

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
12 DECEMBER 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 (pm only)	*	Cllr R J Vint

Other Members also in attendance:
Cllrs Birch, Green, Tucker and Wright

Officers in attendance and participating:

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

DM.41/18

MINUTES

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

DM.42/18

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 Vint declared a personal interest in applications **2075/18/FUL**: conversion of B1 office to C3 residential including demolition of modern extensions to listed building. Erection of detached dwelling to rear garden of property, and **2076/18/LBC**: Listed Building Consent for conversion of B1 office to C3 residential including demolition of modern extensions to listed building. Erection of detached dwelling to rear garden of property – 18 Bridgetown, Totnes, by virtue of knowing registered objectors and he remained in the meeting and took part in the debate and vote thereon;

Cllr Brazil declared a personal interest in application **2852/18/FUL**: Conversion of domestic garage to single dwelling – The Old Rocket House, East Prawle, Kingsbridge by virtue of knowing the applicant and he 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:

0087/18/FUL: Erection of building containing a ground floor marine maintenance unit (B1 use) with two dwellings above – Site of Former Workshop, Gould Road, Salcombe;

2852/18/FUL: conversion of domestic garage to single dwelling – The Old Rocket House, East Prawle, Kingsbridge

1772/18/OPA: Outline application with all matters reserved for construction of single storey dwelling – Highlands, Chittleburn Hill, Brixton

DM.43/18 **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.44/18 **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:

a) **2075/18/FUL 18 Bridgetown, Totnes**

Parish: Totnes

Conversion of B1 office to C3 residential including demolition of modern extensions to listed building. Erection of detached dwelling to rear garden of property

Case Officer Update: None

Speakers included: Objector – Mrs Lucy Ferrier: Supporter – Mr Eric Davis: Ward Members – Cllrs Birch, Green and Vint

Recommendation: Conditional Approval

Members had a lengthy debate on this application, and had particular concerns regarding the lack of a rear entrance to the property and the resulting impact on residents having to walk some distance to carry rubbish to their bins. Members said the site visit had been valuable to understand the relationship between the existing building and the proposed development. Members sought further advice from the Heritage Specialist concerning the need to have special regard to the desirability of preserving the building and its setting and he explained that the application was not perfect, but that the proposal sought to preserve the heritage aspects of the building as much as possible was an important factor to take into

account. He went on to say that the setting of the proposal had been the subject of many discussions and that, compared with the existing dwelling and poor extensions, this proposal was an enhancement that would not cause harm.

Committee Decision: Refusal

Reasons:

Impact on residential amenity of distance to bins and vehicles
Lack of rear access results in inadequate living conditions

b) 2076/18/FUL 18 Bridgetown, Totnes

Parish: Totnes

Listed Building Consent for conversion of B1 office to C3 residential including demolition of modern extensions to listed building. Erection of detached dwelling to rear garden of property

Case Officer Update: None

Speakers included: Objector – Mrs Lucy Ferrier: Supporter – Mr Eric Davis: Ward Members – Cllrs Birch, Green and Vint

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time limit
2. Accord with plans
3. Material details / samples
4. Joinery schedule
5. Schedule of works, including services and changes to meet building regulations
6. New build details (eaves, sills etc)

c) 0087/18/FUL Site of Former Workshop, Gould Road, Salcombe

Parish: Salcombe

Erection of building containing a ground floor marine maintenance unit (B1) with two dwellings above

Case Officer Update: None

Speakers included: Supporter – Mr Tony Instrall: Town Council Representative – Cllr Mike Fice: local Ward Members – Cllrs Pearce and Wright

Recommendation: Delegate to COP Lead Development Management, in

conjunction with Chairman of the Committee, to conditionally grant planning permission subject to a section 106 legal obligation.

However, in the event that the s106 legal agreement remains unsigned six months after this resolution, that the application is reviewed by the COP Lead Development Management in consultation with the Chairman of the Committee, and if no progress is being made, delegated authority is given to the COP Lead to refuse the application in the absence of an agreed s106 legal agreement.

Committee Decision: Delegate to COP Lead Development Management, in conjunction with Chairman of the Committee, to conditionally grant planning permission subject to a section 106 legal obligation.

However, in the event that the s106 legal agreement remains unsigned six months after this resolution, that the application is reviewed by the COP Lead Development Management in consultation with the Chairman of the Committee, and if no progress is being made, delegated authority is given to the COP Lead to refuse the application in the absence of an agreed s106 legal agreement.

