

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

Members in attendance * Denotes attendance			
*	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 Brown, Hawkins, Hicks, Pennington, Smerdon and Tucker

Item No	Minute Ref or App. No. below refers	Officers in attendance and participating
All agenda items		Cop Lead Development Management, Planning Officers, Solicitor and Member Services Manager
	14/0142/15/F	Highways Authority Officer, Affordable Housing Officer

DM.7/15 MINUTES

The minutes of the meeting of the Committee held on 27 May 2015 were confirmed as a correct record and signed by the Chairman.

DM.8/15 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:

Cllrs Bramble, Cuthbert, Foss, Hitchins, Holway, Pearce, Rowe and Steer declared a personal interest in application **07/2752/14/VAR**: Variation of conditions (b) and (c) and removal of condition (d) of planning consent 07/0294/83/4 to allow all year occupation, lengthen times to stay on site to 6 months and to allow all year use to include on-site warden/security – Brixton Caravan and Camping Site, Steer Point Road, Brixton, by virtue of the applicant being a fellow Conservative Group Member of the Council. The Members remained in the meeting and took part in the debate and vote thereon;

Cllr Cane declared a disclosable pecuniary interest in application **07/2752/14/VAR**: Variation of conditions (b) and (c) and removal of condition (d) of planning consent 07/0294/83/4 to allow all year occupation, lengthen times to stay on site to 6 months and to allow all year use to include on-site warden/security – Brixton Caravan and Camping Site, Steer Point Road, Brixton, by virtue of being the applicant and he left the meeting for the duration of this application;

Cllrs Bramble, Cane, Cuthbert, Foss, Holway, Pearce, Rowe and Steer declared a personal interest in application **04/0550/15/O**: Outline application (all matters reserved) for erection of single dwelling – The Beeches, Bickleigh Down Road, Roborough by virtue of the applicant being a fellow Conservative Group Members of the Council. The Members remained in the meeting and took part in the debate and vote thereon;

Cllr Hitchins declared a disclosable pecuniary interest in application **04/0550/15/O**: Outline application (all matters reserved) for erection of single dwelling – The Beeches, Bickleigh Down Road, Roborough by virtue of being the applicant and he was absent from the meeting when this application was determined;

Cllrs Bramble, Foss, Pearce, Rowe and Steer declared a personal interest in application **30/1442/14/F**: Erection of a single two storey dwelling and separation of part of garden – The Anchorage, Redoubt Hill, Kingswear by virtue of the objector being known to Members of the Totnes Conservative constituency. The Members remained in the meeting and took part in the debate and vote thereon;

Cllr Cuthbert declared a personal interest in application **27_57/0923/15/F**: Construction of new dwelling and detached double garage with office accommodation over (resubmission of 27_57/1976/14/F) – Godwell House, Godwell Lane, Ivybridge by virtue of knowing the architect. She remained in the meeting and took part in the debate and vote thereon;

Cllr Vint declared a personal interest in application **23/0598/15/F**: Householder application for proposed extensions to rear and front of dwelling – The Linhay, Old Hazard Cottages, Harberton by virtue of the applicant being an acquaintance and he remained in the meeting and took part in the debate and vote thereon;

Cllrs R Rowe and B F Cane both declared a personal interest in the following applications by virtue of being respectively the Chairman and a Member of the South Devon AONB Partnership Committee within which the applications were sited. They remained in the meeting and took part in the debate and vote on each of these applications:-

- **11/0042/14/F – 11/0045/14/F**: Erection of agricultural buildings, associated dwelling, new access road and site office – Land at SX 707 456, Bantham Cross, Churchstow, Kingsbridge;
- **15/0138/15/F**: Demolish existing garages and reform as three garages with a loft apartment above – Garages adjacent 3 Sandquay Road, Dartmouth;
- **21_27/2754/14/VAR**: Variation of condition 2 of approval 21/2161/04/F to allow increase in the total floorspace devoted to the sale of certain goods – Endsleigh Garden Centre, Endsleigh, Ivybridge;
- **30/1799/14/F**: Erection of 2 no. flats with garages and parking – Plot to rear of Inglewood Cottages, Higher Contour Road, Kingswear. Cllr Rowe also declared a personal interest by virtue of the architect being known to her;

