings. Although there are many similarities in massing and overlooking, this scheme is also assessed on its own individual merits.

The outlook of neighbours will be altered and there is an element of overlooking, especially towards Hayfield House and the garden of Wheelwrights Cottage. The impact is not of a nature that is unusual in a village location and it is noted that one can already look from first floor windows into the neighbouring gardens of Hayfield House and Wheelrights.

The rear elevation of the proposed dwelling will lead to a degree of overlooking from first floor windows, but this will be in excess of 10m to the shared boundary with Wheelrights and is considered acceptable within this specific context. The overlooking from these windows to Wheelrights itself will be at a further distance and at an oblique of approximately 90 degrees.

Overlooking towards the bungalow to the west will be restricted to passing views from the stairwell, a single bedroom and an ensuite which will have frosted glass. This limited mutual overlooking leads officers to conclude that the impact upon this property will be acceptable. Overlooking towards the house to the north is restricted to that from a single bedroom window, is partially obscured by the boundary hedge, and broadly conforms to that previously found acceptable by the Inspector

There is no dominance, loss of light or overshadowing issue that would mean the development would be unacceptable.

Highways/Access:

Officers are satisfied that adequate space for turning is achievable. The access arrangements will necessitate reversing to or from the site but officers are conscious that this is an unadopted lane with infrequent car movements at low speed.

The question of the applicant's rights to use such access as proposed is a civil matter between the interested parties and not a reason for planning refusal. If there are civil impediments which prohibit motor vehicle use this will need to be addressed by the applicant regardless of the outcome of this planning application. The requirement for a Construction Management Plan can overcome concerns regarding damage to the road surface, lorries, dust, noise etc.

Although the highways authority has only offered standing advice on this specific scheme, it previously offered a written response that *'The Tumbles is a private street, i.e. not a publicly maintained highway. The highway authority have previously assessed the suitability of the junction of The Tumbles with the public highway at the time the former application was submitted and it is confirmed the junction is suitable to accommodate the additional traffic generated.'*

Again, it is noted that the Inspector did not raise access nor highways safety as a reason to dismiss the previous appeal on the site. The highways officer did not previously request that the road be adopted, and has reaffirmed this view.

Drainage

Although officer's first preference is for water to be dealt with on site through soakaway, the applicant has demonstrated that this is not viable and, instead, has proposed attenuation of the water prior to discharge into the public combined sewer. South West Water have confirmed directly with the applicant that such a drainage solution is acceptable, with the attenuation rate as agreed.

Land ownership question:

The small roughly triangular piece of land within the blue line adjacent to the garage for Hayfield House is in question. As this is not part of the development proposal and has no bearing upon delivery of the scheme it is not a matter for the LPA to consider.

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 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

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan policies are set out below:

West Devon Borough Council Core Strategy 2011

SP1 – Sustainable Development
SP20 – Promoting High Quality Design

West Devon Borough Council Local Plan Review 2005 (as amended 2011)

BE1 – Conservation Areas

H28 – Settlements within defined limits

H39 – Redevelopment of Single Residential Plots

Emerging Joint Local Plan

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the above as the statutory development plan once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- For the JLP, which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation. The precise weight to be given to policies within the JLP will need to be determined on a case by case basis, having regard to all of the material considerations as set out on the analysis above.

PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN -: PUBLICATION (as considered by the Full Councils end Feb/Early March 2017)

TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
DEV22 Development affecting the historic environment

NPPF

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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 in full

1. Standard time limit:

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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Accord with plans:

The approval relates to the plans and documents supplied, including latest revisions.

3. Window, chimney and eaves details

Prior to their installation full details of the items listed below, including sections at a minimum 1:10 or 1:1 scale where appropriate, shall be submitted and agreed in writing with the local planning authority:-

- a) Windows and doors
- b) Chimney
- c) Eaves and rainwater goods

The works shall then be carried out and thereafter maintained as agreed.

Reason: In the interests of visual amenity and the character and appearance of the conservation area.

