

## Appendix A

### **37/2548/14/O**

Outline application (with some matters reserved) for mixed-use development of 70 dwellings, allotments, community facility, recreation and employment land.

**Parish or Town Council** – Newton and Noss Parish Council

**Parish Council's Views** - Objection

**Officer Update-** The DM Specialist provided a verbal update and reminder with respect to the key issues as outlined below:

### **Affordable Housing**

The AH Offer meets policy requirements and Officers are satisfied that appropriate scope and detail can be secured in a s106 Agreement.

### **Need**

That, with respect to the tests of paragraph 116 of the National Planning Policy Framework (NPPF), some need exists, but this did not amount, in the opinion of the DM Specialist, to exceptional circumstances.

### **Alternative Sites Assessment**

That, with respect to the tests of paragraph 116 of the NPPF, if the quantum of development were justified that the site represented the best opportunity to meet that need at this time.

### **Environmental impact**

That, with respect to the tests of paragraph 116 of the NPPF, environmental impacts are acceptable and that the high quality of design and biodiversity enhancements contributed to a degree to establishing exceptional circumstances.

### **Sustainable development**

That whilst the site is, to a degree, isolated, the balance of sustainability is favourable due to the following factors.

### **Recommendation** – Refusal

**Committee Decision** – Authority to grant conditional approval be delegated to the Lead Specialist (Development Management) in consultation with the Chairman of Development Management Committee, subject to conditions and the signing of a Section 106 Agreement

### **Conditions**

1. 18 months for Reserved Matters;
2. Time limit for commencement;
3. Accord with Plans, Drawings and FRA;
4. Detailed design for all development;
5. GPDO Exclusion;
6. Unsuspected Contamination;
7. On-site highway works in accordance with plans / drawings;

8. Details for a safe crossing of the A379 to be approved prior to commencement and provided before occupancy of any buildings;
9. Construction Management / Method Plan to be submitted and approved prior to commencement;
10. Phasing Plan to be submitted and approved prior to commencement (secure AH and employment vs OM);
11. Surface water drainage layout and details to be submitted prior to commencement and the approved details completed and operational prior to occupation;
12. Arb and tree plans ... subsequently adherence to the Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Methodology Statements;
13. Lighting Strategy;
14. Renewable energy / energy efficiency details to be submitted and approved prior to commencement (EcoHomes Level 4 or equivalent);
15. Revised ecology assessment / surveys (as necessary);
16. Landscape and Ecological Management Plan;
17. Adherence to measures within Preliminary Ecological Appraisal, and Bat Activity Survey Report; and
18. Transport Assessment;
19. Noise;

**S106:**

1. Affordable Housing

50% of the residential units to be delivered in accordance with SHDC affordable housing policy and the Devon Home Choice Policy, affordable in perpetuity.

Tenure: 30% rented homes and 70% intermediate housing.

Unit size / mix: 5 x 2 bed, 6 x 3 bed (to be let at affordable rents) and 7 x 2 bed, 17 x 3 bed (intermediate affordable for discounted open market sale or shared ownership or affordable self build).

All intermediate units to be retained as intermediate affordable dwellings in perpetuity.

Affordability of units: rents are restricted to a maximum rent of 80% of market rents (inclusive of any service charges), intermediate sale is restricted to 60% of open market value in perpetuity.

Delivery of the affordable housing would be linked to delivery of the market units as agreed with SHDC.

2. Allotments

20 allotments for residents of the development / residents of the local area.

### 3. Site for Outdoor Community Use

1000m<sup>2</sup> area of land for the purposes of holding a outdoor community events (including farmers' markets and similar type events)

### 4. Public Open Space and Play Provision

Areas of land within the development will be provided as Public Open Space / community woodland / community orchard. This area to be a minimum of 10,000m<sup>2</sup> in association with local planning authority's Public Open Space requirement.

Play space / equipment to be provided on site within the development.

The developer will submit plans to the Local Planning Authority for the management and maintenance of the Play and Public Open Space.

The owner will secure public access to the Play and Public Space.