- **30/1442/14/F:** Erection of a single two storey dwelling and separation of part of garden – The Anchorage, Redoubt Hill, Kingswear;

DM.9/15

PUBLIC PARTICIPATION

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

- **14/0142/15/F:** Objector – Ms Trudy Turrell: Supporter – Mr Steve Bottomley: Parish Council – Cllr Ashton Chadwick: Redevelopment of existing Brimhay Bungalows to provide 32 new dwellings and associated highway (12 no. 1 bed apartments, 12 no. market houses and 8 flats) – Development site at SX 7863 6192 Forder Lane, Dartington;
- **11/0042/14/F – 11/0045/14/F:** Objectors – Mr Richard Martin and Mr Tom Roche: Supporter – Mr Andrew Lethbridge: Parish Council – Cllr Roger Hind: Erection of agricultural buildings, associated dwelling, new access road and site office – Land at SX 707 456, Bantham Cross, Churchstow, Kingsbridge;
- **15/0138/15/F:** Objector – Mr Les Barnes: Supporter – Mr Simon French: Demolish existing garages and reform as three garages with a loft apartment above – Garages adjacent 3 Sandquay Road, Dartmouth;
- **21_27/2754/14/VAR:** Objector – Ms Pat White: Supporter – Mr Andrew Ayles: Parish Council – Cllr Roy Hartwell: Town Council – Cllr Sylvia Rutley: Variation of condition 2 of approval 21/2161/04/F to allow increase in the total floorspace devoted to the sale of certain goods – Endsleigh Garden Centre, Endsleigh, Ivybridge;
- **30/1799/14/F:** Objector – Mr William Searle: Supporter – Mr Paul Brinton: Erection of 2 no. flats with garages and parking – Plot to rear of Inglewood Cottages, Higher Contour Road, Kingswear;
- **07/2752/14/VAR:** Objector – Mr Dave Springbett: Supporter – Mrs Amanda Burden: Parish Council – Cllr Patrick Loxdale: Variation of conditions (b) and (c) and removal of condition (d) of planning consent 07/0294/83/4 to allow all year occupation, lengthen times to stay on site to 6 months and to allow all year use to include on-site warden/security – Brixton Caravan and Camping Site, Steer Point Road, Brixton;
- **30/1442/14/F:** Objector – Mr John Crozier: Supporter – Mr Mark Evans: Erection of a single two storey dwelling and separation of part of garden – The Anchorage, Redoubt Hill, Kingswear;
- **27_57/0923/15/F:** Objector – Mrs Helen Harris: Supporter – Mr Ian Hodgson: Construction of new dwelling and detached double garage with office accommodation over (resubmission of 27_57/1976/14/F) – Godwell House, Godwell Lane, Ivybridge;
- **23/0598/15/F:** Supporter – Mrs Claire King-Smith: Householder application for proposed extensions to rear and front of dwelling – The Linhay, Old Hazard Cottages, Harberton;
- **34/0711/15/F:** Objector – Mrs Jacqueline Hunter: Supporter – Mr Tim Willcocks: Householder application for proposed rear single storey extension with flat roof – 18 Brockhurst Park, Marldon
- **34/0861/15/F:** Supporter – Mrs Carol Peakman: Householder application for raising of roof and roof extensions to provide first floor accommodation and alterations to existing windows – 39 Pembroke Park, Marldon.

DM.10/15 **SITE INSPECTIONS**

There were no site inspections carried forward from the meeting on 27 May 2015. Applications referred for site inspection at the meeting held on 15 April 2015 would be considered later on the agenda (Minute DM.11/15 refers).