Conditions:

1. Std time
2. Accords with plans
3. Universal condition for contamination and Verification report
4. Unsuspected contamination
5. Flood evacuation plan to be agreed and implemented prior to first occupation
6. Development to take place strictly in accordance with FRA
7. The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development
8. Hard and soft landscaping scheme, including boundary treatments to be agreed, implemented and maintained in accordance with agreed maintenance schedule
9. CEMP – to include construction phase measures to avoid, reduce and mitigate accidental spillages, storage of materials etc
10. Visibility splays to be provided and retained in accordance with approved drawings
11. Commercial vehicle loading area to be kept free from obstruction at all times, other than when in use for commercial loading
12. Details of the oil interceptor proposed in the drainage scheme to prevent pollutants from entering the estuary shall be submitted to and approved in writing by the Local Planning Authority
13. No chemicals shall be stored outside of any of the buildings hereby approved at any time
14. Stone panel to be approved
15. Material details and samples to be agreed
16. Parking and turning areas to be provided and retained
17. Removal of PD – c/use from B1 to C3
18. Details of measures to ensure internal noise levels of the development are adequate in accordance with BS8233:2014
19. Details of any external plant such as extraction/ventilation units

d) 2852/18/FUL The Old Rocket House, East Prawle, Kingsbridge

Parish: Chivelstone

Conversion of Domestic Garage to Single Dwelling

Case Officer Update: Receipt of a late letter that raised issues of land ownership which was not a planning matter

Speakers included: Supporter – Mr Richard Boyt: local Ward Member – Cllr Brazil

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time limit
2. Accord with plans
3. Slate roof to re-use existing slate where possible and match any new to the existing
4. Sample of weather boarding and door and windows.
5. Parking spaces shall be retained in use as parking spaces
6. No lighting
7. Unexpected contamination
8. Boundary treatment
9. Notwithstanding the plans, prior to commencement detailed drawings of the dormer to be submitted and approved.

e) 1772/18/OPA Highlands, Chittleburn Hill, Brixton

Parish: Brixton

Outline application with all matters reserved for construction of single storey dwelling

Case Officer Update: None

Speakers included: Supporter – Mr Hepper: local Ward Member – Cllr Brown

Recommendation: Refusal

During discussion, Members generally accepted the reasons for the case officer recommendation, but noted that it was for Members to make the decision and in this particular instance, and swayed by the lack of objection from the local parish council, and following a site inspection, Members did not agree that the proposal

was isolated, noted the bus stops and nearby shops, and the footpath into the village of Brixton. The majority of Members were supportive of the proposal.

Committee Decision: Conditional Approval, with conditions to be delegated to COP Lead DM in consultation with the Chairman of the Committee and the local Ward Members

Reasons:

The proposal was not isolated, and was near the village, commercial premises, bus stops and footpath.

DM.45/18 **PLANNING APPEALS UPDATE**

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

(Meeting commenced at 2.00pm and concluded at 5.30pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 12 December 2018

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
2075/18/FUL	18 Bridgetown, Totnes	Conditional Approval	Cllrs Brazil, Steer, Foss, Rowe (4)	Cllrs Holway, Brown, Hitchins, Bramble, Cuthbert, Vint (6)	Cllr Pearce (1) (by virtue of in her view lack of information in report)	Cllr Hodgson (1)
2075/18/FUL	18 Bridgetown, Totnes	Refusal	Cllrs Holway, Brown, Bramble, Hitchins, Cuthbert, Vint (6)	Cllrs Brazil, Steer, Foss, Rowe (4)	Cllr Pearce (1) (by virtue of in her view lack of information in report)	Cllr Hodgson (1)
2076/18/LBC	18 Bridgetown, Totnes	Conditional Approval	Cllrs Brazil, Steer, Foss, Rowe, Vint (5)	Cllrs Brown, Bramble, Hitchins, Cuthbert (4)	Cllr Pearce (by virtue of in her view lack of information in report), Cllr Holway (2)	Cllr Hodgson (1)
0087/18/FUL	Site of former Workshop, Gould Road, Salcombe	Conditional Approval	Cllrs Vint, Hitchins, Holway, Steer, Foss, Rowe, Bramble, Cuthbert (8)	Cllrs Pearce, Brown (2)	Cllr Brazil (1)	Cllr Hodgson (1)
2852/18/FUL	The Old Rocket House, East Prawle	Conditional Approval	Cllrs Pearce, Hitchins, Holway, Steer, Brown, Rowe, Bramble, Cuthbert (8)	Cllrs Brazil, Vint (2)	Cllr Foss (1)	Cllr Hodgson (1)
1772/18/OPA	Highlands, Chittleburn Hill Brixton	Conditional Approval	Cllrs Vint, Cuthbert, Holway, Brown, Hitchins, Bramble, Brazil (7)	Cllrs Steer, Pearce, Rowe (3)	Cllr Foss (1)	Cllr Hodgson (1)