### 5. On Site Sport/Community Facility Provision

5000m<sup>2</sup> of land which could be used to accommodate a leisure / community facility / activity for the benefit of the local community subject to a community group coming forward with the funds to build and a viable strategy to maintain the facility.

### 6. Employment Element

To provide within the development a minimum of 750m<sup>2</sup> of business units for B1 / B2 and B8 (as considered appropriate by the LPA)

### 7. Education Contribution

Contribution towards secondary school education of £191,530.50.

Contribution towards the cost of transportation to school (Ivybridge) for secondary school aged children living at the development of £33,335.50.

£500 towards Devon County Council legal costs

### 8. Sustainable Transport Contribution

Contribution towards the retention of the number 94 bus. Total contribution £125,000 to be provided over a 5 year period (£25,000 per annum)

### 9. Boat Storage (Community Use)

Covered storage within the development for the storage of boats for the use of the residents of the development / local community (to be used to store the regatta boats and gig boats owned by the regatta committee and gig club)

10. Cycle path and footpath upgrade

11. Barn Owls

New barn owl habitat and accommodation to a specification agreed with the Barn Owl Trust.

12. Landscape and Ecological Management Plan, including retention and management of semi-improved grassland

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**58/1014/15/F**

Redevelopment of site to provide replacement public house and restaurant and 10no. holiday units with owners apartment. Construction of 6no. 2 bed apartments on associated land

**Parish or Town Council** – Wembury Parish Council

**Parish Council's Views** – No objection

**Officer Update**

1. Natural England are satisfied with ecological information and withdraw their concerns regarding the impact on Wembury Point SSSI. They now raise no objection.
2. The recommendation is therefore now changed to Conditional Approval.
3. The AONB Unit have commented raising no objection.
4. One further letter of representation objecting to the application raising concern regarding highway safety and scale of development.
5. Additional condition requiring the owner's apartment to be tied as being for the managers of the site only.
6. Additional condition removing Permitted Development Rights to restrict change of use away from pub/restaurant.

**Recommendation** - Conditional approval delegated to the Community of Practice Lead, subject to Natural England withdrawing their objection

**Recommended Conditions**

1. Time limit for commencement
2. In accordance with plans
3. Holiday use restriction for holiday units
4. Materials
5. Construction Management Plan
6. Contaminated land
7. Percolation tests
8. Additional condition requiring the owner's apartment to be tied as being for the managers of the site only.
9. Additional condition removing Permitted Development Rights to restrict change of use away from pub/restaurant.

**Committee Decision** – Conditional Approval

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**14/1687/15/VAR**

Variation of condition 6 (Traffic Management Plan) and removal of condition 7 (Closure of Access) of planning consent 14/3161/14/F

**Parish or Town Council** – Dartington Parish Council

**Parish Council's Views** - Objection

**Officer Update**

The DM Specialist provided an update to the Members with regards to an amended Site Location Plan

**Recommendation** – Conditional Approval

**Recommended Conditions**

1. Accord with plans
2. Unsuspected Contamination
3. Holiday accommodation
4. Access and parking in accordance with approved plans
5. Details of traffic movements and construction
6. Development carried out in accordance with Preliminary Ecological Assessment

**Committee Decision** – Deferral for site inspection

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**37/1621/15/F**

Householder application for proposed erection of a garage and boat store

**Parish or Town Council** – Newton and Noss Parish Council

**Parish Council's Views** - Objection

**Officer Update** - The DM Specialist updated the Committee on an additional Letters of Representations received objecting to the Planning Application

**Recommendation** – Conditional Approval

**Recommended Conditions**

1. Standard time limit
2. Adherence to plans
3. Retention of parking for boats and motor cars in perpetuity
4. Timber sample prior to installation
5. Adherence to arboricultural mitigation
6. To be used ancillary or incidental to main house only

**Committee Decision** – Conditional Approval

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**32/1742/15/F**

Proposed siting of mobile home

**Parish or Town Council** – Loddiswell

**Parish Council's Views** – No objection

**Officer Update** – N/A

**Recommendation** - Refusal

**Committee Decision** - Refusal

