

# SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE



**Minutes** of a meeting of the **South Hams Development Management Committee** held on **Wednesday, 18th November, 2015 at 11.00 am** at the **Council Chamber - Follaton House**

Present: **Councillors:**

**Chairman** Cllr Steer  
**Vice Chairman**

Cllr Bramble  
Cllr Cane  
Cllr Hitchins  
Cllr Holway  
Cllr Rowe

Cllr Brazil  
Cllr Cuthbert  
Cllr Hodgson  
Cllr Pearce  
Cllr Vint

**In attendance:**

Councillors:  
Cllr Brown  
Cllr Ward

Cllr Tucker

Officers:  
Senior Specialist – Place & Strategy  
Planning Specialists  
Solicitor  
Specialists – Assets  
Highways Officer

38. **Appointment of Vice Chairman**

DM.38/15

In the absence of the Vice Chairman, who had given apologies for this meeting, it was **PROPOSED** and **SECONDED** that Cllr T R Holway be appointed as Vice Chairman for the duration of this meeting.

39. **Declarations of Interest**

DM.39/15

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

Cllr Steer declared a personal interest on behalf of all Conservative Group Members of the DM Committee in the following applications by virtue of the landowner being a fellow Conservative Group Member. They remained in the meeting and took part in the debate and vote on each of the following applications:

**07/1196/15/F:** Residential development comprising 17 dwellings with associated access, car parking, landscaping, open space and associated works (Phase 2a) – Development site at SX 551 523, adjacent to Venn Farm, Brixton;

**07/1197/15/O:** Outline application (with some matters reserved) for residential development of up to 17 dwellings, with associated means of access and provision of landscape buffer to south (Phase b) – Proposed development site at SX 550 522 adjacent to Venn Farm, Brixton;

(NOTE: Since the above applications were considered on the morning agenda, Cllr Cane was only in attendance for the afternoon agenda items)

Cllrs Rowe and Cane both declared a personal interest in the following applications by virtue of being the Chairman and Vice-Chairman of the South Devon AONB Partnership Committee within which the applications were sited. They remained in the meeting and took part in the debate and vote on each of these applications:-

**18/0742/15/F:** Householder application for demolition of existing extension and construction of 2 storey extension, alterations to dwelling with associated landscaping and parking – Laburnum Cottage, Manor Street, Dittisham;

**18/0743/15/LB:** Listed Building consent for demolition of existing extension and construction of 2 storey extension, alterations to dwelling with associated landscaping and parking – Laburnum Cottage, Manor Street, Dittisham; and

**05/1325/15/F:** Demolition of existing commercial building and replacement with two bedroom bungalow – Development site at SX 672 471, The Old Vineyard, Easton, Kingsbridge.

40. **Urgent Business**

DM.40/15

The Chairman advised that application **58/1736/15/F:** 3A Beach View Crescent, Wembury had been withdrawn from the agenda, and application **56/1085/15/F:** 11-20 Burke Road, Totnes had been deferred to a future meeting of the Development Management Committee.

41. **Minutes**

DM.41/15

The minutes of the meeting of the Committee held on 21 October 2015 were confirmed as a correct record and signed by the Chairman.

42. **Public Participation**

DM.42/15

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

43. **Planning Applications**

DM.43/15

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:

**07/1196/15/F Development site SX551 523, adj Venn Farm, Brixton Parish: Brixton**

Residential development comprising 17 dwellings with associated access, car parking, landscaping, open space and associated works (Phase 2a)

Speakers included: Objector – Mr Terry Salisbury: Supporter – Ms Laura Wilkinson: Brixton Parish Council Representative – Cllr Michael Wills: Ward Member – Cllr Dan Brown

Officer Update:

- Drainage objection withdrawn subject to planning conditions requiring:
  - A construction phase drainage plan;
  - Additional infiltration tests of one soakaway;
  - Section 106 obligation requiring a management and maintenance plan of SuDs features and establishment of a Management Company;
  - Correction on the access to the site – it was located to the South West of the site, not South East;
  - Education contribution clarified by the Officer as £23,257.11 towards sports provision at Ivybridge Town Council, plus £500 legal fees.