DM.11/15 **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 **14/0142/15/F**: Redevelopment of existing Brimhay Bungalows to provide 32 new dwellings and associated highway (12 no. 1 bed apartments, 12 no. market houses and 8 flats) – Development site at SX 7863 6192 Forder Lane, Dartington the Case Officer began by outlining the application and the areas to be covered within his presentation. He updated the Committee with clarification related to the Tree Preservation Order and confirmed that the Landscape Officer was satisfied with the submitted tree protection plan and landscape management plan. He also advised the Committee that an application had been received by Devon County Council for a public right of way, which ran through the application area. Until this was confirmed, the application for the public right of way had little weight. The District Council had also received a request for the open space around the site to be listed as an Asset of Community Value. Concerns had been raised relating to land ownership but this was not a material planning consideration. Dartington Hall Trust had sent a letter requesting that the application be deferred. Finally the community had discussed an alternative application and the Case Officer advised that their application was likely to receive support, however, a full application had not yet been received and there was a duty to determine the application that had been submitted on its own merits.

The Case Officer went on to outline the application in detail using plans and photographs. He concluded that, when assessed against planning policies, the application was appropriate and the recommendation was for conditional approval.

The local Ward Member stated her concerns in respect of the time allowed for the Committee site inspection. She noted that in terms of the design of the proposal there had been no guidance in the form of consideration by the Council's Design Panel, no Developer Forum and no discussions with her.

She raised concerns over the expectation on a new planning officer to pick up a case he was unfamiliar with and produce a good report that showed an understanding of the parish and also noted that she had not received a full viability assessment as requested. The proposal was felt to be out of character for the area and represented over massing and scale. The design was too dense and the Case Officer referred to an urban setting but this area was rural. She was concerned that residents would not meet each other if the footpath was rerouted, the parking would be removed, the properties were 'stuffed in' and that there were two Listed Buildings close by that had not been reflected in the application. She raised concerns over the access to the site, and also about the biodiversity implications. She also felt that the proposal reflected social injustice. However, there was a better, community led plan. She concluded that the Council had a duty to look at the best quality plans and needed to take a serious look at what was offered in terms of potential development for the area.

During discussion on the proposal, Members considered the height of the proposal, in comparison with existing buildings. They also sought clarification on whether the social housing was intended for local people. The Affordable Housing Officer confirmed that the Roc building was for people local to the South Devon area. One Member was disappointed that the applicant had alienated the local community. The percentage of affordable housing was acceptable, however the design did not suit the location in their opinion. This, along with the impact on the natural environment meant he was unable to support the application. Another Member felt that without a five year land supply there was not sufficient reason to refuse the application. One Member felt that the proposal reflected a segregated housing scheme and the affordable housing did not reflect the needs of the elderly and disabled and therefore he would not support it. The Ward Member concluded by asking the Committee to take a lead on good development and refuse the application.

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

'That the application be refused'

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

'That the application be conditionally approved in line with officer recommendation'.

- b) In respect of application **21_27/2754/14/VAR**: Variation of condition 2 of approval 21/2161/04/F to allow increase in the total floorspace devoted to the sale of certain goods – Endsleigh Garden Centre, Endsleigh, Ivybridge, the Case Officer advised the Committee that the presented report contained the detail of the proposal. The Committee was also advised of changes in legislation relating to additional rights relating to change of use but that changes could not take place without an application being made.

During discussion, Members queried whether a quantitative assessment had been undertaken of the current retail area. Members also asked how it would be possible to enforce any condition on the area allowed for non garden centre retail without conducting a 'tape measure' exercise.

Local Ward Members supported the view of their respective parish and town council and were concerned that the proposal would have a detrimental impact on the town centre. Other Members felt there was no planning justification for refusal of the application. The COP Lead Specialist Development Management drew the distinction between interference in the free market and preserving the vitality of town centres. Another Member felt it would be appropriate to retain the existing conditions in order to support the local businesses.

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

'That the application be refused'

Reasons:

The proposal to increase floor area of non garden centre related goods and relaxation of retail floor limits for individual uses would harm the vitality and viability of Ivybridge Town Centre and as such would be contrary to Chapter 2 of the National Planning Policy Framework and Policy SHDC 23 of the South Hams Local Plan.

- c) In respect of application **30/1442/14/F**: Erection of a single two storey dwelling and separation of part of garden – The Anchorage, Redoubt Hill, Kingswear it was **PROPOSED**, **SECONDED** and on being put to the vote **CARRIED**:

'That a site inspection be held'

- d) In respect of application **23/0598/15/F**: Householder application for proposed extensions to rear and front of dwelling – The Linhay, Old Hazard Cottages, Harberton, the Case Officer began by advising the Committee that there was one late letter of support which had been received stating that the proposal was appropriate and not visible to anyone other than the immediate neighbours.

