

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT  
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,  
16 JANUARY 2019**

<b>Members in attendance</b> * Denotes attendance			
*	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 Hopwood, Tucker and Wright

**Officers in attendance and participating:**

Item No:	Application No:	Officers:
All agenda items		COP Lead Place Making, Planning Senior Specialist, Planning Specialists, Deputy Monitoring Officer, Specialist Democratic Services
	1954/18/OPA	Specialist (Place Making)

DM.46/18

**MINUTES**

The minutes of the meeting of the Committee held on 12 December 2018 were confirmed as a correct record and signed by the Chairman.

DM.47/18

**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 Hitchins declared a personal interest in application **1954/18/OPA**: Outline application with some matters reserved for the erection of up to 39 no. dwellings with associated vehicular access from Pinewood Drive and other enabling works – Development site at SX 513 609, Land off Pinewood Drive, Woolwell by virtue of knowing the applicant. Cllr Hitchins confirmed he did not have a disclosable pecuniary interest but advised that he would not take part in the debate. He remained in the meeting and abstained from the vote;

Cllr D Brown declared a personal interest in the following planning application that was 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:

**0453/18/FUL:** Change of use of open space winter boat storage (B8) to designated outdoor seating area (A3) – Captain Morgans, Normandy Way, Salcombe.

**DM.48/18 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.49/18 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) 1954/18/OPA Development site at SX 513 609, Land off Pinewood Drive, Woolwell**

**Parish: Bickleigh**

**Outline application with some matters reserved for the erection of up to 39 no. dwellings with associated vehicular access from Pinewood Drive and other enabling works**

Case Officer Update: Condition 6 (relating to cycleway) to be deleted, Highway Authority have confirmed it is no longer relevant

Speakers included: Objector – Mrs Lucina George: Supporter – Mr Keith Fenwick: Ward Member – Cllr Hopwood

**Recommendation:** Conditional Approval

During debate, Members requested that an Informative be added to the decision relating to the housing split being what the district required, and also that the figures within the s106 were subject to clarification to ensure they were accurate in respect of the education element.

**Committee Decision:** Conditional Approval

Conditions:

1. Standard time limit
2. Standard outline submission of reserved matters
3. Accords with plans
4. CEMP
5. Estate roads etc to be provided in accordance with details to be agreed
6. Pre commencement – drainage strategy and flood exceedance route plan to

- be approved
7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority
  8. Provision of electrical charging points
  9. Submission of a light modelling plan (showing LUX contours) at Reserved Matters stage
  10. No external lighting unless agreed by LPA
  11. Submission at RM stage of an Ecological Mitigation and Enhancement Strategy (to include impact avoidance, mitigation and enhancement proposals for construction and operational phases. The EMEs should be fully integrated with the Landscape Details/Scheme and should demonstrate net gain in biodiversity, developing the recommendations of the Ecological Appraisal)
  12. Pre-commencement submission of a LEMP detailing ongoing management and maintenance of boundary features, open space and buffer zone habitats
  13. Prior to first occupation of any residential unit, a scheme to secure mitigation of the additional recreational pressures upon the Tamar European Marine Site, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to first occupation (supporting informative and reason given within the HRA)
  14. Landscape details, including boundary treatments and maintenance schedule to be agreed in RM and implemented in accordance with agreed timetable
  15. Provision of parking and turning prior to occupation
  16. Removal of PD – boundary treatments and hardstandings
  17. Retention of boundary treatment to buffer zone
  18. Reserved matters – Detailed design of permanent surface water management system which shall demonstrate no adverse impact on adjacent ancient woodland or proposed open space
  19. Pre-commencement – construction phase surface water management
  20. Unexpected contaminated land
  21. Tree protection measures to be agreed and implemented
  22. 15m buffer zone to be provided

**b) 0453/18/FUL     Captain Morgans, Normandy Way, Salcombe**

**Parish: Salcombe**

**Change of use of open space winter boat storage (B8) to designated outdoor seating area (A3)**

Case Officer Update:        A revised plan was submitted detailing that the proposed storage of the stackable tables and chairs would be stored on land in front of the service hatch within Captain Morgan's own land edged in blue and not on the Council owned land edged in red.

**Recommendation:** Conditional Approval

**Committee Decision:** Conditional Approval

Conditions:

1. Time limit
2. Accord with Drawings
3. Tables and chairs staked away each evening
4. No tables or chairs to be placed in hatched area of land
5. Use of land between hours of 07.30 – 18.00
6. Details of proposed dustbins
7. Flood Emergency Plan
8. Public Right of Way not to be obstructed

DM.50/18 **PLANNING APPEALS UPDATE**

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

(Meeting commenced at 2.00pm and concluded at 4.10pm)

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Chairman

## Voting Analysis for Planning Applications – DM Committee 16 January 2019

<b>Application No:</b>	<b>Site Address</b>	<b>Vote</b>	<b>Councillors who Voted Yes</b>	<b>Councillors who Voted No</b>	<b>Councillors who Voted Abstain</b>	<b>Absent</b>
1954/18/OPA	Development site at SX 513 609, land off Pinewood Drive, Woolwell	Conditional Approval	Cllrs Brazil, Steer, Foss, Rowe, Pearce, Bramble, Holway (7)	Cllrs Cuthbert, Hodgson, Brown (3)	Cllr Hitchins (by virtue of declaring he would abstain), Cllr Vint (2)	(0)
0453/18/FUL	Captain Morgans, Normandy Way, Salcombe	Conditional Approval	Cllrs Holway, Brown, Bramble, Hitchins, Cuthbert, Vint, Brazil, Steer, Foss, Rowe, Pearce, Hodgson (12)	(0)	(0)	(0)