

MINUTES of the MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE held in THE REPTON ROOM, FOLLATON HOUSE, TOTNES, on WEDNESDAY, 15 DECEMBER 2021

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

Other Members also in attendance and participating:
Cllrs D O’Callaghan and J Pearce

Officers in attendance and participating:

Item No:	Application No:	Officers:
All agenda items		Senior Specialists and Specialists – Development Management; Legal Officer; IT Specialists; and Democratic Services Officer;

DM.39/21 MINUTES
The minutes of the meeting of the Committee held on 10th November 2021 were confirmed as a correct record by the Committee.

The minutes of the meeting of the Committee held on 6th October 2021 were updated to reflect that the Local Ward Member had not said the pods were unauthorised, but that they had been added since the original consent (Minute DM.29/21(6f) refers).

The minutes of the meeting of the Committee held on 8th September 2021 were updated to correct the affordable housing contribution which was £410,000 (Minute DM.22/21(6a) refers).

DM.40/21 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 B Taylor declared an Other Registerable Interest in all applications bar 4219/20/OPA, (Minutes DM.42/21(a), (b), (c) and (d) below refer), as he was a Member of the South Devon AONB Partnership Committee. The Member remained in the meeting and took part in the debate and vote thereon;

Cllrs R Foss declared a Non Registerable Interest in application 4219/20/OPA (Minute DM.42/21(6e) below refers). This was because the Member had an account with the applicant's business. The application was deferred;

Cllr H Reeve declared a Non Registerable Interest in application 4219/20/OPA (Minute DM.42/21(6e) below refers). This was because the Member had an account with the applicant's business and a close relationship with someone who worked there. The application was deferred;

Cllr R Rowe confirmed that she had discussed the matter of application 4219/20/OPA with the Monitoring Officer before this meeting and had concluded that she had no interest to declare.

DM.41/21 **PUBLIC PARTICIPATION**

The Chairman noted the list of members of the public, Town and Parish Council representatives, and Ward Members who had registered their wish to speak at the meeting.

DM.42/21 **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:

6a) 1218/21/HHO 18 Meadcombe Road, Thurlestone, TQ7 3TB

Parish: Thurlestone Parish Council

Proposed Works: Householder application for extension and alterations.

Case Officer Update: no update

Speakers included: Objector – Ms Tsai Walton; Supporter – Mr Andrew Lethbridge; Ward Member – Cllrs M Long and J Pearce

During the debate, several Members agreed that it was a finely balanced decision, with some Members commenting that the new balcony would not greatly increase the overlooking which was already present. One of the local Ward Members commented that there were already many houses in the area with similar balconies. It was then proposed that there should be a condition added for obscured glass at the end of the balcony overlooking the neighbours at number 20 Meadcombe Road.

Recommendation: Refusal

Committee decision: Conditional Approval delegated to the Head of Development Management (DM), in consultation with the Chairman of the DM Committee, Vice Chairman, proposer, seconder, and the local Ward Member.

Conditions:

1. Time limit
2. Accord with plans
3. Surface water drainage
4. Obscure glazing/fixed shut up to 1.7m above FFL for 2 x windows on east elevation of extension
5. Obscure glazing up to 1.2m for balustrading as indicated in green
6. Adhere to ecological mitigation

6b) 1942/21/HHO Genesis, Loring Road, Salcombe, TQ8 8AT

Town: Salcombe Town Council

Development: (Revised plans) Householder application for alterations and extension to dwelling, including demolition of outbuilding (resubmission of application 0137/21/HHO).

Case Officer Update: No update. The case officer conceded that this was a finely balanced decision.

Speakers included: Supporter – Mr A Perraton; Ward Members – Cllrs M Long and J Pearce.

During the debate, Members agreed that there should be a condition added that would keep the four mature trees in the garden, these being two myrtles and two conifers. It was also decided to condition for the removal of PD (Permitted Development) Rights on creating any raised terraces.

Recommendation: Conditional Approval

Committee decision: Conditional Approval

Conditions

1. Standard time limit
2. Adherence to plans
3. Surface water drainage
4. Removal of PD for terraces/raised platforms
5. Retention of existing planting
6. Flat roof not be used as an amenity area
7. Adherence to ecological mitigation

6c) 0900/21/HHO 12 Linhey Close, Kingsbridge, TQ7 1LL

Town: Kingsbridge Town Council

Development: READVERTISEMENT (Revised plans received) Householder application for proposed internal and external alterations

Case Officer Update: There had been nine more letters of objection received, relating to issues on privacy. It was clarified that the balcony height would be raised by 280mm to accommodate the step down from inside out to the balcony. The Case Officer confirmed that this application had been made by a staff member and that, again, it was a finely balanced decision.

Speakers included: Objector – Mrs K Fradd; Supporter – Mrs K White presentation read out; Ward Member – Cllr D O’Callaghan;

During the debate, there was a discussion regarding obscuring areas of the glass to help mitigate overlooking but that there was already a large degree of overlooking built into the original design of the estate and the topography of the site. One Member felt that there would be the same level of noise in the garden with or without the changes, while another Member felt the application was inappropriate and unneighbourly. A condition for obscuring part of the glass was agreed.