Plans and elevations were then shown to explain the proposal. The Case Officer noted that the front extension included a lot of glazing and would obscure the existing barn conversion. The glazing would significantly alter the rural character and the rear extension would dominate the appearance. On balance, there would be significant detrimental impact and the proposal was contrary to Policy. For that reason, she was recommending refusal.

The local Ward Member advised the Committee that this proposal was an exception to the rule. The property was only visible to immediate neighbours other than through a small gap, and there was neighbour and parish council support. The original barn conversion had been undertaken many years ago, and it could be argued that the character was lost with the conversion.

During discussion, a number of Members agreed with this view, and also that policies should provide guidance rather than a hard and fast rule. Members generally felt that the officer was right to recommend refusal, and also noted that a more modest proposal may have been more appropriate, however, in view of the community support the proposal should be supported.

It was then **PROPOSED, SECONDED** and on being put to the vote declared **CARRIED** that the application be conditionally approved.

Reasons:

The proposal site was an early barn conversion and the character had already been lost. The proposed extensions would not detrimentally change the character.

Conditions:

Accord with Plans
Standard time
Materials
Accord with Ecology Report

DM.12/15 **PLANNING APPEALS UPDATE**

The COP Lead for Development Management updated Members on the detail of the listed appeals.

(Meeting commenced at 10.00 am and concluded at 6:50 pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 1 July 2015

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
14/0142/15/F	Development site at SX 7863 6192, Forder Lane, Dartington	Refusal	Cllrs Hodgson, Cane, Brazil, Vint (4)	Cllrs Bramble, Cuthbert, Foss, Pearce, Holway, Rowe, Hitchins, Steer (8)		
14/0142/15/F	Development site at SX 7863 6192, Forder Lane, Dartington	Conditional Approval	Cllrs Bramble, Cuthbert, Foss, Pearce, Holway, Rowe, Hitchins, Steer (8)	Cllrs Hodgson, Cane, Brazil, Vint (4)		
11/0042/14/F	Land at SX 707 456, Bantham Cross, Churchstow	Conditional Approval	Cllrs Cane, Hitchins, Holway, Cuthbert, Vint, Brazil, Steer, Foss (8)	Cllrs Rowe, Pearce, Bramble, Hodgson (4)		
11/0043/14/F	Land at SX 707 456, Bantham Cross, Churchstow	Conditional Approval	Cllrs Cane, Hitchins, Holway, Cuthbert, Vint, Brazil, Steer, Foss (8)	Cllrs Rowe, Pearce, Bramble, Hodgson (4)		
11/0044/14/F	Land at SX 707 456, Bantham Cross, Churchstow	Conditional Approval	Cllrs Cane, Hitchins, Holway, Cuthbert, Vint, Brazil, Steer, Foss (8)	Cllrs Rowe, Pearce, Bramble, Hodgson (4)		
11/0045/14/F	Land at SX 707 456, Bantham Cross, Churchstow	Conditional Approval	Cllrs Cane, Hitchins, Holway, Cuthbert, Vint, Brazil, Steer, Foss (8)	Cllrs Rowe, Pearce, Bramble, Hodgson (4)		
15/0138/15/F	Garages adj to 3 Sandquay Road, Dartmouth	Conditional Approval	Cllrs Cane, Hitchins, Holway, Cuthbert, Vint, Brazil, Steer, Foss, Rowe, Pearce, Bramble, Hodgson (12)			
21_27/2754/14/ VAR	Endsleigh Garden Centre, Endsleigh, Ivybridge	Conditional Approval	Cllrs Steer, Bramble, Rowe, Pearce, Cane (5)	Cllrs Holway, Cuthbert, Vint, Hodgson, Brazil, Foss (6)	Cllr Hitchins (1)	

