

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
4 APRIL 2018**

Members in attendance			
* Denotes attendance			
∅ Denotes apologies			
*	Cllr I Bramble	*	Cllr J M Hodgson
*	Cllr J Brazil	*	Cllr T R Holway
*	Cllr D Brown	*	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 also in attendance:

Cllrs Baldry, Huntley, Bastone, Tucker and Wright

Officers in attendance and participating:

Item No:	Application No:	Officers:
All agenda items		COP Lead Development Management, Planning Specialist, Deputy Monitoring Officer, Specialist – Democratic Services

DM.53/17 MINUTES

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

DM.54/17 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 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, Yealampton.

DM.55/17

PUBLIC PARTICIPATION

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.

DM.56/17

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:

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

DM.57/17 **PLANNING APPEALS UPDATE**

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.

(Meeting commenced at 2.00 pm and concluded at 3.55 pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 4 April 2018

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
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)