

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT  
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,  
13 APRIL 2016**

**Members in attendance**

Cllr I Bramble	Cllr J M Hodgson
Cllr J Brazil	Cllr T R Holway
Cllr B F Cane	Cllr J A Pearce
Cllr P K Cuthbert	Cllr R Rowe
Cllr R J Foss (Vice Chairman)	Cllr R C Steer (Chairman)
	Cllr R J Vint

**Apologies**

Cllr P W Hitchins

**Other Members in attendance**

Cllrs Baldry, Hicks, Saltern, Tucker and Ward

**Officers in attendance and participating**

Item No:	Application No:	Officers:
All agenda items		Development Management COP Lead, Planning Specialists, Solicitor and Senior Case Manager
	27_57/1347/14/F	DCC Highways Officer, Environmental Health Senior Specialist

**DM.65/15 MINUTES**

The minutes of the meeting of the Committee held on 16 March 2016 were confirmed as a correct record and signed by the Chairman.

**DM.66/15 DECLARATIONS OF INTEREST**

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

Cllr Brazil declared a disclosable pecuniary interest in application **27/1859/15/F**: Erection of 77 dwellings, including all associated public space, landscaping and all other associated external works – Proposed development site at SX 6203 5630, Woodland Road, Ivybridge, by virtue of comments he had made during the site inspection for this application that had been held on 11 January 2016 and left the meeting for the duration of the debate and discussion on this item;

Cllr Cane declared a disclosable pecuniary interest in application **27\_57/1347/14/F**: Residential development comprising 222 dwellings with green infrastructure, public open space, flood attenuation provisions, vehicle access points, internal roads and pedestrian/cycle links and associated works – Land at Torrhill Farm, Godwell Lane, Ivybridge, by virtue of having a professional relationship with the developer. He left the meeting for the duration of this item.

#### DM.67/15 **PUBLIC PARTICIPATION**

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

#### DM.68/15 **PLANNING APPLICATIONS**

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:

**2659/15/FUL                      Crooked Spire Inn, The Square, Ermington  
PL21 9LP**

**Parish: Ermington**

#### **Conversion of part of redundant premises to form two new dwellings**

Case Officer Update: Recommendation to be amended to include 'delegate authority to the COP Lead in consultation with the Chairman and Vice Chairman . . . .' No further update following the site inspection

**Recommendation: That authority be delegated to the Development Management COP Lead, in consultation with the Chairman and Vice Chairman of the DM Committee to approve the application, subject to inclusion of the conditions outlined in the presented agenda report and the prior satisfactory completion of a Section 106 Agreement.**

During discussion on this application, Members noted that the site inspection had been helpful. Some Members felt the proposal would adversely affect the continuing viability of the public house, whilst others felt the proposal would enable the public house to continue.

**Committee Decision: Recommendation: That authority be delegated to the Development Management COP Lead, in consultation with the Chairman and Vice Chairman of the DM Committee, to approve the application subject to inclusion of the conditions outlined in the presented agenda report and the prior satisfactory completion of a Section 106 Agreement.**

**Conditions:**

1. Standard Time Limit
2. Accord with Plans
3. Unsuspected Contamination
4. Materials (Prior to Commencement (PTC))

**S106:**

1. Affordable Housing Contribution

**06/1725/15/F            Land at Oldstone Farm, Blackawton, Totnes**

**Parish: Blackawton**

**Construction of a solar photovoltaic park with associated PV equipment**

Case Officer Update: An error in the presented report was corrected (West North East to read North East).

Speakers included: Objector - Mrs Margaret Boote; Supporter - Mr Rupert Cotterell; Parish Council Representative - Cllr Lorien Joyce: Ward Member – Cllr Hicks

**Recommendation: Conditional Approval**

**Committee Decision: Conditional Approval**

**Conditions:**

1. Standard Time Limit
2. Accord with Plans
3. Unsuspected Contamination
4. Landscape / Biodiversity (Prior to Commencement (PTC))
5. Duration (25 years)
6. Notification of Operational Commencement
7. Materials (PTC)
8. Fencing / CCTV (PTC)
9. Highways (Road State)
10. GPDO
11. External Lighting

**27/1859/15/F Proposed Development Site at SX 6203 5630,  
Woodland Road, Ivybridge**

**Parish: Ivybridge**

**Erection of 77 dwellings, including all associated public space,  
landscaping and all other associated external works**

Case Officer Update: The Case Officer reminded Members of the benefits of the scheme which included provision of housing to help meet the 5 year land supply, relatively low density layout, betterment in terms of drainage and a satisfactory scheme as stated by the Highways Authority.