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21_27/2754/14/ VAR	Endsleigh Garden Centre, Endsleigh, Ivybridge	Refusal	Cllrs Holway, Cuthbert, Vint, Hodgson, Brazil, Foss (6)	Cllrs Steer, Bramble, Rowe, Pearce, Cane (5)	Cllr Hitchins (1)	
30/1799/14/F	Plot to rear of Inglewood Cottages, Higher Contour Road, Kingswear	Conditional Approval	Cllrs Steer, Foss, Bramble, Pearce, Rowe, Cane, Holway, Cuthbert, Hitchins, Hodgson, Vint (11)		Cllr Brazil (1)	
07/2752/14/VAR	Brixton Caravan and Camping Site, Steer Point Road, Brixton	Conditional Approval	Cllrs Bramble, Pearce, Rowe, Hodgson, Steer, Holway (6)	Cllrs Cuthbert, Vint, Brazil, Foss (4)	Cllr Cane due to DPI (1)	Cllr Hitchins (1)
30/1422/14/F	The Anchorage, Redoubt Hill, Kingswear	Site Inspection	Cllrs Foss, Steer, Hodgson, Holway, Rowe, Cuthbert, Cane, Bramble, Vint (9)	Cllrs Pearce, Brazil (2)		Cllr Hitchins (1)
27_57/0923/15/F	Godwell House, Godwell Lane, Ivybridge	Conditional Approval	Cllrs Pearce, Holway, Cuthbert, Vint, Foss, Steer (6)	Cllr Cane, Bramble, Hodgson (3)	Cllr Brazil (1)	Cllrs Hitchins, Rowe (2)
04/0550/15/O	The Beeches, Bickleigh Down Road, Roborough	Conditional Approval	Cllrs Pearce, Holway, Cuthbert, Vint, Foss, Steer, Cane, Bramble, Brazil (9)			Cllrs Hitchins, Rowe, Hodgson (3)
23/0598/15/F	The Linhay, Old Hazard Cottages, Harberton	Conditional Approval	Cllrs Holway, Vint, Foss, Steer, Cane, Bramble, Brazil (7)	Cllr Cuthbert (1)	Cllr Pearce (1)	Cllrs Hitchins, Rowe, Hodgson (3)
34/0711/15/F	18 Brockhurst Park, Marldon	Conditional Approval	Cllrs Holway, Vint, Foss, Steer, Cane, Bramble, Cuthbert, Pearce (8)			Cllrs Hitchins, Rowe, Hodgson, Brazil (4)
34/0861/15/F	39 Pembroke Park, Marldon	Conditional Approval	Cllrs Holway, Vint, Foss, Steer, Cane, Bramble, Cuthbert, Pearce (8)			Cllrs Hitchins, Rowe, Hodgson, Brazil (4)

DRAFT APPENDIX A

14/0142/15/F

Redevelopment of existing Brimhay Bungalows to provide 32 new dwellings and associated highway. (12no. 1 bed apartments, 12no. market houses and 8 flats)

Parish or Town Council: Dartington

Parish Council's Views: Objection

Officer Update –

Recommendation – Officer Recommendation for approval

Committee Decision – Conditional approval

1. Standard time limit for commencement;
 2. Accord with Plans, Drawings and FRA;
 3. GPDO Exclusion;
 4. Unsuspected Contamination;
 5. On-site highway works in accordance with plans / drawings;
 6. Construction Management Plan to be submitted and approved prior to commencement;
 7. Construction Method Plan to be submitted and approved prior to commencement;
 8. Phasing Plan to be submitted and approved prior to commencement;
 9. Surface water drainage layout and details to be submitted prior to commencement and the approved details completed and operational prior to occupation;
 10. Adherence to the Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Methodology Statements;
 11. Submission, prior to commencement, of a Lighting Strategy;
 12. Renewable energy / energy efficiency details to be submitted and approved prior to commencement;
 13. Submission and agreement, prior to commencement, of a Landscape and Ecological Management Plan.
 14. Copy of a Dormouse European Protected Species Licence.
 15. Adherence to measures within Preliminary Ecological Appraisal, and Bat Activity Survey Report.
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11/0042/14/F

Description etc. Erection of agricultural building (No1, washing), associated dwelling, new access road and site office. Resubmission of planning ref 11/1547/13/F

