

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
27 MAY 2015**

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
Cllr Tucker

Item No	Minute Ref or App. No. below refers	Officers in attendance and participating
All agenda items		Development Manager, Planning Officers, Solicitor and Member Services Manager

DM.1/15 MINUTES

The minutes of the meeting of the Committee held on 15 April 2015 were confirmed as a correct record and signed by the Chairman.

DM.2/15 DECLARATIONS OF INTEREST

Members and officers were invited to declare any interests in the items of business to be considered but none were made.

DM.3/15 PUBLIC PARTICIPATION

The Chairman proceeded to announce that the following members of the public had registered their wish to speak at the meeting:-

- **18/2312/14/F:** Objector – Mr John Littman: Supporter – Mr Brian Stoddart: Change of use of boathouse/workshop/sail loft to self contained dwelling – Proposed dwelling at SX 8656 5484, The Lane, Dittisham

DM.4/15 SITE INSPECTIONS

There were no site inspections to report.

DM.5/15 PLANNING APPLICATIONS

The Planning Case Officers submitted details of the planning applications as presented in the agenda papers.

During discussion of the planning applications, the following motions (which were in contradiction to the planning officer recommendation in the published agenda report), were **PROPOSED** and **SECONDED** and on being put to the vote were either **CARRIED** or **LOST**:-

- a) In respect of application **18/2312/14/F**: Change of use of boathouse/workshop/sail loft to self contained dwelling – Proposed dwelling at SX 8656 5484, The Lane, Dittisham, the Case officer outlined the application with plans, elevations and photographs. The main issues were the principle of development, residential amenity and highway safety. The proposal was recommended for refusal on the grounds of highway safety. Members asked detailed questions in relation to distances along the lane and the width, and also whether the property had been used for its original purpose. The Ward Member commented that he disagreed with the Highway Officer comments and supported the application, however he also shared the view of the neighbour in relation to overlooking.

It was then **PROPOSED** and **SECONDED** and on being put to the vote declared **LOST**:-

‘That the application be approved with an additional condition relating to agreement over boundary treatments’.

Members also raised concerns over light pollution, and after some discussion the following motion was **PROPOSED** and **SECONDED** and on being put to the vote declared **CARRIED**:-

‘That the application be approved with an additional condition relating to agreement over boundary treatments and an additional condition relating to addressing light pollution by using screens over rooflights’.

Reasons for Conditional Approval:

The Highways Officer comments were not applicable as the access was suitable to serve a single bedroom unit due to its proximity to the junction.

DM.6/15 **PLANNING APPEALS UPDATE**

The Development Manager updated Members on the detail of the listed appeals.

(Meeting commenced at 2.00 pm and concluded at 3:10 pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 27 May 2015

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
18/2312/14/F	Proposed dwelling at SX 8656 5484, The Lane, Dittisham	Approval (without additional condition re lighting)	Cllrs Pearce, Steer (2)	Cllrs Bramble, Brazil, Cuthbert, Foss, Hodgson, Holway, Rowe, Vint (8)	Cllr Cane (1)	Cllr Hitchins (1)
18/2312/14/F	Proposed dwelling at SX 8656 5484, The Lane, Dittisham	Approval (with additional condition re lighting)	Cllrs Bramble, Brazil, Cuthbert, Foss, Hodgson, Holway, Rowe, Vint (8)	Cllrs Cane, Pearce, Steer (3)	(0)	Cllr Hitchins (1)
14/0219/15/AD	Totnes Congregation of Jehovah's Witnesses, Kingdom Hall, Dartington	Approval	Cllrs Bramble, Brazil, Cane, Cuthbert, Foss, Holway, Pearce, Rowe, Steer (9)	Cllrs Hodgson, Vint (2)	(0)	Cllr Hitchins (1)
15/0525/15/DC	Garages adj to 3 Sandquay Road, Dartmouth	Approval	Cllrs Bramble, Brazil, Cane, Cuthbert, Foss, Hodgson, Holway, Pearce, Rowe, Steer, Vint (11)	(0)	(0)	Cllr Hitchins (1)

APPENDIX A

REF NO. 18/2312/14/F

Description etc. **Change of use of boathouse/workshop/sail loft to self contained dwelling**

Parish or Town Council - Dittisham

Parish Council's Views – No Objections

Officer Update – None

Recommendation – Refusal

Recommended Conditions - N/A

Committee Decision – Approval subject to conditions:

- Time Limit
 - Accord with plans
 - Details of boundary treatments
 - Screening to rooflights
-

Ref No. 14/0219/15/AD

Description etc. **Advertisement consent for erection of 4no. information fascia signs.**

Parish or Town Council – Dartington

Town Council's Views – Objection

Officer Update – None

Recommendation – **Conditional Approval**

Recommended Conditions

Commencement, Standard advertisement conditions (must be kept clean and tidy; must be kept in a safe condition; must have the permission of the owner of the site on which they are displayed (this includes the Highway Authority if the sign is to be placed on highway land); must not obscure, or hinder the interpretation of, official road, rail, waterway or aircraft signs, or otherwise make hazardous the use of these types of transport; must be removed carefully where so required by the planning authority

Committee Decision – Approve

REF NO. 15/0525/15/DC

DESCRIPTION ETC Erection of community greenhouse pursuant to condition 8 of planning approval 15/1080/14/DC Car park and community greenhouse

Parish or Town Council – Dartmouth Town Council

Parish Council Views – Recommended Approval

Officer Update - None

Recommendation – Conditional Approval

Recommended Conditions:

- Standard Time Limit
- Accord with plans

Committee Decision – Approve