

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
7 SEPTEMBER 2016**

Members in attendance * Denotes attendance ∅ Denotes apology for absence			
*	Cllr I Bramble	∅	Cllr J M Hodgson
*	Cllr J Brazil	*	Cllr T R Holway
*	Cllr B F Cane	*	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 in attendance:

Cllrs Birch, Saltern, Tucker, Ward and Wright

Officers in attendance and participating:

Item No:	Application No:	Officers:
All agenda items		COP Lead Development Management, Planning Specialists, Solicitor and Senior Case Manager Strategy and Commissioning

DM.22/16 MINUTES

The minutes of the meeting of the Committee held on 3 August 2016 were confirmed as a correct record and signed by the Chairman.

DM.23/16 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 Brazil declared a disclosable pecuniary interest in application **1971/16/FUL**: Erection of 74 dwellings, including all associated public open space, landscaping and all other associated external works (resubmission of 27/1859/15/F) – Proposed development site at SX 6203 5630, Woodland Road, Ivybridge, by virtue of comments he made at the site inspection for application 27/1859/15/F. He left the room for the duration of the debate and discussion on this item;

Cllr Vint declared a personal interest in application **1618/16/VAR**: Variation of condition no. 2, 3 and 4 of planning consent 51/0207/02/F to allow for a minor material amendment to plot 1 – Ferris Builders Yard (Plot 1), Bay View Estate, Stoke Fleming, by virtue of knowing the registered supporter. He remained in the meeting for the duration of this item and took part in the debate and vote thereon.

DM.24/16 **PUBLIC PARTICIPATION**

The Chairman announced that a list of members of the public who had registered their wish to speak at the meeting had been circulated.

DM.25/16 **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:

**1971/16/FUL Proposed development site at SX 6203 563,
Woodland Road, Ivybridge**

Parish: Ivybridge West

Erection of 74 dwellings, including all associated public open space, landscaping and all other associated external works (resubmission of 27/1859/15/F)

Case Officer Update: N/A

Speakers included: Objector – Mr Stephen Pitcher: Supporter – Mr Andy West: Town Council representative – Cllr Ann Laity: Local Ward Member – Cllr Saltern

Recommendation: That authority be delegated to the COP Lead Development Management in consultation with the Chairman and Vice Chairman of Development Management Committee to approve subject to the conditions listed and the prior satisfactory completion of a Section 106 Agreement

Committee Decision: That authority be delegated to the COP Lead Development Management in consultation with the Chairman and Vice Chairman of Development Management Committee to approve subject to the conditions listed and the prior satisfactory completion of a Section 106 Agreement within 12 weeks, or the application will come back before the Committee

Conditions:

1. Commencement within 3 years;
2. Accord with Plans, Drawings and FRA;
3. Unsuspected Contamination;
4. On-site / off-site highway works in accordance with plans / drawings;
5. Construction Management Plan;

6. Surface water drainage layout and details to be approved prior to commencement of development and completed prior to occupation;
7. Adherence to the Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Methodology Statements;
8. Lighting Strategy to be submitted and approved prior to the commencement of development and adhered to;
9. Archaeological investigation and reporting;
10. Security Plan;
11. Landscape and Ecological Management Plan to be submitted and approved prior to commencement of development and adhered to; and
12. Adherence to measures within Ecological Appraisal, and Bat Activity Survey Report.

0816/16/HHO The Grange, Cliff Road, Salcombe

Parish: Salcombe

Householder application for proposed replacement summerhouse set within main private upper garden, single storey garden outbuilding set against stone retain wall backdrop

Case Officer Update: N/A

Speakers included: Supporter – Mr Richard Atkinson: Local Ward Members – Cllrs Pearce and Wright

Recommendation: Conditional Approval

Committee Decision: Site Inspection

1618/16/VAR Ferris Builders Yard (Plot 1), Bay View Estate, Stoke Fleming

Parish: Stoke Fleming

Variation of condition no. 2, 3 and 4 of planning consent 51/0207/02/F to allow for a minor material amendment to plot 1

Case Officer Update: N/A

Speakers included: Objector – Mrs Jill Wallis: Supporter – Mrs Jean Harrop: Parish Council Representative – Cllr Hazel Smith: local ward Member (statement read on behalf of) – Cllr Michael Hicks

Recommendation: Conditional Approval

Committee Decision: Site Inspection

DM.26/16 **PLANNING APPEALS UPDATE**

Members noted the list of appeals as outlined in the presented agenda report and the COP Lead Development Management responded to questions and provided more detail where requested.

(Meeting commenced at 2.00 pm and concluded at 4.30 pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 7 September 2016

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
1971/16/FUL	Proposed Development site at SX 6203 563, Woodland Road, Ivybridge	Conditional Approval	Cllrs Bramble, Cane, Holway, Hitchins, Foss, Rowe and Steer (7)	None	CllrBrazil by virtue of declaring a DPI (1) and Cllrs Pearce and Vint (2)	Cllrs Cuthbert and Hodgson (2)
0816/16/HHO	The Grange, Cliff Road, Salcombe	Site Inspection	Cllrs Pearce, Brazil, Cane, Steer, Holway, Foss, Hitchins and Rowe (8)	Cllrs Bramble and Vint (2)	None	Cllrs Cuthbert and Hodgson (2)
1618/16/VAR	Ferris Builders Yard (Plot 1), Bay View Estate, Stoke Fleming	Site Inspection	Cllrs Bramble, Brazil, Cane, Holway, Rowe, Steer, Foss, Pearce, Hitchins and Vint (10)	None	None	Cllrs Cuthbert and Hodgson (2)