

# **SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE**



**Minutes** of a meeting of the **South Hams Development Management Committee** held on **Wednesday, 4th April, 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 Hodgson  
Cllr Pearce  
Cllr Vint

Cllr Brazil  
Cllr Cuthbert  
Cllr Holway  
Cllr Rowe

**In attendance:**

Councillors:

Cllr Baldry  
Cllr Huntley  
Cllr Wright

Cllr Bastone  
Cllr Tucker

Officers:

CoP Lead – Development Management  
Planning Specialist  
Deputy Monitoring Officer

53.

**Minutes**

DM.53/17

The minutes of the meeting of the Committee held on 7 March 2018 were confirmed as a correct record and signed by the Chairman.

54.

**Declarations of Interest**

DM.54/17

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

Cllr K Cuthbert declared a personal interest in application 3807/17/HHO: Householder application (retrospective) regularise changes to previously approved planning application reference 0691/17/NMM for proposed two storey extension to existing dwelling involving amendments to front access steps and formation of a parking space – 8 Waltacre, Yealmpton, by virtue of the agent being known to her and she 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

**4416/17/FUL** Erect replacement dwelling (re-submission of 1621/16/FUL) – Waves Edge, Road to Highfield, Challaborough

**3807/17/HHO** Householder application (retrospective) regularise changes to previously approved planning application reference 0691/17/NMM for proposed two storey extension to existing dwelling involving amendments to front access steps and formation of a parking space – 8 Waltacre, Yealmpton.

55. **Public Participation**

DM.55/17

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.

56. **Planning Applications**

DM.56/17

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:

**4416/17/FUL      Waves Edge, Road to Highfield, Challaborough**

**Parish: Bigbury**

**Erect replacement dwelling (re-submission of 1621/16/FUL)**

Case Officer Update:      Verbal confirmation of no objection from the AONB Unit and updated comments from the drainage engineers with two conditions suggested

Speakers included:      Objector – Mr John Simes:      Supporter – Mr Steve Tapscott: Parish Council representative – Cllr Bryan Carson; local Ward Member – Cllr Huntley

**Recommendation:**      Conditional Approval

**Committee Decision:** Conditional Approval, subject to receipt of revised plans reducing the ridge height by 29cm

During debate, Members recalled the previous application which was later dismissed at appeal and the importance of the ridge height of the dwelling in those discussions. The Parish Council representative and Ward Member both outlined the importance of not increasing the ridge height of the proposed dwelling. This application was an improvement on the previous application, but still did not reduce the height of the proposed dwelling enough, considering the importance of the position of the dwelling on the SW coast path. Members therefore approved the proposal subject to receipt of revised plans that would further reduce the ridge height by 29cm.

Conditions (summarised below):

1. Time limit
2. Approved Plan
3. Landscaping scheme submitted prior to commencement
4. Full details of external materials
5. Unsuspected contamination
6. Removal of permitted development rights
7. Written permission from South West Water for connection to mains foul drainage
8. Details of surface water drainage
9. Details ground level changes prior to commencement
10. Provision of onsite parking prior to occupation
11. Construction management plan

**3807/17/HHO 8 Waltacre, Yealmpton**

**Parish: Yealmpton**

**Householder application (retrospective) regularise changes to previously approved planning application reference 0691/17/NMM for proposed two storey extension to existing dwelling involving amendments to front access steps and formation of a parking space**

Case Officer Update: Additional condition will be required to request schedule of works

Speakers included: Objector – Mr Julian Stapley: Supporter – Mr D Snelgrove: local Ward Member – Cllr Baldry

**Recommendation:** Conditional Approval

During discussion, Members asked that an additional condition be included to request a landscaping scheme, particularly to include the wall to the rear of the car parking space with the steps up to the property, as

they felt this would help to soften the appearance of the hard landscaping seen on the site visit.

**Committee Decision:** Conditional Approval

Conditions:

- i. Accord with plans
- ii. Stonework details/sample prior to installation
- iii. Render colour/details prior to installation
- iv. Schedule of works to be submitted
- v. Landscaping scheme to be submitted

57. **Planning Appeals Update**

DM.57/17

Members noted the list of appeals as outlined in the presented agenda report. The COP Lead Development Management presented further detail on specific cases. Members then discussed how a revised NPPF could impact on the Joint Local Plan, depending on the timing of each.

Finally, in response to a request for updated enforcement information, the COP Lead Development Management agreed that a report could be presented to the next meeting of the Development Management Committee.

The Meeting concluded at 3.55 pm

**Signed by:**

**Chairman**

---

## Voting Analysis for Planning Applications – DM Committee 4 April 2018

<b>Application No:</b>	<b>Site Address</b>	<b>Vote</b>	<b>Councillors who Voted Yes</b>	<b>Councillors who Voted No</b>	<b>Councillors who Voted Abstain</b>	<b>Absent</b>
4416/17/FUL	Waves Edge, Road to Highfield, Challaborough	Conditional Approval, subject to receipt of revised plans	Cllrs Brown, Vint, Holway, Pearce, Bramble, Cuthbert, Foss (7)	Cllrs Steer, Rowe, Hodgson (3)	Cllr Brazil (1)	Cllr Hitchins (1)
3807/17/HHO	8 Waltacre, Yealmpton	Conditional Approval	Cllrs Steer, Brown, Pearce, Vint, Bramble, Rowe, Foss, Brazil, Hodgson, Cuthbert, (10)	Cllr Holway (1)	(0)	Cllr Hitchins (1)

**This page is intentionally left blank**