

**SOUTH HAMS
DEVELOPMENT
MANAGEMENT
COMMITTEE**



Minutes of a meeting of the **South Hams Development Management Committee** held on **Wednesday, 7th March, 2018 at 2.00 pm** at the **Council Chamber - Follaton House**

Present: **Councillors:**

Chairman Cllr Steer
Vice Chairman Cllr Foss

Cllr Bramble
Cllr Brown
Cllr Pearce
Cllr Vint

Cllr Brazil
Cllr Cuthbert
Cllr Rowe

In attendance:

Councillors:
Cllr Baldry

Officers:
CoP Lead – Development Management
Specialists – Development Management
Deputy Monitoring Officer
Solicitor

47. **Minutes**
DM.47/17
The minutes of the meeting of the Committee held on 7 February 2018 were confirmed as a correct record and signed by the Chairman.
48. **Declarations of Interest**
DM.48/17
Members and officers were invited to declare any interests in the items of business to be considered and the following were made:
- 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:

3517/17/FUL Change of use from an agricultural barn to events venue including addition of wood framed slate roofed porch at the entrance, new window, a doorway and closure of covered parking space (resubmission of 1425/17/FUL) - Lower Widdicombe Farm, Stokenham, TQ7 2EG

2833/17/VAR Variation of condition numbers 2, 4 and 5 following grant of planning permission 2424/16/VAR - The Old Sail Loft, Newton Ferrers

3392/16/FUL Retrospective application for change of use of agricultural land and building to marshalling yard, parking and materials storage to service building works, revised access and landscaping - The Cedar House, Moulton Hill, Salcombe

2929/17/VAR Variation of condition 2 following grant of planning permission 1372/16/FUL to allow for changes to plans of plots 1 and 2 - Land At The Fairway, Newton Ferrers

49. **Public Participation**

DM.49/17

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.

50. **Planning Applications**

DM.50/17

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:

3517/17/FUL Lower Widdicombe Farm, Stokenham

Parish: Stokenham

Change of use from an agricultural barn to events venue including addition of wood framed slate roofed porch at the entrance, new window, a doorway and closure of covered parking space (resubmission of 1425/17/FUL)

Case Officer Update: Additional letters of representation had been received, three of objection including a response from CPRE, and one letter of support.

Speakers included: Objector – Mr Graham Jupp: Supporter – Mr Ross Porter-West: Parish Council representative – Cllr Piers Spence; local Ward Member – Cllr Brazil

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions (summarised below):

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. The development hereby approved shall in all respects accord strictly with plans.
3. The building, parking areas and other spaces within the site boundary shall be used for private functions only and shall not be made available for general public admittance.
4. The building insulation measures described in the approved Design and Access Statement shall be fully implemented before the development is first brought into use and shall be retained thereafter.
5. Live music, amplified music or live entertainment shall only take place within the building and shall at no time take place in the outside areas.
6. Music shall not be audible beyond the site boundary at any lawfully existing residential property (except Lower Widdicombe Farm) between the hours of 23:00 and 08:00.
7. All event activities on the site shall cease by midnight and the site shall be cleared of all guests by 0030 hours.
8. There shall be no more than 20 events held in any calendar year.
9. The recommendations, mitigation and enhancement measures of the Ecological Report, by Simon Geary Ecological Services Ltd dated 8 September 2017, shall be fully implemented and adhered to at all times.
10. Prior to installation of any external lighting, full details of the location and specification including luminaire shall be submitted to and approved in writing by the Local Planning Authority.
11. Prior to commencement of the approved change of use the Planning Authority shall have received and approved a Construction Management Plan
12. Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with the attached diagram C
13. The proposed access, retaining walls, verges, embankments and visibility splays, shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins

14. Prior to the commencement of the use hereby approved the parking areas numbered 1 and 2 as shown on the approved plans shall be provided for the use of the venue guests.

2833/17/VAR The Old Sail Loft, Newton Ferrers

Parish: Newton Ferrers

Variation of condition numbers 2, 4 and 5 following grant of planning permission 2424/16/VAR

Case Officer Update: N/A

Speakers included: Objector – Mrs Sian Robson (statement read):
Supporter – Mr Michael James: local Ward Member –
Cllr Baldry

Recommendation: Refusal

During discussion, Members considered in great detail the impact of the three conditions that were the subject of the application, including on the amenities of neighbouring occupiers (some of the Members having seen the site from both the applicant's and objector's properties at the recent Members' site inspection) and the expediency of taking enforcement action.

