

SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE



Minutes of a meeting of the South Hams Development Management Committee held on Wednesday, 1st November, 2017 at 2.00 pm at the Council Chamber - Follaton House

Present: **Councillors:**

Chairman Cllr Steer
Vice Chairman Cllr Foss

Cllr Bramble
Cllr Brown
Cllr Hitchins
Cllr Holway
Cllr Rowe

Cllr Brazil
Cllr Cuthbert
Cllr Hodgson
Cllr Pearce
Cllr Vint

In attendance:

Councillors:

Cllr Baldry
Cllr Wright

Cllr Bastone

Officers:

CoP Lead – Development Management
Specialists – Planning
Deputy Monitoring Officer

25. **Minutes**
DM.25/17
The minutes of the meeting of the Committee held on 4 October 2017 were confirmed as a correct record and signed by the Chairman.
26. **Declarations of Interest**
DM.26/17
Members and officers were invited to declare any interests in the items of business to be considered and the following were made:

Cllr J Brazil declared a personal interest in application number **2224/17/FUL**: The safeguarding and reuse of the Tea House Beacon Hill as one bedroom holiday accommodation – The Tea House, Beacon Hill, Holbeton by virtue of the sister of the registered supporter of this application being a family friend and remained in the meeting and took part in the debate and vote thereon;

Cllr P W Hitchens declared a personal interest in application number **1743/17/FUL**: New dwelling – 1 Old School House Cottage, Bickleigh by virtue of the applicant of this application being a fellow member of the parish council and remained in the meeting and took part in the debate and vote thereon;

Cllr D Brown declared a personal interest in the following planning applications that were sited within the South Devon AONB by virtue of being a Member of the South Devon AONB Partnership Committee and remained in the meeting and took part in the debate and vote thereon:

- **2826/15/FUL**: Refurbishment and extension of existing hotel including erection of new bedroom wing to form a 44 bedroom, 4* hotel and part change of use of existing upper floors of existing hotel to create 10 apartments with associated car parking – Tides Reach Hotel, Cliff Road, Salcombe;
- **2224/17/FUL**: The safeguarding and reuse of the Tea House, Beacon Hill as one bedroom holiday accommodation – The Tea House, Beacon Hill, Holbeton; and
- **2027/17/HHO**: Householder application for refurbishment and renovation of existing cottage, new garage/boat store and replacement of rear extension including a new roof terrace – Brook Bakery, Riverside Road West, Newton Ferrers

27. **Public Participation**

DM.27/17

The Chairman announced that a list of members of the public and town and parish council representatives, who had registered their wish to speak at the meeting, had been circulated.

28. **Planning Applications**

DM.28/17

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

**2826/15/FUL Tides Reach Hotel, Cliff Road, Salcombe
Parish: Salcombe**

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

Case Officer Update: National Trust representation on file but not referred to in the report, deals with concerns raised by AONB Unit and Natural England and draws attention to concerns about viability of the proposal; amendments to conditions not reflected in the report – Condition 6, amend wording relating to the floor level of the spa facilities; Condition 8 wording amended following receipt of a third party drainage strategy; Condition 24 wording amended re phasing plan. He reported a number of representations that had been received after publication of the agenda.

Speakers included: Objector – Ms Hannah Virta: Supporter – Mr Nicolas Roche & Mr Dave Jobbins; Salcombe Town Council – Cllr Mark Long; and local Ward Members – Cllrs Pearce and Wright

Recommendation: That Development Management Committee delegates the authority to the CoP Lead to approve, 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 Development Management, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the CoP to refuse to application in the absence of an agreed S106 Agreement.

Committee Decision: That Development Management Committee delegates the authority to the CoP Lead to approve 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 Development Management, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the CoP to refuse to application in the absence of an agreed S106 Agreement.

The Section 106 obligations:

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

Conditions:

1. Time, commencement within 18 months
2. Accord with Plans and Supporting Information

3. Floor Levels
4. Construction Environment Management Plan (including details of all permits, contingency plans and mitigation measures for the control of pollution, biodiversity and manage production of wastes) – submission prior to commencement of works
5. Flood Compensation Area – submission of details prior to commencement of works
6. Spa area restricted to Spa use only
7. Flood resilient construction
8. Permanent surface water drainage strategy submitted prior to commencement
9. Adoption and maintenance arrangements – surface water
10. Design of Lower Terrace & Upper Terrace Wave Defence – details to be submitted prior to commencement of works
11. Landscape and Ecological Management Plan (detail and implementation) - submission prior to commencement of works
12. Landscape scheme incorporating flood mitigation
13. Travel Plan Strategy
14. Construction Management Plan (Highways) – submission prior to commencement of works
15. Specification of external finishing materials of building and hard landscaping (including details of parking surface no dig surfaces)
16. Implementation of Parking/Visibility Splays - prior to use of the hotel/apartments
17. Lighting Scheme ((reflecting requirements for avoiding impact on habitats used by bats)
18. Fume Extraction
19. Noise Levels & Mitigation for All Plant
20. Details External Appearance for Refuse Storage
21. Unsuspected Contamination
22. Control over Piling/Foundation Designs
23. Programme of Archaeological Work
24. Completion of hotel prior to occupation of dwellings
25. Scheme for protection and retention of trees
26. Adherence to mitigation measures detailed within section 4 of the EcIA.
27. Confirmation of granting of licence prior to commencement
28. Privacy screen condition

