

MINUTES of the MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE held in THE REPTON ROOM, FOLLATON HOUSE, TOTNES, on WEDNESDAY, 19 JANUARY 2022

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|---|------------------------------|---|----------------|
| 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:
Cllr J Pearce via Teams

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 Manager; |
| Item 6 (b) | 0942/21/FUL | Heritage Officer |
| Item 6 (c) | 3705/21/FUL | Devon County Council – Highways Officer |

DM.45/21 **MINUTES**
The minutes of the meeting of the Committee held on 16th December 2021 were confirmed as a correct record by the Committee.

DM.46/21 **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 application 0942/21/FUL (Minute DM.48/21 (b) 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;

DM.47/21 **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.48/21

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) 2369/21/FUL “Land opposite Lyndale”, Onslow Rd, Salcombe

Town: Salcombe Town Council

Development: Proposed residential development of two detached dwellings on vacant land. (Revised scheme of application 3262/18/FUL).

This application had been deferred before the start of the Committee meeting.

6b) 0942/21/FUL The Thatches, Thurlestone, TQ7 3NJ

Parish: Salcombe Parish Council

Development: Replacement detached garage/store.

Case Officer Update: It was confirmed that the site was outside the boundary of the Neighbourhood Plan area for Thurlestone, but was within the boundaries of both the Area of Outstanding Natural Beauty (AONB) and Heritage Coastal Area (HCA). Although the building was considered to be worthy of local heritage status, the Heritage Specialist had confirmed that it did not meet the criteria necessary to attain Non Designated Heritage Asset (NDHA) status. It was also confirmed that there was nothing to stop the current owners demolishing the building if they so wished. An outbuilding there had established the principle for a replacement outbuilding. It was confirmed that the Heritage Specialist had made a suggestion to record the building photographically before demolishing as the building was an example from the first wave of incomers coming into the South Hams area with increased car travel in the 1930s.

Speakers included: Supporter – Mr M Fairbrass (statement read); Parish – Cllr S Crowther; Ward Members – Cllrs M Long and J Pearce.

Recommendation: Conditional Approval

Committee decision: Conditional Approval

Conditions

1. Time limit
2. In accordance with approved plans
3. Details of weatherboarding material for walls and roof materials to be agreed prior to installation on building;
4. The frame for the window on the south-west elevation and the door on the south-east elevation shall be constructed of hardwood;
5. Prior to commencement on site including any demolition or earthworks Tree Protection Plan to be submitted and agreed.
6. No external lighting on the building or site unless first agreed in writing by LPA prior to installation;
7. Removal of permitted development rights for insertion of windows, glazed doors and roof lights on building;
8. Recommendations of ecology report to be followed including the provision of bat and bird boxes as set out in the report.
9. The building shall only be used as a private garage/store and shall not be used, let, leased, or otherwise disposed of, for any other purpose including for commercial use.
10. Surface water disposal to be provided by means of connection to soakaway to BRE Digest 365 standard prior to first use of the replacement garage/store
11. Recording of building to be demolished.

6c) 3705/21/FUL Land at SX 633555, Ermington Road, Ivybridge

Town: Ivybridge Town Council

Development: Change of use of land from storage to lorry parking in association with Ivybridge Waste Transfer Station.

Case Officer Update: Devon County Council Highways had originally not objected to the application but had recently raised an objection as they now requested that pedestrian access be included as part of the application. The Highways Officer confirmed that the previous application, made to Devon County Council, for the waste transfer facility had had the same objection from Highways, and the County Council Development Management Committee had approved the application nonetheless.
The Case Officer confirmed that the mix of traffic to the proposed site and to the recycling centre would have very little overlap.

Speakers included: Supporter – Mr N Baston; Town Council – Cllr S Hladkij; Ward Members – Cllrs Pringle and Abbott;

Recommendation: Conditional Approval

Committee decision: Conditional Approval

Conditions

1. Standard time limit
2. Accord with plans
3. Accord with parking statement
4. Unsuspected contamination
5. Details of external lighting
6. Accord with drainage
7. Fence to be a black finish
8. Access to be restricted to the main access only
9. Use restriction- parking only (no maintenance, etc)

DM.49/21 **PLANNING APPEALS UPDATE**

Members noted the list of appeals as outlined in the presented agenda report. In so doing, reference was made to a recent certificate of lawfulness appeal in Dartmouth, which had been decided in the Council's favour. Full costs had been awarded by the Inspector despite the Council having not applied for them. The Chairman reiterated that the Council should advertise that full costs had been awarded on this appeal to possibly impact on the number of speculative appeals in the future, and that the Council should apply for costs more frequently. The Lawyer confirmed that, following recent comments from Committee Members, costs had been sought on more appeals, where appropriate.

DM.50/21 **UPDATE ON UNDETERMINED MAJOR APPLICATIONS**

The list of undetermined major applications was noted.

(Meeting commenced at 10:00 am and concluded at 12:09pm, with a 10 minute break at 10:58am.)

Chairman

Voting Analysis for Planning Applications – DM Committee 19th January 2022

| <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> |
|------------------------|--|---------------------------|---|--|--------------------------------------|---------------|
| 2369/21/FUL | Land opposite Lyndale, Onslow Road, Salcombe, TQ8 8AH | Deferred before Committee | | | | |
| 0942/21/FUL | The Thatches, Thurlestone, TQ7 3NJ | Refusal | Cllrs Hodgson, Long (2) | Cllrs Abbott, Brazil, Brown, Foss, Kemp, Pannell, Pringle, Reeve, Rowe (9) | Cllr Taylor (1) | |
| 0942/21/FUL | The Thatches, Thurlestone, TQ7 3NJ | Conditional Approval | Cllrs Abbott, Brazil, Brown, Foss, Pannell, Pringle, Reeve, Rowe (8) | Cllrs Hodgson, Kemp, Long (3) | Cllr Taylor (1) | |
| 3507/21/FUL | Land at SX 633555, Ermington Road, Ivybridge, PL21 9ES | Conditional Approval | Cllrs Abbott, Brazil, Brown, Foss, Kemp, Long, Pannell, Pringle, Reeve, Rowe, Taylor (11) | Cllr Hodgson (1) | | |