Following considerable debate it was agreed that Condition 2 could be varied so that the development was not in accordance with the plans originally submitted, that Condition 4 could be varied to allow for a 2 metre trellis fence (rather than a solid fence) from points A to B on the submitted plan, and no fence necessary from point B to the building return along the line of the existing hedge, and Condition 5 could be varied so that the identified bathroom window did not need to be obscure glazed, the eastern side return of the bay window should be temporarily obscure glazed for two years to enable planting to grow and protect privacy and prevent overlooking and the side lounge window already obscure glazed to remain so. The outstanding matters of the trellis fence and obscure glazing to the side bay to be addressed within a three month period.

Committee Decision: Conditional Approval

3392/16/FUL The Cedar House, Moulton Hill, Salcombe

Parish: Salcombe

Retrospective application for change of use of agricultural land and building to marshalling yard, parking and materials storage to service building works, revised access and landscaping

Case Officer Update: Following the site visit there are two updates; firstly amend condition three to an 8am start and secondly to amend the second condition to require Cedar House to be linked to the land

Speakers included: local Ward Members – Cllrs Wright (statement read) and Pearce

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

- In accordance with plans
- Not separated from and managed by occupiers of the dwelling; revert to agricultural use
- Hours 8 – 5 Mon to Fri
- Landscaping
- Protection of trees/hedgerows
- No repairs/ maintenance of machinery of vehicles
- No external lighting unless approved;
- Storage height limit;
- No external storage beyond areas identified on approved plans and kept free for manoeuvring
- No long-term skips/waste storage;
- Within 3 months access for at least 10m into the site to be either concrete or tarmac and a lowered bullnose kerb installed
- Remove permitted development rights
- Restrict use rights

2929/17/VAR Land at the Fairway, Newton Ferrers

Parish: Newton Ferrers

Variation of condition 2 following grant of planning permission 1372/16/FUL to allow for changes to plans of plots 1 and 2

Case Officer Update: N/A

Speakers included: Supporter – Mr Craig Robinson: Parish Council representative – Cllr Caroline Adams: local Ward Member – Cllr Baldry

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

51. **Planning Appeals Update**

DM.51/17

Members noted the list of appeals as outlined in the presented agenda report. The COP Lead Development Management presented further detail on specific cases and for 1532/17/PAT: Prior notification of proposed development by telecommunications code system operators for new 20m monopole – Land opposite Byter Down Kennels, Stoke Gabriel, Members agreed that officers should write to the Inspector to ask for a review of the decision as the appeal was upheld on a technicality but material planning matters were not taken into account.

52. **Planning Performance Indicators**

DM.52/17

Members were presented with the revised set of Quarterly Performance Indicators and agreed that the information presented was helpful. The CoP Lead Development Management responded to queries raised.

The Meeting concluded at 5.45 pm

Signed by:

Chairman

Voting Analysis for Planning Applications – DM Committee 7 March 2018

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
3517/17/FUL	Lower Widdicombe Farm, Stokenham	Conditional Approval	Cllrs Brown, Rowe, Vint, Pearce, Bramble, Cuthbert, Steer, Foss (8)	Cllr Brazil (1)	(0)	Cllrs Holway, Hodgson, Hitchins (3)
2833/17/VAR	The Old Sail Loft, Newton Ferrers	Approval of the Variation	Cllrs Steer, Brown, Pearce, Vint, Bramble, Rowe (6)	Cllr Cuthbert (1)	Cllrs Brazil, Foss (2)	Cllrs Holway, Hodgson, Hitchins (3)
3392/16/FUL	The Cedar House, Moulton Hill, Salcombe	Conditional Approval	Cllrs Rowe, Brown, Pearce, Vint, Steer, Cuthbert, Bramble, Foss, Brazil (9)	(0)	(0)	Cllrs Holway, Hodgson, Hitchins (3)
2929/17/VAR	Land at the Fairway, Newton Ferrers	Conditional Approval	Cllrs Rowe, Cuthbert, Pearce, Bramble, Steer (5)	Cllr Brazil (1)	Cllrs Vint, Brown, Foss (3)	Cllrs Holway, Hodgson, Hitchins (3)

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