Parish or Town Council: Churchstow Parish Council

Parish Council's Views: Objections

Officer Update – additional landscaping condition to secure planning to provide greenery all year round and annual inspections for the first 5 years after completion

Recommendation – Officer Recommendation for approval

Conditions:

1. Standard 3 year time limit;
2. Accord with plans;
3. Level of buildings;
4. Use limited to produce washing and grading only no other B2 use
5. B2 use to be ancillary to agricultural use only
6. Surface water drainage;
7. Drainage accord with approved details and implemented prior to commencement of use;
8. Foul drainage;
9. Noise controls;
10. No mud/debris onto highway;
11. Permanent closure of existing access;
12. Construction Management Plan;
13. Details external lighting;
14. Landscaping – strategic planting;
15. Landscaping 1yr inspection;
16. Protection of hedgerows;
17. Submission of Extended Phase 1 habitat survey;
18. Access and manoeuvring/turning areas complete prior to use of agricultural buildings;
19. Materials schedule/samples;
20. Removal of GDO rights for agricultural/business buildings;
21. Site office for use in connection with business only;
22. Agricultural tie on dwelling;
23. Removal of GDO rights on dwelling;
24. Drainage for dwelling complete prior to occupation;
25. Access to dwelling complete prior to occupation.
26. Distribution of potatoes from site shall not be carried out between the hours of 2200 – 0800 Monday – Sunday

Plus landscaping condition as above

Committee Decision – Conditional approval

11/0043/14/F

Description etc. Erection of agricultural building (No.2, cold storage building). Resubmission of planning ref 11/1545/13/F

Parish or Town Council: Churchstow Parish Council

Parish Council's Views: Objections

Officer Update – landscaping condition to secure planning to provide greenery all year round and annual inspections for the first 5 years after completion

Recommendation – Officer Recommendation for approval

Conditions:

1. Standard 3 year time limit;
2. Accord with plans;
3. Level of buildings;
4. Use limited to produce washing and grading only no other B2 use
5. B2 use to be ancillary to agricultural use only
6. Surface water drainage;
7. Drainage accord with approved details and implemented prior to commencement of use;
8. Foul drainage;
9. Noise controls;
10. No mud/debris onto highway;
11. Permanent closure of existing access;
12. Construction Management Plan;
13. Details external lighting;
14. Landscaping – strategic planting;
15. Landscaping 1yr inspection;
16. Protection of hedgerows;
17. Submission of Extended Phase 1 habitat survey;
18. Access and manoeuvring/turning areas complete prior to use of agricultural buildings;
19. Materials schedule/samples;
20. Removal of GDO rights for agricultural/business buildings.
21. Distribution of potatoes from site shall not be carried out between the hours of 2200 – 0800 Monday - Sunday

Plus landscaping condition as above

Committee Decision – Conditional approval

11/0044/14/F

Erection of agricultural building (No3, cold store) Resubmission of planning ref 11/1546/13/F

Parish or Town Council: Churchstow Parish Council

Parish Council's Views: Objections

Officer Update – landscaping condition to secure planning to provide greenery all year round and annual inspections for the first 5 years after completion

Recommendation – Officer Recommendation for approval

Conditions:

1. Standard 3 year time limit;
2. Accord with plans;
3. Level of buildings;
4. Use limited to produce washing and grading only no other B2 use
5. B2 use to be ancillary to agricultural use only
6. Surface water drainage;
7. Drainage accord with approved details and implemented prior to commencement of use;
8. Foul drainage;
9. Noise controls;
10. No mud/debris onto highway;
11. Permanent closure of existing access;
12. Construction Management Plan;
13. Details external lighting;
14. Landscaping – strategic planting;
15. Landscaping 1yr inspection;
16. Protection of hedgerows;
17. Submission of Extended Phase 1 habitat survey;
18. Access and manoeuvring/turning areas complete prior to use of agricultural buildings;
19. Materials schedule/samples;
20. Removal of GDO rights for agricultural/business buildings.
21. Distribution of potatoes from site shall not be carried out between the hours of 2200 – 0800 Monday - Sunday

Plus landscaping condition as above

Committee Decision – Conditional approval

11/0045/14/F

Erection of agricultural building (No. 4, grading unit for potatoes) Resubmission of planning ref 11/1544/13/F