Speakers included: Ward Member Cllr Saltern

**Recommendation: Authority delegated to the COP Lead in consultation with Chairman and Vice Chairman of DM Committee to approve the application subject to the conditions listed and the prior satisfactory completion of a Section 106 Agreement.**

During discussion, Members identified a number of areas where they still had concerns including properties that did not have bin storage areas immediately outside, areas where the bins were on the frontage, steps up to the affordable properties, affordable properties being distinguishable from the open market properties and tandem parking areas. Members felt the design of the proposal was unsatisfactory and noted instances where the design did not accord with National Planning Policy Guidance. As a result, Members felt the proposal did not provide a reasonable way to ask people to live.

**Committee Decision: Refusal**

**Reasons:**

In the opinion of the Local Planning Authority development does not satisfy the requirements and standards of Policies CS7, DP1 and DP4 of the Development Plan; paragraph 17 and Section 7 of the National Planning Policy Framework; and paragraphs 12 and 40 of the Planning Practice Guidance Note on design by virtue of its layout. In particular the design does not satisfactorily take into account the topography of the site, which results in a number of properties having to be accessed via numerous steps; the location of many bin storage areas being outside the curtilage of individual properties; and the location and arrangement of the parking areas being unsatisfactory with double / tandem parking and an inconsistent approach to the number of and accessibility to the parking spaces that are allocated to individual properties. The combination of these elements is considered to result in an unsatisfactory standard of living accommodation for the residents of the proposed development.

The proposed affordable housing is not fully integrated into the site and residents would experience the worst combination of the poor design elements described, namely excessive steps, bin stores off their property and poor parking arrangements.

In addition, and in the absence of details of the structures for bin storage, it has not been demonstrated that the structures proposed to the front of the dwellings to house wheelie bins would not have a detrimental visual impact on the character and appearance of the street scene.

**27\_57/1347/14/F Land at Torrhill Farm, Godwell Lane, Ivybridge PL21 0LT**

**Parish: Ivybridge/Ugborough**

**Residential development comprising 222 dwellings with green infrastructure, public open space, flood attenuation provisions, vehicle access points, internal roads and pedestrian/cycle links and associated works**

Case Officer Update: The Police Liaison Officer did not object to the application subject to conditions and there was a late objection being the resubmission of a letter from a third party that raised matters, which were addressed in the report, and a verbal request to discuss the potential restriction to the vehicular use of Godwell Lane.

Speakers included: Supporter – Mr David Seaton: Parish Council representative – Cllr Richard Hosking; Town Council representative – Cllr Ann Laity: Ward Member – Cllrs Holway, Cuthbert and Saltern

**Recommendation: Authority delegated to the COP Lead in consultation with Chairman and Vice Chairman of DM Committee to approve the application subject to the conditions listed and the prior satisfactory completion of a Section 106 Agreement.**

During discussion, Members raised concerns over the potential noise levels, particularly for the properties at the bottom of the site. The applicant confirmed that whilst the properties in this part of the site were indicated on the plan as affordable homes, he agreed that the affordable homes could be spread out over the whole of the site and the houses at the bottom of the site could be open market homes. Ward Members also noted concerns over highways matters in and around Ivybridge although specific requests for crossings and a mini roundabout were responded to by the Highways Officer. On balance, Members felt that, whilst not perfect, with additional conditions the scheme was good enough to approve.

**Committee Decision: Authority delegated to the COP Lead in consultation with Chairman and Vice Chairman of DM Committee to approve the application subject to the conditions listed and the prior satisfactory completion of a Section 106 Agreement.**

**Conditions:**

1. 2 year time limit for commencement;
2. Accord with plans, drawings and FRA;
3. Unsuspected contamination is dealt with accordingly;
4. On-site highway works in accordance with plans;
5. Construction Management Plan to be submitted and approved prior to commencement;
6. Phasing Plan to be submitted and approved prior to commencement;
7. Surface water drainage layout and details to be submitted prior to commencement, the approved details completed and operational prior to occupation, maintenance throughout the lifetime of the development. This would include an appropriate buffer zone is maintained between the development and the water course in the south west;
8. Adherence to the Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Methodology Statements;
9. Tree / hedge protection;
10. Submission and agreement, prior to commencement, of a Landscape and Ecological Management Plan.
11. Adherence to measures within Preliminary Ecological Appraisal, and Bat Activity Survey Report (including light);
12. Noise to comply with the findings of the acoustic report, including provision of acoustic bund and fence;
13. Provision to ensure permeability through the development to the remainder of the allocation;
14. Travel Pack aimed at encouraging residents to use sustainable modes of transport; and
15. GPDO exclusions

**Additional Conditions as agreed at Committee:**

- a) Provision of a lighting plan
- b) Additional acoustic report and adherence to its findings
- c) Revised surface treatment plan with respect to removing block paving on Highways
- d) Plan showing security measures with respect to boundary treatments