Recommendation: Conditional Approval

Committee decision: Conditional Approval

Conditions

1. Standard time limit
2. Adherence to plans
3. Obscure glazing up to 1.2m for balustrading as indicated in green

6d) 3221/21/FUL Land on the South West side of Cliff Road, Wembury

Parish: Wembury Parish Council

Development: New dwelling

Case Officer Update: no update

Speakers included: Objector – Ms J Cox; Supporter – Mr D Stewart; Ward Member – Cllr D Brown;

Recommendation: Delegate to Head of Development Management

Practice to approve conditionally subject to the completion of an acceptable S106 legal agreement to secure Tamar Valley European Marine Site monetary contribution.

Committee decision: Conditional approval subject to completion of S106 agreement.

Conditions

1. Time limit (3 years)
2. Approved plans
3. Construction management plan (prior to commencement)
4. Arboricultural information (prior to commencement)
5. Materials details
6. Landscaping
7. External lighting details
8. Ecological recommendations and enhancement measures
9. Provision of access and parking spaces prior to occupation and retained thereafter
10. Drainage – compliance condition
11. Two first floor windows on north west elevation obscure glazed
12. Adherence to DEV32 measures
13. Unexpected contamination
14. Removal of PD

6e) 4219/20/OPA Land at Three Corners Workshop, Moreleigh

Parish: Moreleigh Parish Council

Development: Outline application with all matters reserved for a permanent occupational/ rural workers dwelling

Case Officer Update: It was stated that the Council had not received written justification for approval for a new dwelling in the countryside, which was required.

Speakers included: Supporter – Ms A Burden; Ward Member – Cllr H Reeve (*non-registerable interest declared*)

During the debate, Members agreed there was insufficient information submitted on drainage, ecology, biodiversity, and climate change measures. The Agent stated that there had been written justification submitted but the Case Officer confirmed this was neither on the file nor on the Council website. Therefore it was voted that this application be deferred to allow for fuller information to be received and assessed.

Recommendation: Refusal

Committee decision: Deferral

DM.43/21 **PLANNING APPEALS UPDATE**

Members noted the list of appeals as outlined in the presented agenda report.

The Members were informed that of the 56 appeals in 2020, 17 were allowed and that so far in 2021, there had been 47 decisions, with 19 upheld (about 40%).

The Head of Development Management then outlined costs awarded against the Council which had totalled £11,446.95, and the reasons for those awards.

DM.44/21 **UPDATE ON UNDETERMINED MAJOR APPLICATIONS**

The list of undetermined major applications was noted.

(Meeting commenced at 10:00 am and concluded at 3:45pm, with lunch at 12:45pm to 2:00pm and a 15 minute break at 11:30am.)

Chairman

Voting Analysis for Planning Applications – DM Committee 15th December 2021

<i>Application No:</i>	<i>Site Address</i>	<i>Vote</i>	<i>Councillors who Voted Yes</i>	<i>Councillors who Voted No</i>	<i>Councillors who Voted Abstain</i>	<i>Absent</i>
1218/21/HHO	18 Meadcombe Road, Thurlestone, TQ7 3TB	Refusal	Cllrs Abbott, Foss, Hodgson (3)	Cllrs Brazil, Brown, Kemp, Long, Pannell, Pringle, Reeve, Rowe (8)	Cllr Taylor (1)	
1218/21/HHO	18 Meadcombe Road, Thurlestone, TQ7 3TB	Conditional Approval	Cllrs Brazil, Brown, Foss, Hodgson, Kemp, Long, Pannell, Pringle, Reeve, Rowe, (10)		Cllrs Abbott, Taylor (2)	
1942/21/HHO	Genesis, Loring Road, Salcombe, TQ8 8AT	Conditional Approval	Cllrs Abbott, Brazil, Brown, Foss, Hodgson, Pannell, Reeve, (7)	Cllrs Kemp, Long, Pringle, Rowe, Taylor (5)		
0900/21/HHO	12 Linhey Close, Kingsbridge, TQ7 1LL	Conditional Approval	Cllrs Abbott, Pannell, Reeve, Rowe, Taylor (5)	Cllrs Brown, Hodgson, Kemp, Long (4)	Cllrs Brazil, Foss, Pringle (3)	
3221/21/FUL	Land on the South West side of Cliff Road, Wembury	Conditional Approval	Cllrs Abbott, Foss, Hodgson, Long, Pannell, Pringle, Reeve, Rowe, Taylor (9)	Cllr Brazil (1)	Cllr Brown (1)	Cllr Kemp (1)
4219/20/OPA	Land at Three Corners Workshop, Moreleigh	Deferral	Cllrs Abbott, Brazil, Brown, Hodgson, Long, Pannell, Pringle, Rowe, Taylor (9)			Cllrs Foss, Kemp, Reeve (3)