4. The roofs of the buildings shall be clad in natural slates, fixed in the traditional manner with nails rather than slate hooks. Prior to installation, a full roofing specification including the types and sizes of natural slates to be used, together with the type, colour and profile of the ridge tiles, specification of the hips, details of the solar panels and rooflight shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out and thereafter maintained as agreed.

Reason: To ensure that the development displays good design practice in respect of the age and character of the development and to allow the Local Planning Authority to assess the details of the scheme to ensure that their character is maintained.

5. 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 ensuite window hereby approved on the south west elevation of the building 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.

6. Construction Management Plan

Prior to commencement of any part of the construction phases of the development the Planning Authority shall have received and approved a Construction Management Plan (CMP) including:

- (a) the timetable of the works;
- (b) daily hours of construction;
- (c) any road closure;
- (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 08.00am and 6.00pm Mondays to Fridays, 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the Planning Authority in advance;
- (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
- (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway

for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;

(h) hours during which no construction traffic will be present at the site;

(i) the means of enclosure of the site during construction works; and

(j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site

(k) details of wheel washing facilities and obligations

(l) The proposed route of all construction traffic exceeding 7.5 tonnes.

The CMP shall be strictly adhered to during the construction of the new development hereby permitted, unless variation is approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, including preventing inconvenient obstruction and delays to public transport and service vehicles and to emergency vehicles.

7. Landscaping

The building works shall not be implemented until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority, indicating the garden landscaping, including all means of enclosure and planting, of the proposed development. The scheme submitted shall be fully implemented in the planting season following the completion of the development and the plants shall be protected, maintained and replaced as necessary for a minimum period of five years following the date of the completion of the planting.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality.

8. Stonework sample panel

Prior to construction a sample panel of each of the stone boundary walls shall be prepared on site for inspection and approval by the Local Planning Authority. Not less than two weeks notice shall be given to the Local Planning Authority when the sample panel is ready for inspection. All external stonework shall be constructed to match the approved panel. The stone boundary wall to the development site and to the boundary between Hayfield house and The Tumbles shall be fully completed prior to any occupation of the approved dwelling.

Reason: To ensure delivery of the proposed enhancement of the locality and of the conservation area.

9. Unexpected contaminated land

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

10. Removal of Permitted Development Rights

Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking, re-enacting or further amending that Order), no development of the types described in Schedule 2, Part 1, Classes A-H of the Order, including the erection of extensions, porches, garages or car ports, the stationing of huts, fences or other structures shall be carried out on the site, other than that hereby permitted, unless the permission in writing of the Local Planning Authority is obtained.

Reason: To protect the appearance of the area to ensure adequate space about the buildings hereby approved and in the interests of amenity.

11. Drainage details

Surface and foul water drainage shall be carried out in strict accordance with the discharge methods as submitted within the planning application. There shall be no divergence from the drainage methods hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and environment and to ensure that the development is adequately drained.

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PLANNING COMMITTEE REPORT

Case Officer: Jenny Draper

Parish: Buckland Monachorum **Ward:** Buckland Monachorum

Application No: 2691/17/HHO

Agent/Applicant:

Mr Ian Russell
Lansdowne House
9 Lower Compton Road
Plymouth
PL3 5DH

Applicant:

Mr Kim Greeno
Covert House,
Road From Common Lane
PL20 6DF

Site Address: Covert House, Yelverton, PL20 6DF

Development: Extension to dwelling and erection of machinery store

Reason item is being put before Committee:

Cllr Sanders has requested that this application is determined by Development Management and Licensing Committee due to concerns regarding the scale and design of the extension in relation to the dwelling.



Recommendation: Conditional approval

Conditions:

1. Time limit
2. Accordance to plans
3. Material samples to be submitted and agreed
4. To be used ancillary to the main house, no commercial or business use

Key issues for consideration:

Impact on neighbouring properties
Impact on the Area of Outstanding Natural Beauty

Site Description:

Covert House is detached dwelling set within its own grounds located within close proximity to Dartmoor National Park in rural Buckland Monachorum Parish. The site is within moorland approximately 1.3 km to the east of the village of Milton Combe and 3km south west of Yelverton village centre. It is within designated countryside and also within the Tamar Valley Area of Outstanding Natural Beauty.

