

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
1 AUGUST 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:
Cllr Wright

Officers in attendance and participating:

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

DM.16/18

MINUTES

The minutes of the meeting of the Committee held on 4 July 2018 were confirmed as a correct record and signed by the Chairman, subject to minor corrections as follows:

- DM.10/18 corrected to read 'minutes of the meeting held on 6 June, 2018', rather than 2 May 2018;
- Cllr Hodgson was in attendance for the whole meeting (not pm only)

DM.17/18

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 Steer declared a personal interest in application **1710/18/HHO**: Householder application for proposed alterations and extension – 21 Court Park Road, by virtue of the applicant having previously made a complaint about him. The complaint had been investigated and it was found that there was no case to answer. As a result, Cllr Steer remained in the room and took part in the debate and vote on this application;

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:

0124/18/ARM: Application for approval of reserved matters following outline approval 58/0791/15/O for demolition of store and shelter and construction of 1 no. residential dwelling (resubmission of 0428/17/ARM) – Proposed development site at SX 502 502, Bovisand Lane, Down Thomas

1710/18/HHO: Householder application for proposed alterations and extension – 21 Court Park, Thurlestone

DM.18/18

CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that there was one item of business on which to update the Committee. The COP Lead Place Making advised the Committee that Application **3475/17/OPA:** Outline application with some matters reserved (only access to be considered) residential development of up to 210 dwellings, public open space, green infrastructure, strategic landscaping and associated infrastructure – Proposed Development site SX 857 506, Land south of Townstal Road, Dartmouth, would be deferred from this meeting of the DM Committee. A late letter of representation had been received from the South Devon Area of Outstanding Natural Beauty (SD AONB) team and officers felt that more time was needed to assess the SD AONB response against the new NPPF. Officers also felt it appropriate to await the publication of the Inspector's response to the Joint Local Plan, which was expected imminently.

DM.19/18

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.20/18

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:

0124/18/ARM **Proposed Development site SX 502 502, Bovisand Lane, Down Thomas**

Parish: Wembury

Application for approval of reserved matters following outline approval 58/0791/15/O for demolition of store and shelter and construction of 1no. residential dwelling (resubmission of 0428/17/ARM)

Case Officer Update: The application had been assessed in light of the new NPPF document and the new relevant chapter and paragraph numbers were given; an updated ecology report had been received and the outstanding on-going reptile survey would be completed by the end of August, hence the recommendation seeking approval subject to receipt of a satisfactory updated ecology report

Speakers included: Objector – Mr Bob Short: Supporter – Mr Garry Dimeck: local Ward Member – Cllr Brown

Recommendation: Authority delegated to COP Lead DM, in consultation with the Chairman, to grant conditional reserved matters approval for details of access, appearance, layout and scale (not landscaping), subject to an acceptable updated ecology report

However in the event that three months after this resolution, the ecology report raises issues not previously addressed or resolved, that the application is reviewed by the COP Lead DM in consultation with the Chairman of the Committee, and delegated authority is given to the COP Lead to refuse the application in the absence of the above required details being properly addressed

During discussion, the Ward Member asked that he agree the details of the Construction Environment Management Plan (CEMP). In response, he was advised that the planning authority would agree the CEMP in consultation with Cllr Brown.

Committee Decision: Authority delegated to COP Lead DM, in consultation with the Chairman, to grant conditional reserved matters approval for details of access, appearance, layout and scale (not landscaping), subject to an acceptable updated ecology report

However in the event that three months after this resolution, the ecology report raises issues not previously addressed or resolved, that the application is reviewed by the COP Lead DM in consultation with the Chairman of the Committee, and delegated authority is given to the COP Lead to refuse the application in the absence of the above required details being properly addressed

Cllr Brown would be consulted on the CEMP condition.

Conditions:

- In accordance with plans
- Time limit for Reserved Matters applications
- Compliance with the Recommendations of Ecology report
- External lighting
- Tree/Hedge retention
- Tree/Hedge protection
- Hedge height controls
- Garage/Parking Provision/ Retention
- CEMP

1710/18/HHO 21 Court Park, Thurlestone

Parish: Thurlestone

Householder application for proposed alterations and extension

Case Officer Update: The wall to the west elevation that was the subject of condition 4 would be 2m high and not 1.8m high

Speakers included: local Ward Members – Cllr Wright and Cllr Pearce (statement read)

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

- In accordance with plans
- Time limit
- Materials
- Wall on west elevation installed prior to use of terrace

DM.21/18 PLANNING APPEALS UPDATE

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

DM.22/18 AMENDMENT TO PUBLIC PARTICIPATION SCHEME

Members were presented with a report that sought to recommend to Council that the Development Management Public Participation Scheme be amended to take account of General Data Protection Regulations.

During discussion, Members suggested minor amendments to the presented scheme, as it did not accurately reflect the current practice. Officers asked that an additional recommendation be included that would enable the Monitoring Officer to make minor amendments as necessary. It was then:

RESOLVED that Council be **RECOMMENDED**:

1. That the proposed amendments to the Development Management Committee Public Participation Scheme be approved, as set out in Appendix 1; and
2. That authority be delegated to the Monitoring Officer to make minor amendments to the Scheme, as necessary.

(Meeting commenced at 2.00pm and concluded at 3.50pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 1 August 2018

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
0124/18/ARM	Proposed Development Site at SX 502 502, Bovisand Lane, Down Thomas	Conditional Approval	Cllrs Rowe, Steer, Cuthbert, Foss, Hitchins, Holway (6)	Cllrs Brazil, Hodgson, Vint, Brown (4)	(0)	Cllrs Bramble, Pearce (2)
1710/18/HHO	21 Court Park Road, Thurlestone	Conditional Approval	Cllrs Brown, Steer, Cuthbert, Foss, Hitchins, Holway, Brazil, Vint, Rowe, Hodgson (10)	(0)	(0)	Cllrs Bramble, Pearce (2)