

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
2 MAY 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 Birch, Green and Wright

Officers in attendance and participating:

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

DM.58/17 MINUTES

The minutes of the meeting of the Committee held on 4 April 2018 were confirmed as a correct record and signed by the Chairman.

DM.59/17 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 P 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:

- 0145/18/HHO** Householder application for rear single storey extension and loft conversion – 21 Pound Field, Stoke Gabriel; and
- 0421/18/HHO** Householder application for proposed alterations and extension (resubmission of 3075/17/HHO) – 21 Court Park, Thurlestone.

DM.60/17 **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.61/17 **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:

4165/17/FUL **Development site at SX809597, Steamer Quay Road, Totnes**

Parish: Totnes

Application for erection of a 68 bed Care Home (use class C2) with associated car parking, refuse and external landscaping

Case Officer Update: condition no. 11 amended and additional condition seeking detail of bird and bat boxes. A condition was added re a LEMP plus an informative to say the LEMP should reflect the LEMP in outline application for the wider Riverside Development

Speakers included: Supporter – Mr Neil Rutland: local Ward Members – Cllrs Birch, Green and Vint

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions (summarised below from report):

1. Time
2. Accords with plans
3. Universal condition for contamination
4. Verification Report
5. Unsuspected contamination
6. Acoustic protection
7. Fume extraction
8. CEMP
9. Electric charging points to be provided
10. Implementation of travel plan
11. Material samples to be agreed

12. Parking and turning to be provided and retained
13. Emergency rear pedestrian access to be provided prior to occupation
14. Lighting strategy to be adhered to
15. Details of hard and soft landscaping to be agreed
16. Details of boundary treatments
17. Drainage – percolation testing
18. Drainage – groundwater monitoring
19. Drainage – surface water detailed design
20. Drainage – foul
21. Drainage – maintenance
22. Construction phase drainage
23. Condition detailed bird and bat boxes added
24. Condition re LEMP added

**4238/17/FUL Hidden Valley, Lavender Farm, Land at Hole Hill,
Cornworthy**

Parish: Cornworthy

**Proposed new timber framed barn to be used for drying, processing
and storing lavender with farm office and rest room (resubmission of
1270/17/FUL)**

Case Officer Update: N/A

Speakers included: Objector – Mr Howard Quartly: Supporter – Ms
Gill Baker: local Ward Member – Cllr Tucker
(statement read)

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

- i. Commencement within three years
- ii. Accord with plans
- iii. Agricultural or Horticultural use only
- iv. Removal if approved use ceases
- v. Removal of existing structures
- vi. Drainage details to be submitted and approved

0145/18/HHO 21 Pound Field, Stoke Gabriel

Parish: Stoke Gabriel

**Householder application for rear single storey extension and loft
conversion**

Case Officer Update: Recommendation of Conditional Approval not included in report

Speakers included: Objector – Mr Ian Hancock: Supporter – Mr Andrew Horton: local Ward Member – Cllr Rowe

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions (summarised below):

1. Commencement within three years
2. Accord with plans
3. Details of materials prior to installation
4. Flat roof area shall not be used as a terrace or balcony and Juliette balcony to be fitted with fixed balustrade
5. Recommendations of Ecological report to be adhered to

0421/18/HHO 21 Court Park, Thurlestone

Parish: Thurlestone

Householder application for proposed alterations and extension (resubmission of 3075/17/HHO)

Case Officer Update: The number of letters of objection was updated to 6 not 10. In the Analysis section the previous application was supported by Officers but refused by Development Management Committee and therefore the report should read ***This application seeks to remove the previously refused balconies and therefore overcomes Committee Members previous concerns of overlooking***.

There have been late comments by the Parish Council that state:

‘This proposal is still over bearing to the neighbours on the south and west side, with a loss of privacy and light and added noise due to the size of the balcony’.

It should be noted that in the officers report the wall to the terraced area is not necessary to ensure the privacy to neighbouring property due to the existing boundary screening, however, concerns are still raised by neighbours and therefore a condition for the 1.8m high wall should be conditioned to be retained and maintained. This is a decision for members to consider whether they wish for this condition to be retained or removed.

Speakers included: Local Ward Members – Cllrs Pearce and Wright

Recommendation: Conditional Approval

During discussion, Members acknowledged that the proposal removed the first floor balcony that had resulted in refusal of the previous application, however they noted that a Juliette balcony was proposed instead. The majority of Members felt that a full length Juliette balcony still had the potential for overlooking, and therefore a resulting loss of amenity for neighbours.

Committee Decision: Refusal

Reason: The application should be refused as being contrary to policies DP3, DEV1 and TP1 in the Neighbourhood Plan.

DM.62/17 **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.

DM.63/17 **PLANNING PERFORMANCE INDICATORS**

The COP Lead Development Management introduced the latest set of performance indicators related to the Development Management service. Members requested that the various graphs use the same scale.

It was then:

RESOLVED

That the latest set of performance indicators be noted.

(Meeting commenced at 2.00 pm and concluded at 5.00 pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 2 May 2018

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
4165/17/FUL	Development site at SX809597, Steamer Quay Road, Totnes	Conditional Approval	Cllrs Brown, Vint, Steer, Brazil, Pearce, Bramble, Cuthbert, Foss, Rowe, Hitchins (10)	Cllr Hodgson (1)	(0)	Cllr Holway (1)
4238/17/FUL	Hidden Valley, Lavender Farm, Land at Hole Hill, Cornworthy	Conditional Approval	Cllrs Steer, Brown, Vint, Bramble, Brazil, Hodgson, Cuthbert, Hitchins (8)	Cllrs Pearce, Rowe (2)	Cllr Foss (1)	Cllr Holway (1)
0145/18/HHO	21 Pound Field, Stoke Gabriel	Conditional Approval	Cllrs Brown, Vint, Steer, Brazil, Pearce, Bramble, Cuthbert, Foss, Rowe, Hitchins, Hodgson (11)	(0)	(0)	Cllr Holway (1)
0421/18/HHO	21 Court Park, Thurlestone	Refusal	Cllrs Hodgson, Brazil, Vint, Rowe, Pearce, Hitchins, Brown (7)	Cllrs Cuthbert, Bramble, Foss (3)	Cllr Steer (by virtue of declaring an interest) (1)	Cllr Holway (1)