**2224/17/FUL The Tea House, Beacon Hill, Holbeton
Parish: Newton and Noss**

The safeguarding and reuse of the Tea House Beacon Hill as one bedroom holiday accommodation

Case Officer Update: The history of the site was apparently that it was constructed around 1750 as a pleasure house. A revised plan submitted by the applicant to indicate the elevations outside of the ruin was shown. It had been done in 3D, but showed a metal box with glazing in the centre of the 4 elevations, with a wider opening towards the south (the sea).

Speakers included: Objector – Ms Sandi Marshall: Supporter – Mr Geoff Sayers: local Ward Member – Cllr Baldry

Recommendation: Refusal

Committee Decision: Refusal

**2027/17/HHO Brook Bakery, Riverside Road West, Newton Ferrers
Parish: Newton and Noss**

Householder application for refurbishment and renovation of existing cottage, new garage/boat store and replacement of rear extension including a new roof terrace

Case Officer Update: None

Speakers included: Supporter – Mr Chris Hotham: Parish Council representative – Cllr Alison Ansell: local Ward Member – Cllr Baldry

Recommendation: Conditional Approval

Committee Decision: Deferral

During discussion, a number of Members raised concerns over the method of construction, and asked that a Construction Management Plan be included as an additional condition. Whilst Members were broadly supportive of the application, there were concerns regarding the visual impact on the streetscene of the proposed door to the boat store. Members also requested that a record be taken of the internal elements of the property that related to the previous use as a bakery, as it was felt that they would be of historical interest. Members concluded the discussion by **PROPOSING** that the application be deferred, and re-presented to a later meeting of the DM Committee with details of the proposed door and window in the front elevation and confirmation that a Construction Management Plan would be provided. This proposal was **SECONDED** and on being put to the vote declared **CARRIED**.

**1743/17/FUL 1 Old School House Cottage, Bickleigh
Parish: Bickleigh**

New dwelling

Case Officer Update: None

Speakers included: Supporter – Mr Frank Turner: local Ward Member – Cllr Hitchins

Recommendation: Refusal

Committee Decision: Refusal

During discussion, some Members felt that the proposal was in a sustainable location, and that the proposal was organic development that should be allowed in a village location. Other Members accepted that the proposal was outside current policy and agreed with the recommendation of refusal.

It was initially **PROPOSED, SECONDED** and on being put to the vote declared **LOST** that the application be conditionally approved. A further vote resulted in the decision of refusal.

29. **Planning Appeals Update**

DM.29/17

Members noted the list of appeals as outlined in the presented agenda report. The COP Lead Development Management presented further detail on specific cases. Following this, he discussed with Members the merit of imposing a condition on approvals for new agricultural buildings to required their removal if no longer used for agriculture. The purpose of the condition would prevent the proliferation of buildings in the countryside and is similar to the provisions within permitted development for agriculture. Members supported this as a way forward.

30. **Planning Performance Indicators**

DM.30/17

The COP Lead Development Management introduced the latest set of performance indicators related to the Development Management service.

It was then:

RESOLVED

That the latest set of performance indicators be noted.

The Meeting concluded at 6.10 pm

Signed by:

Chairman

Voting Analysis for Planning Applications – DM Committee 1 November 2017

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
2826/15/FUL	Tides Reach Hotel, Cliff Road, Salcombe	Conditional Approval	Cllrs Steer, Foss, Vint, Pearce, Cuthbert, Holway, Bramble, Brown, Hitchins, Rowe (10)	Cllr Hodgson (1)	Cllr Brazil (1)	
2224/17/FUL	The Tea House, Beacon Hill, Holbeton	Refusal	Cllrs Steer, Foss, Vint, Hodgson, Pearce, Cuthbert, Bramble, Brown, Rowe, Hitchins, Brazil (11)	Cllr Holway (1)	(0)	
2227/17/HHO	Brook Bakery, Riverside Road West, Newton Ferrers	Deferral	Cllrs Brown, Foss, Holway, Vint, Pearce, Hodgson, Brazil, Hitchins (8)	Cllrs Steer, Bramble, Cuthbert, Rowe (4)	(0)	
1743/17/FUL	1 Old School House Cottage, Bickleigh	Conditional Approval				Cllrs Brown, Vint (2)
1743/17/FUL	1 Old School House Cottage, Bickleigh	Refusal				Cllrs Brown, Vint (2)

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