

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
15 FEBRUARY 2017**

Members in attendance * Denotes attendance ∅ Denotes apology for absence			
*	Cllr I Bramble	*	Cllr J M Hodgson
*	Cllr J Brazil (am only)	*	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 (pm only)	*	Cllr R J Vint

Other Members in attendance:

Cllrs Baldry, Brown, Tucker and Wright

Officers in attendance and participating:

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

DM.54/16 MINUTES

The minutes of the meeting of the Committee held on 18 January 2017 were confirmed as a correct record and signed by the Chairman.

DM.55/16 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 J M Hodgson declared a personal interest in application **3781/16/VAR**: Removal of conditions 3, 4 and 6 of application 57/2943/13/VAR to allow separate residential use of ancillary building – Burnside, Avonwick by virtue of knowing the applicant. She remained in the meeting for the duration of this item and took part in the debate and vote thereon;

Cllr R C Steer declared a personal interest in application **3781/16/VAR**: Removal of conditions 3, 4 and 6 of application 57/2943/13/VAR to allow separate residential use of ancillary building – Burnside, Avonwick by virtue of the applicant and objector being neighbours. He remained in the meeting for the duration of this item and took part in the debate and vote thereon;

Cllr R J Foss declared a personal interest in application **2432/16/FUL**: construction of new dwelling with integral garaging – Land south of The Ridings, West Alvington by virtue of being related by marriage to the applicants. He remained in the meeting for the duration of this item and took part in the debate and vote thereon;

Cllr B F Cane declared a disclosable pecuniary interest in application **1825/16/OPA**: Outline application (with some matters reserved) for the erection of circa 29 dwellings and means of access – Land at SX550 522, North of Canes Orchard, Brixton by virtue of being the landowner. He left the meeting for the duration of this item;

Cllr Steer declared a personal interest on behalf of the Conservative group members in application **1825/16/OPA**: Outline application (with some matters reserved) for the erection of circa 29 dwellings and means of access – Land at SX550 522, North of Canes Orchard, Brixton by virtue of the landowner being a fellow Conservative district councillor. They remained in the meeting and took part in the debate and vote thereon;

Cllr Brazil declared a personal interest on behalf of the Opposition group members in application **3166/16/TPO**: T1 – Oak – remove two branches approximately 8 metres from ground level which overhang adjacent property – Endsleigh, Jubilee Road, Totnes by virtue of the applicant being the wife of a fellow Opposition group member. They remained in the meeting and took part in the debate and vote thereon.

DM.56/16

URGENT BUSINESS

The Chairman advised that application **1825/16/OPA**: Outline application (with some matters reserved) for the erection of circa 29 dwellings and means of access – Land at SX550 522, North of Canes Orchard, Brixton had been deferred from the agenda following publication.

DM.57/16

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.58/16

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:

0784/16/FUL Land adj to Gould Road, Salcombe

Parish: Salcombe

Erection of new industrial units and associated access and parking

Case Officer Update: None

Speakers included: Supporter: Mr Chris Brook: Ward Members:
Cllrs Pearce and Wright

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time
2. Accords with plans
3. Notwithstanding any indications of materials shown on the approved drawings or within any other part of this application, the exterior walls of the building hereby approved shall be clad in timber in accordance with details and samples that shall have been approved in writing by the Local Planning Authority prior to their installation. The development shall then be carried out in accordance with the approved details and the timber shall be retained as approved and shall not be painted or varnished in a way that will change its external appearance unless otherwise agreed in writing by the Local planning Authority.
4. Parking to be provided prior to occupation and retained.
5. Drainage to be implemented and maintained.
6. B1(b) light industrial use only
7. CEMP
8. Turning area to be provided and retained as such
9. Details of hard and soft landscaping to be agreed and implemented.
10. Unsuspected contamination
11. Permeable paving with drainage/filter layer to be used to control run off from the parking area in accordance with details to be previously approved by the LPA.
12. An oil separator is to be installed to prevent pollution from entering the estuary in accordance with a detailed specification previously approved by the LPA
13. All internal drainage is to connect into the foul sewer system in accordance with details to be approved by the LPA.
14. No external storage of chemicals.
15. LEMP to be agreed pre-commencement to address issues of pollution control management
16. No works to the area of embankment during bird nesting season unless an ecologist has confirmed in writing that there are no nesting birds and this report has been submitted and agreed by the LPA

