

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

Members in attendance			
* Denotes attendance			
∅ Denotes apologies			
*	Cllr V Abbott	*	Cllr K Kemp
*	Cllr J Brazil (Chairman)	*	Cllr M Long
*	Cllr D Brown	∅	Cllr G Pannell
*	Cllr R J Foss (Vice Chairman)	*	Cllr K Pringle
*	Cllr J M Hodgson	*	Cllr R Rowe
*	Cllr T R Holway	∅	Cllr B Taylor

Other Members also in attendance:

Cllrs Baldry, Bastone, Pearce and Smerdon

Officers in attendance and participating:

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

DM.01/19

MINUTES

The minutes of the meeting of the Committee held on 10 April 2019 were confirmed as a correct record and signed by the Chairman.

DM.02/19

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 K Kemp declared a personal interest in application **4214/18/FUL**:

Residential development to provide 13 dwellings with associated access, car parking, public open space and landscaping – Land at Holwell Farm, St Anns Chapel, by virtue of knowing the land owner and she remained in the meeting and took part in the debate and vote thereon;

Cllr R Foss declared a personal interest in application **1021/19/PDM**:

Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q (a+b) – Barn at Higher Yetson Farm, Ashprington, and he remained in the meeting for the duration of the debate and vote thereon;

Cllr J Brazil declared a personal interest in application **3851/18/HHO**: Retrospective householder permission for the erection of replacement single storey extension on rear elevation – 7 Greenhill Terrace, Greenhill, East Allington, by virtue of the applicants being known to him and he remained in the meeting for the duration of the debate and vote thereon;

Cllr R Rowe 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:

4214/18/FUL: Residential development to provide 13 dwellings with associated access, car parking, public open space and landscaping – Land at Holwell Farm, St Anns Chapel;

2483/18/FUL: Construction of a new quay to improve access (resubmission of 3078/17/FUL) – 1 Old Coastguard Cottages, Wembury;

2484/18/LBC: Listed Building Consent for construction of a new quay to improve access – 1 Old Coastguard Cottage, Wembury;

0468/19/HHO: Householder application for conversion and extension of single storey bungalow to create new first floor above existing ground floor accommodation; Retained existing ground floor fabric to be thermally upgraded and re-clad and existing accommodation reconfigured; new adjoining flat roofed carport and garden store to be created; existing hardstanding to be adapted to suit new parking arrangement (Resubmission of 2918/18/HHO) – 8 Hillcrest Close, Wembury

DM.03/19 **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.04/19 **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) **4214/18/FUL** Land at Holwell Farm, St Anns Chapel

Parish: Bigbury

Residential development to provide 13 dwellings with associated access, car parking, public open space and landscaping

Case Officer Update: The Case Officer updated on a number of corrections in the published report; the report stated that a holding objection had been received from Highways, but a formal response had now been received and there was no objection to the application but conditions were recommended; since drafting the report a further letter of representation had been received and additional issues such as it being dangerous to walk along the B3392, that affordable homes should be to buy not rent, that Historic England had suggested an alternative site should be found to protect the Holy Well, that Holwell Lane had a poor surface and was not suitable for disabled access and there was a loss of privacy to Oaklands along with overlooking

Speakers included: Objector – Mr Jeremy Adams: Supporter – Mr Rob Ellis: Parish Council – Cllr Beth Huntley

Recommendation: Delegate to Head of Development Management Practice (HoP), in conjunction with the Chairman of the Committee to conditionally grant planning permission, subject to a Section 106 legal obligation.

However, in the event that the Section 106 legal Agreement remains unsigned six months after this resolution, that the application is reviewed by the HoP, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the HoP to refuse the application in the absence of an agreed S106 Agreement.

Committee Decision: Delegate to Head of Development Management Practice (HoP), in conjunction with the Chairman of the Committee to conditionally grant planning permission, subject to a Section 106 legal obligation.