The residential site itself is approximately 7350 square meters with the footprint of the existing dwelling covering approximately 190 square meters.

The property is a large detached house built at the end of the 1920's. The main house is surrounded by approximately two acres of garden and paddock. There is a self-contained lodge/annexe also sited within the plot at the gated entrance. The gated entrance is set along a traditional Devon Bank with an abundance of trees limiting the views of the dwelling from the public highway.

The house is finished with a painted render under a slate roof with grey aluminium windows. It has a large attached single storey garage on the south-east elevation and a large paved drive with ample off road parking availability. The character of the surrounding area is not defined by houses of a particular style or era.

There is an existing vacant stable building in the gardens to the south. It is proposed to erect a traditional timber store for the machinery to maintain the grounds and for general storage.

The nearest neighbour, 'Forest Lodge', is approximately 90m to the south and the dwelling 'Dashel' is some 128m to the west. The area has extensive tree and hedge growth along the highway and between the residential curtilages and dwellings therefore are afforded high levels of privacy. The neighbouring properties are at such a distance and with sufficient boundary treatments, to lead officers to conclude that overlooking is not a specific constraint to householder development

The Proposal:

This application seeks the extension of the dwelling with the erection of a contemporary single storey building that would connect to the existing house between the existing bay windows on the rear (western) elevation. The principal house remains the same with the extension only becoming apparent once lead through to the rear of the house.

The proposed extension begins with a minimal glass link connection corridor, opening out to a large open plan reception room, living room and a dining room. From the dining room, large bi-fold doors open out onto a patio area and full length glass doors from the living area will open out onto the northern garden.

The scheme also seeks the erection of a timber machinery store in the grounds to the south east of the dwelling.

Consultations:

- County Highways Authority: No highways implications
- Environmental Health Section: None received
- Parish Council: The Parish Council objects due to the design, scale, materials and appearance suggesting a commercial use.

Representations:

One letter of **objection** has been received and raises the following concerns:

- Overbearing
- Impact on the AONB

And one letter of **support** from a neighbour who states:

- Although the proposed building has a substantial footprint so too has Covert House
- No objection with condition that it is not for commercial use

Relevant Planning History

8953/2006/TAV – Alterations to roof including installation of two dormer windows to serve existing loft conversion – Approved 26/06/2006

Analysis:

The **design** of the proposed extension is of noticeable contrast between the typologies creating a purposeful retention of the character of the original 1920's dwelling. The connection to the dwelling has been kept to a minimum with a light glass link with no impact on the square bay windows on the rear elevation. The extension therefore is not comparable to the dwelling but can be read clearly as a complimentary addition without extensive modification to the original fabric.

The suggested materials also contrast with the original dwelling, using grey brick and cladded feature panels but there is a degree of consistency through the use of grey aluminium windows and doors. The use of quality materials and modern contemporary design connected through a lightweight link, allows the legibility and character of the original building to be retained.

The extension cannot be viewed from the highway or from distant public view points and will have no detrimental effect on the surrounding beauty of the Area of Outstanding Natural Beauty.

The **scale** of the proposal has raised concerns. However, officers are mindful that the site is of considerable size at some 7350 square meters and, with the footprint of the original house being only 180 square meters, the proposed 130 square meter addition will not cause any harm to the balance of the built form in relation to the garden area.

There is a Public Right of Way that runs along the northern boundary approximately 60m from the proposed extension and discussion was held with the Authority's Landscape Officer. In his opinion, the views from the PROW are minimal due to the large hedge/tree growth and at such a distance any glimpse of the extension will be read as a domestic addition to the main dwelling, albeit of a contemporary nature.

The extension can only be seen clearly from within the curtilage of the site so will have no impact on the surrounding Area of Outstanding Natural Beauty.