Parish or Town Council: Churchstow Parish Council

Parish Council's Views: Objections

Officer Update – landscaping condition to secure planning to provide greenery all year round and annual inspections for the first 5 years after completion

Recommendation – Officer Recommendation for approval

Conditions:

1. Standard 3 year time limit;
2. Accord with plans;
3. Level of buildings;
4. Use limited to produce washing and grading only no other B2 use
5. B2 use to be ancillary to agricultural use only
6. Surface water drainage;
7. Foul drainage;
8. Drainage accord with approved details and implemented prior to commencement of use;
9. Noise controls;
10. No mud/debris onto highway;
11. Permanent closure of existing access;
12. Construction Management Plan;
13. Details external lighting;
14. Landscaping – strategic planting;
15. Landscaping 1yr inspection;
16. Protection of hedgerows;
17. Submission of Extended Phase 1 habitat survey;
18. Access and manoeuvring/turning areas complete prior to use of agricultural buildings;
19. Materials schedule/samples;
20. Removal of GDO rights for agricultural/business buildings.
21. Distribution of potatoes from site shall not be carried out between the hours of 2200 – 0800 Monday - Sunday

Plus landscaping condition as above

Committee Decision – Conditional approval

15/0138/15/F

Demolish existing garages and reform as three garages with a loft apartment above

Parish or Town Council: Dartmouth TC

Town Council's Views:

Recommend refusal on the grounds of 1. Overdevelopment in a Conservation Area; 2. Unneighbourly; 3. Encroachment.

Officer Update – None

Recommendation – Officer Recommendation for approval

Committee Decision – Conditional Approval.

Conditions:

Standard Time Limit
Accord with Plans
Unsuspected Contamination
Universal Contaminated Land
Verification Report (Contamination)
Materials (including timber finish and natural slate)
Drainage
Garage Doors
Natural Stonework

21_27/2754/14/VAR

Variation of condition 2 of approval 21/2161/04/F to allow increase in the total floorspace devoted to the sale of certain goods

Parish or Town Council: Ermington PC / Ivybridge TC

Ermington Parish Council: Objection

Ivybridge Town Council: Objection

Officer Update – None

Recommendation – Officer Recommendation for approval

Reason for Refusal: The proposal to increase floor area of non garden centre related goods and relaxation of retail floor limits for individual uses would harm the vitality and viability of Ivybridge Town Centre and as such would be contrary to Chapter 2 of the National Planning Policy Framework and Policy SHDC 23 of the South Hams Local Plan.

Committee Decision – Refusal

30/1799/14/F - Plot to rear of Inglewood Cottages, Higher Contour Road, Kingswear, TQ6 0AT

Erection of 2no. flats with garages and parking

Parish or Town Council: Kingswear

Parish Council's Views: Objection

Officer Update –

Recommendation – Officer Recommendation for approval

Committee Decision – Conditional approval

Conditions:

1. Time limit
 2. Accord with plans
 3. Final details (to be agreed prior to residential occupation of Flat 1) and obscure glazing to windows to NE1, NE2, SW1 and SW2
 4. Details of privacy screen, to be installed prior to residential occupation of Flat 1
 5. Fence to be installed prior to residential occupation of Flat 2
 6. Timing of works outside bird nesting season
 7. Development in accordance with Ecological Appraisal
 8. Works in accordance with agreed Arboricultural Impact Assessment and Arboricultural Method Statement
 9. Submission of and implementation of landscape scheme
 10. Unsuspected contamination
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07/2752/14/VAR

Variation of conditions (b) and (c) and removal of condition (d) of planning consent 07/0294/83/4 to allow all year occupation, lengthen times to stay on site to 6 months and to allow all year use to include on-site warden/security