However, in the event that the Section 106 legal Agreement remains unsigned six months after this resolution, that the application is reviewed by the HoP, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the HoP to refuse the application in the absence of an agreed S106 Agreement.

Conditions:

1. Time
2. Accords with plans
3. CEMP
4. LEMP
5. Materials details/samples to be agreed and roof to the finished with natural slates fixed in the traditional way using nails not hooks

6. Levels to be agreed
7. Boundary treatment details, including any retaining walls, to be agreed and to provide permeability for wildlife and details of boundary treatments to ensure protection and retention of new and existing boundary hedgerows and planting to be agreed and implemented.
8. Details and materials of hard and soft landscaping to be agreed
9. Footpath to eastern site boundary to be provided prior to occupation of first dwelling
10. Parking areas to be provided prior to occupation
11. PD removed – roof alterations, boundary treatments, hard surfaces
12. Pre-commencement percolation testing
13. Pre-commencement surface water management scheme
14. ground water monitoring scheme
15. Pre-commencement construction phase surface water management scheme
16. Tamar Estuary mitigation
17. No external lighting unless agreed
18. Details of integral bird nest sites to be agreed and provided
19. Unsuspected contamination
20. Details of electric charging points to be agreed and provided
21. Acoustic fence to be provided on northern boundary of Holywell Stores
22. Details of kerb types, heights, road details etc are to be agreed
23. Tree protection details

Additional conditions: prior to commencement details of resurfacing of Holwell Lane to be submitted for approval and complete prior to first occupation; 3 metre cycle lane to be completed to the satisfaction of the Highway Authority and drainage condition 13 to be amended to 'DCC and the Highway Authority'.

b) 2483/18/FUL 1 Old Coastguard Cottages, Wembury

Parish: Wembury

Construction of a new quay to improve access (resubmission of 3078/17/FUL)

Case Officer Update: None

Speakers included: Objector – Mrs Diana Greene: Supporter – Mr Charles Stewart: Ward Members – Cllr Baldry (neighbouring Ward Member) and Cllr Brown

Recommendation: Delegate to Head of Development Management Practice (HoP), in conjunction with the Chairman of the Committee to conditionally grant planning permission, subject to a Section 106 legal obligation.

However, in the event that the Section 106 legal Agreement remains unsigned six months after this resolution, that the application is reviewed by the HoP, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the HoP to refuse the application in the

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Conditions:

1. Time limit
2. In accordance with plans
3. If no longer needed to be removed
4. CEMP
5. No external lighting
6. Natural England best practice on construction on the foreshore
7. Details and sample of quay materials
8. In accordance with ecology report
9. No davit, ladder or lifting device to be attached
10. Railings to be removed
11. Any repairs to be made good in matching materials

c) 2484/18/LBC 1 Old Coastguard Cottages, Wembury

Parish: Wembury

Listed Building Consent for construction of a new quay to improve access

Case Officer Update: None

Speakers included: Objector – Mrs Diana Greene: Supporter – Mr Charles Stewart: Ward Members – Cllr Baldry (neighbouring Ward Member) and Cllr Brown

Recommendation: Delegate to Head of Development Management Practice (HoP), in conjunction with the Chairman of the Committee to conditionally grant planning permission, subject to a Section 106 legal obligation.

However, in the event that the Section 106 legal Agreement remains unsigned six months after this resolution, that the application is reviewed by the HoP, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the HoP to refuse the application in the absence of an agreed S106 Agreement.

Committee Decision: Delegate to Head of Development Management Practice (HoP), in conjunction with the Chairman of the Committee to conditionally grant planning permission, subject to a Section 106 legal obligation.

However, in the event that the Section 106 legal Agreement remains unsigned six months after this resolution, that the application is reviewed by the HoP, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the HoP to refuse the application in the absence of an agreed S106 Agreement.