**3227/16/OPA The Paddock, Hemerdon Lane, Hemerdon,
Plymouth**

Parish: Sparkwell

Outline application with all matters reserved for the erection of three detached dwellings

Case Officer Update: N/A

Speakers included: Supporter – Mr J Gamble: Ward Member – Cllr
Baldry

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Standard Outline Time Limit
2. Standard Outline Conditions
3. Approved plans
4. Retention of boundary hedges
5. Drainage details for surface/foul
6. Approved parking areas to be provided before occupation maintained
7. Refuse/recycling areas to be provided before occupation/maintained thereafter
8. Unexpected contamination
9. Samples of materials
10. Existing access to be retained for development
11. Any access improvements required implemented prior to commencement.
12. PD for means of enclosure removed
13. Landscape and boundary details & implementation

**3976/16/FUL Whitegates, Parsonage Road, Newton
Ferrers**

Parish: Newton and Noss

Demolition of single dwelling and the erection of two detached dwellings

Case Officer Update: Garage removed from the scheme due to concerns over impact on trees

Speakers included: Supporter – Mr Hallett: Ward Member – Cllr
Baldry

Recommendation: Conditional Approval

During discussion, Members noted their concern regarding the dimensions of the proposal. The Ward Member had stated that, in his view, the proposal represented overdevelopment of the site and a number of Members agreed. Another Member who had attended the site visit stated that the proposal was untypical of the area and therefore the proposal represented overdevelopment and not being in keeping with the surrounding properties. Generally, Members accepted that the proposal was smaller than a previous application that had been refused, but still felt that the proposal being discussed represented overdevelopment of the site.

Committee Decision: Refusal

Reasons:

The proposal had taken into account the reasons for refusal of the previous application, however, it still represented overdevelopment of the site that would result in a cramped and contrived layout that would be out of keeping with, and detrimental to, the character of the area.

3781/16/VAR Burnside, Avonwick

Parish: Ugborough

Removal of conditions 3, 4 and 6 of application 57/2943/13/VAR to allow separate residential use of ancillary building

Case Officer Update: N/A

Speakers included: Objector – Mrs Margaret Doggett: Supporter – Mrs Lindsay Stewart: Ward Member – Cllr Holway

Recommendation: Refusal

During discussion, Members commended the proposal as a good re-use of a building. Less weight was paid to comments of the Highways officer as the access was already in residential use.

Committee Decision: Conditional Approval

Reasons:

The proposal represented sustainable development and was already in residential use.

Conditions:

1. Accord with plans
2. Parking and turning area to be laid out within 3 months
3. Removal of permitted development rights

3701/16/HHO The Green House, Newton Ferrers**Parish: Newton Ferrers****Householder application for proposed detached outbuilding to be used as a boathouse**

Case Officer Update: N/A

Speakers included: Supporter – Mr Beveridge: Parish Council – Cllr Alison Ansell: Ward Member – Cllr Baldry

Recommendation: Conditional Approval

During discussion, Members noted concerns in respect of light pollution, both external lighting and the impact of lighting within the building on the estuary. Some Members felt the proposal was an extension of the house, rather than purely a boat house. Members were also concerned that the proposal was set forward and projected into the estuary, and felt it would be more acceptable if set back into the bank.

Committee Decision: Refusal

Reasons:

The location of the proposed building beyond the edge of the estuary bank together with its design, with a significant level of glazing contributing to light intrusion, would not conserve the landscape and scenic beauty of the South Devon AONB. The proposal is therefore contrary to paragraph 115 of the National Planning Policy Framework, Policy CS9 of the LDF Core Strategy and Policy DP2 of the LDF Development Policies DPD.