**Recommendation: Conditional Approval**

**Committee Decision: That authority to grant conditional approval be delegated to the Lead Specialist (Development Management) in consultation with the Chairman of Development Management Committee, subject to conditions and the signing of a Section 106 Agreement**

Conditions:

1. Standard time limit;
2. Accord with Plans;
3. External Finishing Materials as shown on approved plans and maintained as such;
4. Stonework to be agreed and retained in natural finish;

5. Boundary Treatments as shown on approved plans;
6. Hardsurfacing, highway, footway, service routes etc. details to be submitted, agreed and implemented;
7. LEMP to be submitted;
8. Implementation of ecological mitigation measures and LEMP;
9. Details of landscaping scheme to be agreed;
10. Supervision of Ecological Measures;
11. Implementation of Landscaping;
12. Retention of Trees & Hedgerows;
13. No works to hedgerows without evidence of appropriate consents from Natural England;
14. Protection of Trees & Hedgerows and no storage of equipment etc. within root protection areas;
15. Open Space Provision, access and maintenance;
16. No External Burning of Waste;
17. External Lighting Details;
18. Details of Energy Efficiency Measures, including details of PV equipment. PV to be provided for the affordable homes unless the relevant Housing Association provides written confirmation that they will not accept PV on the properties;
19. Lifetime Homes;
20. Completion of Highways Related Works;
21. Garaging & Parking (Residential);
22. Construction Management Plan;
23. Hours of Construction Working;
24. Unsuspected Contamination;
25. GPDO Exclusion (roof alterations, boundary treatment, porches);
26. Natural slates to be used in accordance with agreed details, nailed not hooks;
27. Implementation and maintenance of agreed drainage strategy; and
28. Details of chimneys to be agreed.

#### Section 106

1. Affordable Housing – 4 units of intermediate sale affordable houses (plots 36, 37, 38 and 39).
2. Education – Payment of a financial contribution towards the provision of secondary education at Ivybridge Community College and secondary school transport.
3. Tamar/Yealm Estuary SACs – Payment of a contribution of £603.28
4. Sport and recreation – Payment of a contribution of £45,220 towards improved facilities for off-site sport and recreation
5. Play provision within Brixton if Phase 2b does not proceed – Payment of a contribution of £42,284 towards upgrading local play facilities if the play area shown in Phase 2b is not delivered - a trigger for this payment to be agreed.
6. Public Open Spaces, Landscape and Ecology – arrangements for the setting up of a management company or other organisation and the payment of a commuted sum of £12,000 to the Parish Council, management company or other agreed organisation for the maintenance of the public open spaces for a minimum period of 15 years
7. Provision of a permissive footpath linking the site to the Erme Plym Trail

**07/1197/15/O Proposed Development site at SX550 522 adjacent to Venn Farm, Brixton Parish: Brixton**

Outline application (with some matters reserved) for residential development of up to 17 dwellings, with associated means of access and provision of landscape buffer to south (Phase 2b)

Speakers included: Supporter – Ms Laura Wilkinson; Ward Member – Cllr Dan Brown

Officer Update:

- Phase 2b land not owned by the Council Member
- Drainage objection withdrawn subject to planning conditions requiring:
  - A construction phase drainage plan
  - Additional infiltration tests of one soakaway
  - Section 106 obligation requiring a management and maintenance plan of SuDs features and establishment of a Management Company
  - Education contribution clarified by the Officer as £23,257.11 towards sports provision at Ivybridge Town Council, plus £500 legal fees

**Recommendation: Conditional Approval**

During discussion, Members raised concerns over the urban feel of the proposal, design of the properties and that orientation of the properties be such to maximise solar gain, and that all of these matters be taken into account for the Reserved Matters application.

**Committee Decision: That authority to grant conditional approval be delegated to the Lead Specialist (Development Management) in consultation with the Chairman of Development Management Committee, subject to conditions and the signing of a Section 106 Agreement**

Conditions:

1. Standard time limit for submission of reserved matters;
2. Standard time limit for commencement of development;
3. Access details accord with plans;
4. LEMP to be submitted;
5. Implementation of ecological mitigation measures and LEMP;
6. Supervision of Ecological Measures;
7. Retention of Trees & Hedgerows;
8. No works to hedgerows without evidence of appropriate consents from Natural England;
9. Protection of Trees & Hedgerows and no storage of equipment within root protection area;
10. Open Space Provision, access and maintenance;
11. No External Burning of Waste;
12. Details of Energy Efficiency Measures, including details of PV equipment;
13. Lifetime Homes;

14. Completion of Highways Related Works;
15. Construction Management Plan;
16. Hours of Construction Working;
17. Unsuspected Contamination;
18. GPDO Exclusion (roof alterations, boundary treatment, porches); and
19. Implementation and maintenance of agreed drainage strategy.

Section 106:

1. Affordable Housing – 5 units of intermediate sale affordable houses;
2. Education – Payment of a contribution towards the provision of secondary education at Ivybridge Community College and towards secondary school transport;
3. Tamar/Yealm Estuary SACs – Payment of a contribution dependent on final number of dwellings;
4. Sport and recreation – Payment of a contribution of £595 per occupier towards improved facilities for off-site sport and recreation; and
5. Public Open Spaces, landscape and Ecology – payment of a commuted sum to the Parish Council or other agreed organisation for the maintenance of the public open spaces for a minimum period of 15 years and a requirement to set up an appropriate organisation to manage the public open spaces, landscaping and ecology and to ensure continued access.