Conditions:

1. Time limit
2. In accordance with plans
3. Details of methodology for fixing quay to stone revetment

d) 0468/19/HHO 8 Hillcrest Close, Wembury

Parish: Wembury

Householder application for conversion and extension of single storey bungalow to create new first floor above existing ground floor accommodation; Retained existing ground floor fabric to be thermally upgraded and re-clad and existing accommodation reconfigured; new adjoining flat roofed carport and garden store to be created; existing hardstanding to be adapted to suit new parking arrangement (Resubmission of 2918/18/HHO)

Case Officer Update: The case officer updated minor corrections to the published report, JLP policy numbers at the back of the report were noted; condition 2 was amended, condition 7 was amended and condition 10 was amended

Speakers included: Objector – Mr Geoffrey Farmiloe: Supporter – Mr Damien Bulman: Ward Member – Cllr Brown

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Commencement within three years
2. Accord with plans

3. Material details to be agreed
4. Adherence to ecological mitigation recommendations
5. Boundary retention
6. No business or commercial use
7. CMP to be submitted and agreed
8. Obscure glazing to be fitted in bathroom
9. Flush fitting roof lights
10. Surface water drainage system to be agreed
11. Foul water system to be approved
12. Flue to be painted black or grey
13. Car port to remain as storage for domestic vehicles
14. Application required for the decking if over Permitted Development criteria

e) 3851/18/HHO 7 Greenhill Terrace, Greenhill, East Allington

Parish: East Allington

Retrospective householder permission for the erection of replacement single storey extension on rear elevation

Case Officer Update: A late letter of representation had been received stating that there was already an extension in place and the proposal would obstruct light and infringe on privacy

Speakers included: Objector – Mr Soames Hargreaves: Supporter Mr Ruben Woods: Ward Member – Cllr Foss

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Standard time limit
2. Adherence to plans
3. Sample of proposed render
4. Privacy screen

f) 1021/19/PDM Barn at Higher Yetson Farm, Ashprington

Parish: Ashprington

Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))

Case Officer Update: None

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Standard time limit
2. Adherence to plans
3. Sample of proposed render
4. Privacy screen

DM.05/19 **PLANNING APPEALS UPDATE**

Members noted the list of appeals as outlined in the presented agenda report. The HOP Development Management provided further detail on specific decisions.

(Meeting commenced at 11.30am and concluded at 4.00pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 22 May 2019

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
4214/18/FUL	Land at Holwell Farm, St Anns Chapel	Conditional Approval	Cllrs Abbott, Brazil, Brown, Foss, Hodgson, Holway, Kemp, Long, Pringle, Rowe (10)	(0)	(0)	Cllrs Pannell, Taylor (2)
2483/18/FUL	1 Old Coastguard Cottages, Wembury	Conditional Approval	Cllrs Holway, Pringle, Abbott, Brazil, Rowe (5)	Cllrs Hodgson, Kemp, Long (3)	Cllrs Foss, Brown (2)	Cllrs Pannell, Taylor (2)
2484/18/LBC	1 Old Coastguard Cottages, Wembury	Conditional Approval	Cllrs Holway, Pringle, Rowe, Abbott, Brown, Brazil, Foss (7)	Cllrs Hodgson, Kemp, Long (3)	(0)	Cllrs Pannell, Taylor (2)
0468/19/HHO	8 Hillcrest Close, Wembury	Conditional Approval	Cllrs Abbott, Brazil, Foss, Hodgson, Holway, Kemp, Pringle, Rowe (8)	Cllr Brown (1)	Cllr Long (1)	Cllrs Pannell, Taylor (2)
3851/18/HHO	7 Greenhill Terrace, East Allington	Conditional Approval	Cllrs Brazil, Abbott, Rowe, Pringle, Holway (5)	Cllrs Foss, Brown, Long, Hodgson (4)	Cllr Kemp (1)	Cllrs Pannell, Taylor (2)
1021/19/PDM	Barn at Higher Yetson Farm, Ashprington	Conditional Approval	Cllrs Abbott, Brazil, Brown, Foss, Hodgson, Holway, Kemp, Long, Pringle, Rowe (10)	(0)	(0)	Cllrs Pannell, Taylor (2)