Parish or Town Council: Brixton

Parish Council's Views: Objection

Officer Update –

Recommendation – Officer Recommendation for approval

Committee Decision – Conditional approval

- Time limit for commencement
 - In accordance with plans
 - Only to be used for holiday/tourist/short term residential visitor purposes and a visitors register to be kept
 - Warden accommodation solely occupied by the site warden and not for holiday accommodation or other residential purposes.
 - No caravan storage to take place at any time.
 - Outside of the period 15th November to 15th March only the northern field (as shown on the site plan received on 3/3/2015) shall be used, and for no more than twenty (20) caravans at any one time.
 - The northern part of the site (as shown on the site plan submitted by P Daw on 3/3/2015) may, for a period not exceeding two years from the date of this decision be used for short-term occupancy, with no one occupant exceeding a six months stay within any a 12 month period.
 - Touring caravans only and no statics
 - No pedestrian or vehicle access to the Class I road.
 - Landscaping
-

30/1422/14/F

Erection of a single two storey dwelling and separation of part of garden - The Anchorage, Redoubt Hill, Kingswear, Dartmouth TQ6 0DA

Parish or Town Council: Kingswear

Parish Council's Views: Objection

Officer Update –

Recommendation – Officer Recommendation for approval

Committee Decision – Conditional approval

Conditions:

Time limit for commencement
In accordance with approved plans
Permitted development restrictions
Materials to be agreed
Unsuspected contamination condition
Details of foul and surface water drainage

27_57/0923/15/F

Construction of new dwelling and detached double garage with office accommodation over
(resubmission of 27_57/1976/14/F) - Godwell House, Godwell Lane, Ivybridge, PL21 0LT

Parish or Town Council: Ivybridge Town Council's Views: Objection

Parish or Town Council: Ugborough Parish Council's Views: No Objection

Officer Update –

Recommendation – Officer Recommendation for approval

Committee Decision – Conditional approval

Conditions:

Standard 3 year time limit
Accord with plans
Accord with details of submitted arboricultural assessment and associated plan
Foul water drainage details prior to commencement of development
Surface water drainage details prior to commencement of development
Landscape design proposals prior to commencement of development
Retention of parking for motor vehicles
Office use to remain ancillary to dwelling
Restrictions of Permitted Development Rights
Obscure glass in first floor window on western elevation
No use of the flat roof as amenity area
Unsuspected contamination

04/0550/15/O

Outline application (all matters reserved) for erection of single dwelling –
The Beeches, Bickleigh Down Road, Roborough, Plymouth, PL6 7AD

Parish or Town Council: Bickleigh

Parish Council's Views: Approval

Officer Update –

Recommendation – Officer Recommendation for approval

Committee Decision – Conditional approval

Conditions:

Time limit condition

Accord with plans

No development until reserved matters approved

Unsuspected contamination

Drainage condition – sewage further details prior to commencement of development

Drainage condition – soakaway further details prior to commencement of development

Landscape plan prior to commencement of development

Trees – submission of details – prior to the commencement of development

23/0598/15/F

Householder application for proposed extensions to rear and front of dwelling

The Linhay, Old Hazard Cottages, Harberton, TQ9 7LN

Parish or Town Council: Harberton

Parish Council's Views: No objection

Officer Update –

Recommendation – Officer Recommendation for refusal

Committee Decision – Conditional approval

Conditions:

Accord with Plans

Standard time

Materials

Accord with Ecology Report

34/0711/15/F

Householder application for proposed rear single storey extension with flat roof
18 Brockhurst Park, Marldon, Paignton, TQ3 1LB

Parish or Town Council: Marldon

Parish Council's Views: Objection

Officer Update –

Recommendation – Officer Recommendation for approval

Committee Decision – Conditional approval

Conditions:

Time

Accords with plans

Materials to match existing

No windows to be inserted in north and south elevations

Fencing not to exceed 1.8 m in height above existing ground level except where it lies adjacent to the deck, where the height shall be 1.8m from the finished floor level of the deck.

Informative – SW Water

Informative – Party Wall Act

34/0861/15/F

Householder application for raising of roof and roof extensions to provide first floor accommodation and alterations to existing windows

39 Pembroke Park, Marldon, Paignton, TQ3 1NL

Parish or Town Council: Marldon

Parish Council's Views: Objection

Officer Update –

Recommendation – Officer Recommendation for approval

Committee Decision – Conditional approval

Conditions:

Time

Accordance with plans

Materials to match

Side facing velux windows to be obscure glazed
