

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
11 MAY 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	

Apologies

Cllr R J Vint

Other Members in attendance

Cllrs Bastone, Green, Hawkins, Saltern, 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
	3074/15/FUL	Senior Specialist - Licensing

DM.71/15 MINUTES

The minutes of the meeting of the Committee held on 13 April 2016 were confirmed as a correct record and signed by the Chairman.

DM.72/15 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 R C Steer declared a personal interest on behalf of all Members of the DM Committee who were either Conservative Group Members or Devon County Council Members, in application **2742/15/HHO**: Conversion of part of redundant premises to form two new dwellings – Bovisand Lodge Cottage, Bovisand Lodge Estate, Staddiscombe by virtue of the applicant being related to the Leader of Devon County Council. All Members remained in the room and took part in the debate and vote thereon;

Cllr B F Cane declared a personal interest in the following applications by virtue of being a Member of the South Devon AONB Partnership Committee within which the applications were sited. He remained in the meeting and took part in the debate and vote on each of these applications:-

2682/15/FUL: Replacement of existing dwelling with 2 No proposed dwellings – 59 Yealm Road, Newton Ferrers

0253/16/FUL: Application for redevelopment of brownfield site (redundant reservoir) to provide one dwelling – Putts Reservoir, Upper Wood lane, Kingswear

2742/15/HHO: Conversion of part of redundant premises to form two new dwellings – Bovisand Lodge Cottage, Bovisand Lodge Estate, Staddiscombe

Cllr B F Cane also declared a personal 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.73/15 **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.74/15 **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:

2682/15/FUL 59 Yealm Road, Newton Ferrers

Parish: Newton and Noss

Replacement of existing dwelling with 2 No. proposed dwellings

Case Officer Update: In response to a question raised at the site inspection, it was confirmed that delivery of houses on garden land would contribute to the five year land supply.

Speakers included: Objector - Mrs Deborah McCann; Supporter - Mr Stephen Whetter; Parish Council Representative - Cllr Alison Ansell; Ward Member – Cllr Baldry

Recommendation: Conditional Approval

During discussion, Members noted the Conservation Area setting and the duty to preserve and enhance. Large gardens were a historic fact and should be preserved for their own historical importance. Any alterations would radically affect the views in and out. Preservation of the views had been noted by the Planning Inspector in relation to a previous proposal. The predominance of pitched roofs was also noted. The design and massing of the proposal did not preserve the built form. Comments were also made in relation to light spillage. One Member felt the proposal was unneighbourly.

Committee Decision: Refusal

Reasons:

- Impact including loss of green space in the Conservation Area and Heritage Asset; and
- Adverse impact on AONB of design, materials and massing.

3074/15/FUL Greenwood, Western Road, Ivybridge

Parish: Ivybridge

Erection of 5 new dwellings

Case Officer Update: N/A

Speakers included: Supporter - Mr Kevin Higgins; Ward Member – Cllr Saltern

Recommendation: Conditional Approval

During discussion on this application, Members discussed viability and the fact that none of the proposed dwellings would be affordable. An additional condition was suggested in relation to provision of the bin storage screening fence prior to occupation. A proposal to condition wooden windows was lost.

Committee Decision: Conditional Approval

Conditions:

1. Time
2. Accord with Plans
3. Materials and samples prior to installation
4. Eaves and verges details prior to installation
5. Joinery details prior to installation
6. Rainwater goods details prior to installation
7. Retention of all parking areas in perpetuity, no parking in other areas
8. Accord with provisions of arboricultural method statement

9. Landscape plan prior to commencement
10. Accord with details of submitted drainage strategy
11. Units 2, 3, 4 rooflights to rear elevation obscure glazed
12. Lighting specification prior to installation
13. Works to avoid bird nesting season
14. Removal of Permitted Development Rights
15. CEMP prior to commencement of development
16. Unsuspected contamination

Additional condition:

Provision of the bin storage screening fence prior to occupation

0253/16/FUL Putts Reservoir, Upper Wood Lane, Kingswear

Parish: Kingswear

Application for redevelopment of brownfield site (redundant reservoir) to provide one dwelling

Recommendation: Conditional Approval

Committee Decision: Site Inspection

0579/16/FUL Site of WI Hall, Ford Road, Yealmpton

Parish: Yealmpton

Erection of a detached house on land Previously used for WI Hall

(NOTE. THIS APPLICATION WAS WITHDRAWN FROM THE AGENDA PRIOR TO THE COMMENCEMENT OF THE MEETING)

0021/16/FUL Land adjacent to Barkington, Staverton

Parish: Staverton

Application for stables and hardstanding

Case Officer Update: N/A

Speakers included: Supporter – Mr R Hill: Ward Member – Cllr Hodgson

Recommendation: Conditional Approval

Members discussed the matter of commercial activity in relation to this application, and it was agreed to amend the wording of the final condition

Committee Decision: Conditional Approval

Conditions:

1. Time limit
2. Approved plan Numbers
3. Removal of existing corrugated building prior to construction
4. Construction of drainage soakaway prior to first occupation
5. Only allows the horses kept at the paddock to be present on site

**2742/15/HHO Bovisand Lodge Cottage, Bovisand Lodge
Estate, Staddiscombe**

Parish: Wembury

Conversion of part of redundant premises to form two new dwellings

Case Officer Update: N/A

Speakers included: Parish Council Representative – Cllr Drought:
Ward Member – Cllr Cane

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time
2. Accords with plans
3. Materials to match existing or in accordance with approved plans

DM.75/15 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.

(Meeting commenced at 2.00pm and concluded at 4.00pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 11 May 2016

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
2682/15/FUL	59 Yealm Road, Newton Ferrers	Refusal	Cllrs Hitchins, Cane, Pearce, Rowe, Brazil, Hodgson (6)	Cllrs Holway, Cuthbert, Bramble, Steer, Foss (5)	None	Cllr Vint (1)
3074/15/F	Greenwood, Western Road, Ivybridge	Conditional Approval	Cllrs Hitchins, Cane, Pearce, Rowe, Brazil, Hodgson, Holway, Cuthbert, Bramble, Steer, Foss (11)	None	None	Cllr Vint (1)
0253/16/FUL	Putts Reservoir, Upper Wood Lane, Kingswear	Site Inspection	Cllrs Hitchins, Cane, Pearce, Rowe, Brazil, Hodgson, Holway, Bramble, Steer, Foss (10)	Cllr Cuthbert (1)	None	Cllr Vint (1)
0021/16/FUL	Barkingdon, Staverton	Conditional Approval	Cllrs Steer, Foss, Bramble, Pearce, Cuthbert, Brazil, Holway, Hitchins and Cane (9)	Cllrs Hodgson and Rowe (2)	None	Cllr Vint (1)
2742/15/HHO	Bovisand Lodge Cottage, Bovisand Lodge Estate, Staddiscombe	Conditional Approval	Cllrs Steer, Foss, Bramble, Pearce, Cuthbert, Rowe, Holway, Brazil, Hodgson, Hitchins and Cane (10)	None	None	Cllr Vint (1)