Informative:

1. Reserved Matters to include a housing mix that reflects local demand

**14/1687/15/VAR      Stables, Lownard Mill, Dartington  
Parish: Dartington**

Variation of condition 6 (Traffic Management Plan) and removal of condition 7 (Closure of Access) of planning consent 14/3161/14/F

Speakers included: Dartington Parish Council Representative – Cllr Jo Tisdall; Ward Member – Cllr Hodgson

Officer Update: The officer updated the Committee on the history of the access, and the Highways Officer gave advice on

**Recommendation: Conditional Approval**

**Committee Decision: Conditional Approval**

Conditions:

1. Accord with plans
2. Unsuspected Contamination
3. Holiday accommodation
4. Access and parking in accordance with approved plans
5. Details of traffic movements and construction
6. Development carried out in accordance with Preliminary Ecological Assessment

[Cllr Brazil was not in attendance for the above application]

**18/0742/15/F                      Laburnum Cottage, Manor Road, Dittisham  
Parish: Dittisham**

Householder application for demolition of existing extension and construction of 2 storey extension, alterations to dwelling with associated landscaping and parking

Listed building consent for demolition of existing extension and construction of 2 storey extension, alterations to dwelling with associated landscaping and parking

Speakers included: Objector – Mr John Walker: Supporter – Mrs Sharon Quinn: Ward Member – Cllr Tucker

Parish or Town Council: Dittisham Parish Council

Parish Council's View: Objection

Officer Update: None

**Recommendation: Conditional Approval**

**Committee Decision: Conditional Approval**

Conditions:

1. Time limit;
2. Accord with plans;
3. External finishes to extension;
4. Stonework to parking area; and
5. Unsuspected contamination.

Informative regarding protected species

**18/0743/15/LB      Laburnum Cottage, Manor Road, Dittisham  
Parish: Dittisham**

Listed building consent for demolition of existing extension and construction of 2 storey extension, alterations to dwelling with associated landscaping and parking

Speakers included: Objector – Mr John Walker : Supporter – Mrs Sharon Quinn: Ward Member – Cllr Tucker

Officer Update: None

**Recommendation: Conditional Approval**

**Committee Decision: Conditional Approval**

Conditions:

1. Time limit; and
2. Accord with plans.

**05/1325/15/F Development site at SX 672 471, The Old Vineyard, Easton, Kingsbridge  
Parish: Bigbury**

Demolition of existing commercial building and replacement with two bedroom bungalow

Objector – Mr Mike Garton-Sprenger: Supporter – Mr Smith: Parish Council Representative – Cllr Cathy Case; Ward Member Cllr Ward

Officer Update: None

**Recommendation: Refusal**

**Committee Decision: Defer the decision until a site visit has been conducted**

44. **Planning Appeals Update**

DM.43/15

The COP Lead Specialist Planning advised Members of updates relating to the presented list of appeals.

The Meeting concluded at 4.35 pm

**Signed by:**

**Chairman**

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## Voting Analysis for Planning Applications – DM Committee 18 November 2015

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
07/1196/15/F	Site at SX 550 522, Venn Farm, Brixton	Conditional Approval	Cllrs Steer, Bramble, Rowe, Hitchins, Cuthbert, Holway (6)	Brazil, Hodgson, Vint (3)	Pearce (1)	Cllrs Foss, Cane (2)
07/1197/15/O	Site at SX 551 523, Venn Farm, Brixton	Conditional Approval	Cllrs Steer, Bramble, Rowe, Hitchins, Cuthbert, Holway, Pearce (7)	Brazil, Hodgson, Vint (3)	(0)	Cllrs Foss, Cane (2)
14/1687/15/VAR	Stables, Lownard Mill, Dartington	Conditional Approval	Cllrs Holway, Bramble, Pearce, Cane, Hitchins (5)	Cllrs Cuthbert, Hodgson, Vint (3)	Cllrs Rowe, Steer (2)	Cllrs Foss, Brazil (2)
18/0742/15/F	Laburnum Cottage, Manor Street, Dittisham	Conditional Approval	Cllrs Steer, Holway, Bramble, Rowe, Cane, Cuthbert (6)	Cllrs Pearce, Hodgson (2)	Cllrs Hitchins, Brazil, Vint (3)	Cllr Foss (1)
18/0743/15/LB	Laburnum Cottage, Manor Street, Dittisham	Conditional Approval	Cllrs Steer, Holway, Vint, Bramble, Cane, Cuthbert, Rowe (7)	Cllrs Pearce, Hitchins (2)	Cllrs Hodgson, Brazil (2)	Cllr Foss (1)
05/1325/15/F	Site at SX672 471, The Old Vineyard, Easton, Kingsbridge	Site Inspection	Cllrs Steer, Bramble, Holway, Cane, Cuthbert, Vint, Brazil, Hitchins, Hodgson (9)	Cllrs Rowe, Pearce (2)	(0)	Cllr Foss (1)

