

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
16 MARCH 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 P W Hitchins	Cllr R J Vint

Other Members in attendance

Cllr Saltern

Officers in attendance and participating

Item No:	Application No:	Officers:
All agenda items		Development Management COP Lead, Planning Specialists, Landscape Officer, DCC Highways Officer, Solicitor and Lead Specialist – Democratic Services

DM.60/15 MINUTES

The minutes of the meeting of the Committee held on 17 February 2016 were confirmed as a correct record and signed by the Chairman.

DM.61/15 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;

Whilst not in attendance at the last meeting held on 17 February 2016, Cllr Foss declared a disclosable pecuniary interest in application **48/2450/15/F**: Alterations, conversion and change of use of traditional stone barn to a two bedroom dwelling with detached home office – Proposed development site at SX 773 400, Prowse Barn, South Pool, Kingsbridge by virtue of knowing the applicants and a number of individuals who had made representations

on the proposals and left the meeting for the duration of the debate and discussion on this item.

Cllr Cane declared a personal interest in application **48/2450/15/F**: Alterations, conversion and change of use of traditional stone barn to a two bedroom dwelling with detached home office – Proposed development site at SX 773 400, Prowse Barn, South Pool, Kingsbridge by virtue of being a Council representative on the South Devon AONB Partnership Committee within which the application was sited and remained in the meeting and took part in the debate and vote on this application.

DM.62/15 **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.63/15 **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:

48/2450/15/F **Proposed development site at SX 773 400,
Prowse Barn, South Pool, Kingsbridge**

Parish: South Pool

Alterations, conversion and change of use of traditional stone barn to a two bedroom dwelling with detached home office

Case Officer Update:

- Since the site inspection had been held, revised plans had been submitted illustrating small scale amendments to the proposed parking and turning area. It was confirmed that the Conservation Officer was content with these revisions;
- In light of the health and safety concerns raised by the parish council, it was reiterated that the applicant would need to conform with Health and Safety regulations;
- An indicative landscape plan had been received that illustrated the proposals to plant an orchard. Members were informed that this could be controlled by a landscaping condition and the Landscape Officer had raised no objections.

Speakers included: Objector – Mrs Elizabeth Bennett; Supporter – Mr Mark Evans; Ward Member – Cllr Brazil

Recommendation: Conditional Approval

In discussion, some concerns were raised in relation to the proposals having a detrimental impact on both the Conservation Area and the Area of Outstanding Natural Beauty. However, the majority of Members were content to support the case officer recommendation, subject to inclusion of:

- An additional condition whereby cars could only park to the northern side of the public right of way; and
- An existing proposed condition being amended to include reference to the details of track surfacing being required.

Committee Decision: Conditional Approval

Conditions:

1. Time limit for commencement;
2. In accordance with plans;
3. Details of materials (to include track surfacing);
4. Submission of landscape scheme;
5. Implementation of tree protection in accordance with Arboricultural Impact Assessment;
6. Submission of Arboricultural Method Statement for Track;
7. Permitted Development restrictions;
8. Sewage treatment plan to be sited at least 30 metres from the Salcombe to Kingsbridge Estuary Site of Special Scientific Interest;
9. Unsuspected Contamination;
10. Notwithstanding submitted plans, details of three bat and six bird boxes to be submitted;
11. Works to be timed outside of bird nesting season, unless the site has been checked and young birds have fledged; and
12. Cars to only park to the northern side of the public right of way.

27/1859/15/F 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:

- Since the initial decision to defer the application at the Committee meeting on 20 January 2016 (Minute DM.53/15 refers), additional documents had been received that were all highlighted and referred to in the presented agenda report;
- An additional condition was suggested in relation to the need for detailed plans to be submitted relating to bin storage;
- The town council had made further representations reiterating its previous raised objections.

Speakers included: Ward Member – Cllr Saltern

In discussion, a number of Members expressed their extreme frustrations that the reasons for the initial deferral (namely layout and design) had still not been adequately addressed. Furthermore, the Highways Officer expressed his surprise that a revised parking plan (that he had informally agreed with the applicants following the Committee meeting on 20 January 2016) had not been presented to the Committee in time for this meeting.

In light of these concerns, a motion to refuse the application was **PROPOSED** and **SECONDED**.

As the debate progressed, other Members felt that they could not support the application as it was currently presented. However, and in making reference to the awaited revised parking plan, these Members felt that that, whilst regrettable, it would be more appropriate for the Committee to again defer the application to a future meeting for further consideration. A motion to defer consideration of the application was then **PROPOSED** and **SECONDED**.

In line with Council Procedure Rules, the Chairman ruled that the motion to defer would be voted upon first and, when put to the vote, it was declared **CARRIED**.

Recommendation: Conditional Approval

Committee Decision: That the application be again deferred to allow the applicant a further opportunity to address the concerns of the Committee specifically relating to layout and design.

**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: None since presented agenda report publication.

Speakers included: Objector – Mr Grant Elliott; Supporter – Mr Eric Cahill; Parish Council – Cllr John Kerslake; Ward Member – Cllr Holway

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

Committee Decision: Site Inspection

DM.64/15 **PLANNING APPEALS UPDATE**

Members noted the list of appeals as outlined in the presented agenda report.

(Meeting commenced at 2.00pm and concluded at 4.25 pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 16 March 2016

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
48/2450/15/F	Proposed Development Site at SX 773 400, Prowse Barn, South Pool, Kingsbridge	Conditional Approval	Cllrs Bramble, Cane, Cuthbert, Hitchins, Hodgson, Holway, Rowe, Steer and Vint (9)	Cllrs Brazil and Pearce (2)	None	Cllr Foss (by virtue of declaring a DPI (1))
27/1859/15/F	Proposed Development Site at SX 6203 5630, Woodland Road, Ivybridge	Deferral	Cllrs Bramble, Foss, Hitchins, Hodgson, Holway, Pearce, Rowe and Vint (8)	Cllrs Cuthbert and Steer (2)	Cllr Cane (by virtue of not being in attendance at the Committee meeting on 20 January 2016 (1))	Cllr Brazil (by virtue of declaring a DPI (1))
2659/15/FUL	Crooked Spire Inn, The Square, Ermington PL21 9LP	Site Inspection	Cllrs Bramble, Brazil, Cane, Cuthbert, Foss, Hitchins, Hodgson, Holway, Pearce, Rowe, Steer and Vint (12)	None	None	None