- **S106**

1. 20% Affordable Housing;
2. Affordable Housing occupancy (50% shared ownership, 50% rented);
3. £75,000 on site renewables (delivery on site);
4. £20,000 air quality improvement (prior to the occupation of the 10th unit);
5. £425,000 off site employment (£225k prior to the occupation of the 50th unit and £220k prior to the occupation of the 120th unit);
6. Off-site cycle improvements (Woolcombe Lane) and Stage 2 Designer's Review prior to commencement of development completion prior to occupation of 10th dwelling;
7. £500,000 toward secondary school places to be paid prior to the occupation of the 50th unit;
8. £5000.00 towards amending the speed limit on Godwell Lane and adjacent roads (prior to commencement of development);

9. £5000.00 towards Traffic Regulation Orders (prior to commencement of development);
  10. £330,000 off site 'improvements to sports facilities at Filham Park, Ivybridge and improvements to recreational access from the eastern side of the River Erme to Longtimber Woods' (£180k prior to the occupation of the 50th unit and £150k prior to the occupation of the 120th unit);
  11. Design / review (road safety audit) for a footpath link to Filham Park. Subject to that conclusion, BDW to undertake the required works up to a maximum value of £100k. If works are not appropriate or possible the funds remaining after payment for the audit would transfer to item 10, above). The design review would be completed within 3 months of the commencement of development and any subsequent works (if required) to be delivered prior to the occupation of the 100th unit. If payment as part of item 10 then prior to the occupation of the 150th unit;
  12. £7,641.37 would be required towards minimising recreational risks as identified within the Tamar Estuaries Management Plan 2013-2018;
  13. On-going management in accordance with LEMP (including boundary and retained hedges; and
  14. Pay legal fees, including those of SHDC, DCC Highway Authority and DCC Children's Services legal fees.
- **s278** off-site Highway works are required at the access.

**2682/15/FUL            59 Yealm Road, Newton Ferrers**

**Parish: Newton and Noss**

**Replacement of existing dwelling with 2 No. proposed dwellings**

Case Officer Update: Correction of typographical error – remove 'in addition the plans' on page 65 of the presented report

**Recommendation: Conditional Approval**

**Committee Decision: Site Inspection**

**DM.69/15            PLANNING APPEALS UPDATE**

Members noted the list of appeals as outlined in the presented agenda report and the COP Lead Development Management responded to questions and provided more detail where requested.

DM.70/15 **REVIEW OF PLANNING SCHEME OF DELEGATION**

Members were presented with a report that set out a draft revised Scheme of Delegation. The COP Lead outlined the process whereby a group of Members had worked with officers to produce the Scheme as attached at Appendix A, and explained how the proposed Scheme differed from the existing Scheme.

It was then **RESOLVED** that Council be **RECOMMENDED** that:

- a) The revised Planning Scheme of Delegation as presented at Appendix A of the report be adopted; and
- b) Authority to make any minor amendments prior to adoption be delegated to the Community of Practice Lead Specialist Development Management, in consultation with the Chairman of the Development Management Committee.

(Meeting commenced at 11.00am and concluded at 5.10pm)

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Chairman



## Voting Analysis for Planning Applications – DM Committee 13 April 2016

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
2659/15/FUL	The Crooked Spire Inn, The Square, Ermington	Conditional Approval	Cllrs Bramble, Cane, Cuthbert, Rowe, Pearce, Steer and Foss(7)	Cllrs Holway, Hodgson, Vint and Brazil (4)	None	Cllr Hitchins (1)
06/1725/15/F	Land at Oldstone Farm, Blackawton	Conditional Approval	Cllrs Foss, Steer, Vint, Hodgson, Bramble, Holway, Cuthbert and Rowe (8)	Cllrs Pearce and Brazil (2)	Cllr Cane (1)	Cllr Hitchins (1)
27/1859/15/F	Proposed development site at SX 6203 5630, Woodland Road, Ivybridge	Refusal	Cllrs Bramble, Cuthbert, Foss, Holway, Pearce, Rowe and Vint (7)	Cllr Steer (1)	Cllr Cane (1)	Cllr Brazil (by virtue of declaring a DPI) Cllr Hitchins, Cllr Hodgson (3)
27_57/1347/14/F	Land at Torrhill Farm, Godwell Lane, Ivybridge	Conditional Approval	Cllrs Steer, Foss, Bramble, Pearce, Cuthbert and Rowe (6)	Cllrs Holway and Vint (2)	Cllr Hodgson (by virtue of not being in the meeting for the whole presentation) Cllr Brazil (2)	Cllr Cane (by virtue of declaring a DPI) Cllr Hitchins (2)
2682/15/FUL	59 Yealm Road, Newton Ferrers	Site Inspection	Cllrs Steer, Foss, Bramble, Pearce, Cuthbert, Rowe, Holway, Vint, Hodgson and Cane (10)	Cllr Brazil (1)	None	Cllr Hitchins (1)