Neighbour Amenity:

The nearest unrelated residential properties to the proposed development are approximately 90m and 128m away and the dwellings have very little overlooking ability due to the distance and the tree/hedge boundary treatments.

For these reasons, officers are satisfied that the development has an acceptable impact upon the amenity of adjacent residential properties.

Drainage:

The proposal does not include any additional foul drainage requirements and the curtilage is of sufficient size to accommodate any additional soakaway needed. The site naturally slopes down to the north and is not within a Flood Zone or Critical Drainage Area.

Highways/Access:

Highways have no objection to this application.

Conclusion:

This recommendation has been made with consideration of the neighbouring amenity, visual impact and impact on the Area of Outstanding Natural Beauty. Overall the development will enhance the living conditions of the occupiers whilst having little or no impact on the neighbours or surrounding area.

Therefore the application is recommended for approval subject to appropriate conditions.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the above as the statutory development plan once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
-
- For the JLP, which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation, with the pre-submission version formally approved by South Hams District Council, West Devon Borough Council and Plymouth City Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. It is also considered to be consistent with the policies of the Framework, as well as based on up to date evidence. However, until the Regulation 19 stage has concluded, and the scale and nature of representations known, it is considered that the JLP's policies will generally have limited weight within the planning decision. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations.

Other material considerations include the policies of the Framework itself and guidance in National Planning Practice Guidance (NPPG).

West Devon Borough Council Core Strategy 2011

SP1 – Sustainable Development
SP17 – Landscape Character
SP19 – Biodiversity
SP20 – Promoting High Quality Design

West Devon Borough Council Local Plan Review 2005(as amended 2011)

NE10 – Protection of the Countryside and Other Open Spaces
H31 – Residential Development in the Countryside
H32 - Residential Development in the Countryside
H33 - Residential Development in the Countryside
H40 - Residential Extensions

Joint Local Plan

SPT 1 – Delivering Sustainable Development
DEV20 - Place shaping and the quality of the built environment
DEV24 - Landscape character

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.

Proposed 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: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. Prior to their installation samples of facing materials and roofing materials to be used in the construction of the proposed extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

4. The machinery store hereby approved shall only be used in connection with the dwellinghouse as a storage/private workshop and for no business or commercial activity. The extension to the dwelling is for additional residential space and shall not be used for commercial or business purposes.

Reason: To safeguard the amenity and character of the surrounding area.

South Hams District Council Agenda Item 7
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE 27-Oct-17
Appeal Hearings/Public Inquiry from 29-Sep-17

Ward **Buckland Monachorum**

APPLICATION NUMBER : **0147/17/OPA** APP/Q1153/W/17/3177360
APPELLANT NAME: Mr M Scoot
PROPOSAL : Outline application with some matters reserved for development of up to 22no. dwellings
 (including 40% affordable housing), access, parking, landscaping / open space and
 associated infrastructure
LOCATION : Development site at SX 501 676, Abbey Meadows, Crapstone, PL20 7FG
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 12-July-2017
TYPE OF APPEAL **Public inquiry**
DATE OF APPEAL HEARING OR INQUIRY: 09-January-2018
LOCATION OF HEARING/INQ: Kilworthy Park, Tavistock
APPEAL DECISION:
APPEAL DECISION DATE:

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West Devon Borough Council
DEVELOPMENT MANAGEMENT AND LICENSING COMMITTEE 14-Nov-17
Appeals Update from 29-Sep-17 to 27-Oct-17

Ward Hatherleigh

APPLICATION NUMBER :	0358/17/PDM	APP/Q1153/W/17/3174019
APPELLANT NAME:	Mr J Newman	
PROPOSAL :	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	
LOCATION :	Barn at Kings Field, Wingate Lane, Hatherleigh, EX20 3LH	
APPEAL STATUS :	Appeal decided	
APPEAL START DATE:	11-July-2017	
APPEAL DECISION:	Upheld (Conditional approval)	
APPEAL DECISION DATE:	16-October-2017	

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