

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
3 OCTOBER 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, Bastone, Hicks and Tucker

Officers in attendance and participating:

Item No:	Application No:	Officers:
All agenda items		COP Lead Development Management, Planning Senior Specialist, Planning Specialists, Senior Specialist Environmental Health, Deputy Monitoring Officer, Specialist Democratic Services
	0825/18/VAR	Urban Fringe Delivery Team Manager; County Ecologist, Devon County Council; Flood and Coastal Risk Engineer, Devon County Council

DM.29/18 MINUTES

The minutes of the meeting of the Committee held on 5 September 2018 were confirmed as a correct record and signed by the Chairman.

DM.30/18 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 Foss, T Holway and J Brazil all declared a personal interest in application **4323/17/FUL**: Demolition of existing building and construction of a two bedroom house – The Crab Pot, Beesands, Stokenham, by virtue of knowing objectors to the application. They all remained in the room and took part in the debate and vote thereon:

Cllr P W Hitchins declared a personal interest in application **0825/18/VAR**: Variation of conditions 3 (approved drawings), 6, 7, 8, 10, 11, 12, 13, 14, 18, 19, 20, 21, 26, 28, 35, 36, 45, 46, 52, 53, 54, 57, 66, 67, 68, 69, 70, 71,

99, 100, 101, 102, 104, 106, 107 and 110 and Informatives of outline planning permission ref: 1593/17/VAR to accommodate proposed changes of the masterplan in respect of the 'Sherford New Community' – Sherford New Community, Lad south west of A38, Deep Lane ad east of Haye Road Elburton, Plymouth, by virtue of historically having a personal interest and not taking part in the vote on any matters related to the application. He remained in the meeting but did not take part in the debate and abstained from the 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:

4323/17/FUL: Demolition of existing building and construction of a two bedroom house – The Crab Pot, Beesands, Stokenham; and

1581/18/VAR: Variation of condition 2 (approved plans) following grant of planning permission 4131/17/VAR – Briar Hill Farm, Court Road, Newton Ferrers

DM.31/18

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.32/18

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:

4323/17/FUL: The Crab Pot, Beesands, Stokenham

Parish: Stokenham

Demolition of existing building and construction of a two bedroom house

Case Officer Update: None

Speakers included: Objector – Mrs Stephanie Dean: Parish Council
– Cllr Les Cowley: Ward Member – Cllr Brazil

Recommendation: Conditional Approval

During debate, Members raised concerns regarding the detrimental impact

of the proposal on the AONB. A number of Members did not like the design of the property and, although Beesands included a number of different styles of property, they were of the view that this particular proposal did nothing to enhance the street scene. Local Members who were familiar with the area raised the issue of flooding. The proposal was a replacement property, and therefore did not require a Flood Risk Assessment. However, had this been a proposal for a new dwelling, then the officer view would have been that the proposal presented an unacceptable risk to future occupiers in respect of flooding.

Committee Decision: Refusal

Reasons: Scale, impact on street scene, design, contrary to policies DP15, CS7 and CS9, not demonstrated that it is a separate unit and the consequent flood risk.

1581/18/VAR Briar Hill Farm, Court Road, Newton Ferrers PL8 1AR

Parish: Newton and Noss

Variation of condition 2 (approved plans) following grant of planning permission 4131/17/VAR

Case Officer Update:

Speakers included: Supporter – Mr Mark Evans; Parish Council representative – Cllr Alan Cooper; Ward Member – Cllr Baldry

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

0825/18/VAR Sherford New Community, Land south west of A38, Deep Lane and east of Haye Road, Elburton, Plymouth, PL9 8DD

Parish: Brixton

Variation of conditions 3 (approved drawings), 6, 7, 8, 10, 11, 12, 13, 14, 18, 19, 20, 21, 26, 28, 35, 36, 45, 46, 52, 53, 54, 57, 66, 67, 68, 69, 70, 71, 99, 100, 101, 102, 104, 106, 107 and 110 and Informatives of outline planning permission ref: 1593/17/VAR to accommodate proposed changes of the masterplan in respect of the ‘Sherford New Community’

Case Officer Update: Condition 23 to be amended so that the trigger point was 4000 not 5500 dwellings; Condition 50 (c) to add the words ‘unless otherwise agreed with the local planning authority’;

Highways Agency conditions 89, 90, 91, 92 to be amended to revert to the wording on the original consent approved in 2013 at the request of Highways England; and the condition Reasons to be amended to include pre-commencement reasons as required by the Town and Planning (Pre-commencement conditions) Regulations 2018 which came into force on 1 October 2018.

Speakers included: Supporter – Mr John Brindley: Parish Council representative – Cllr Michael Wills; local Ward Member – Cllr Brown

Recommendation: Conditional Approval

During debate, one Member made reference to condition number 24 and how it could be better worded to reflect the aspiration to maximising the ecological environment through the creation of a mosaic of habitats. It was subsequently agreed that condition 24 would be reworded. Another Member asked that concerns be noted regarding the uncertainty over the potential liability to each householder of the management costs required to maintain the open space in Sherford and the impact this may have on the overall affordability of the properties. A number of Members raised concerns regarding the proposals related to the movement of soil within the site. Members were assured that there would be no movement of soil either on or off site.

Committee Decision: Conditional Approval

DM.33/18 **PLANNING APPEALS UPDATE**

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

(Meeting commenced at 2.00pm and concluded at 5.15pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 3 October 2018

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
4323/17/FUL	The Crab Pot, Beesands, Stokenham, TQ7 2EH	Refusal	Cllrs Foss, Hitchins, Holway, Rowe, Cuthbert, Pearce, Brown, Brazil, Hodgson, Vint (10)	Cllrs Steer, Bramble (2)	(0)	(0)
1581/18/VAR	Briar Hill Farm, Court Road, Newton Ferrers	Conditional Approval	Cllrs Foss, Holway, Brazil, Hodgson, Vint, Pearce, Bramble, Brown, Cuthbert, Steer, Foss, Hitchins (12)	(0)	(0)	(0)
0825/18/VAR	Sherford New Community, land south west of A38, Deep Lane and east of Hays Road, Elburton, Plymouth	Conditional Approval	Cllrs Foss, Holway, Brazil, Hodgson, Vint, Pearce, Bramble, Brown, Cuthbert, Steer, Rowe (11)	(0)	Cllr Hitchins (1) By virtue of declaring an interest	(0)