2432/16/FUL Land south of The Ridings, West Alvington**Parish: West Alvington**

Construction of new dwelling with integral garaging

Case Officer Update: N/A

Speakers included: Supporter – Mr Andrew Lethbridge: Ward Members – Cllrs Pearce and Wright

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time limit – 2 years
2. Accord with plans
3. Landscape planting specification and maintenance
4. Drainage connections

5. Drainage scheme to be implemented prior to occupation and thereafter maintained
6. Parking/turning to be made available prior to occupation

3166/16/TPO Endsleigh, Jubilee Road, Totnes

Parish: Totnes

T1: Oak – Remove two branches approx. 8 metres from ground level which overhang adjacent property

Case Officer Update: N/A

Speakers included: None

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Works to BS 3998:2010

DM.59/16 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.

DM.60/16 PERFORMANCE INDICATORS

The COP Lead Development Management introduced the latest set of performance indicators related to the Development Management service. Members had a lengthy debate on this item and were concerned that there may not be the appropriate number of staff in place to ensure that applications were determined within time. Members were keen to understand the number of cases that each officer was dealing with. The COP Lead explained that number of cases would not give a true picture of workload as cases varied in complexity and did not take account of pre-application work. He set out the measures being undertaken in employing additional staff and, whilst he was broadly comfortable with the workload for most officers, he was confident that the latest recruitment phase would provide him with the staffing levels he needed to address any shortfall. The COP Lead undertook to provide Members with a verbal update at each meeting of average case load at each of level 4, 5 and 6. Members agreed that this would at least enable workload trends to be monitored.

It was then:

RESOLVED

That the latest set of performance indicators be noted.

(Meeting commenced at 10.00 am and concluded at 5.00 pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 15 February 2017

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
1825/16/OPA	Land adj to Gould Road, Salcombe	Conditional Approval	Cllrs Holway, Cane, Rowe, Steer, Foss, Cuthbert, Bramble, Pearce, Brazil, Vint, Hodgson (11)	(0)	(0)	Cllr Hitchins (1)
3227/16/OPA	The Paddock, Hemerdon Lane, Hemerdon	Conditional Approval	Cllrs Holway, Cane, Rowe, Steer, Foss, Cuthbert, Bramble, Pearce, Vint, Hodgson, Hitchins (11)	(0)	(0)	Cllr Brazil (1)
3976/16/FUL	Whitegates, Parsonage Road, Newton Ferrers	Conditional Approval	Cllrs Steer, Hitchins, Foss, Cane (4)	Cllrs Hodgson, Rowe, Vint, Pearce, Bramble, Cuthbert, Holway (7)	(0)	Cllr Brazil (1)
3976/16/FUL	Whitegates, Parsonage Road, Newton Ferrers	Refusal	Cllrs Hodgson, Rowe, Vint, Pearce, Bramble, Cuthbert, Holway (7)	Cllrs Steer, Hitchins, Foss, Cane (4)	(0)	Cllr Brazil (1)
3781/16/VAR	Burnside, Avonwick	Conditional Approval	Cllrs Foss, Hodgson, Vint, Hitchins, Pearce, Bramble, Holway, Rowe (8)	Cllrs Steer, Cane, Cuthbert (3)	(0)	Cllr Brazil (1)
3701/16/HHO	The Green House, Newton Ferrers	Conditional Approval	Cllrs Holway, Steer, Foss (3)	Cllrs Hodgson, Vint, Pearce, Hitchins, Cuthbert, Cane, Bramble, Rowe (8)	(0)	Cllr Brazil (1)
3701/16/HHO	The Green House, Newton Ferrers	Refusal	Cllrs Hodgson, Vint, Pearce, Hitchins, Cuthbert, Cane, Bramble, Rowe (8)	Cllrs Holway, Steer, Foss (3)	(0)	Cllr Brazil (1)

2432/16/FUL	Land south of The Ridings, West Alvington	Conditional Approval	Cllrs Steer, Foss, Hitchins, Bramble, Holway, Rowe, Cuthbert, Cane, Pearce, Vint, Hodgson (11)	(0)	(0)	Cllr Brazil (1)
3166/16/TPO	Endsleigh, Jubilee Road, Totnes	Conditional Approval	Cllrs Steer, Foss, Hitchins, Bramble, Holway, Rowe, Cuthbert, Cane, Pearce, Vint, Hodgson (11)	(0)	(0)	Cllr Brazil (1)