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Dear Councillor

SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 14TH FEBRUARY, 2024

I refer to the agenda for the above meeting and attach papers in connection with the following item(s).

Agenda No	Item
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| 8. | <u>Update on Undetermined Major Applications (Pages 1 - 8)</u> |
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Yours sincerely

Darryl White
Democratic Services Manager

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South Hams District Council

Undetermined Major Applications

as at 08 Feb 2024



3623/19/FUL

Officer:	Steven Stroud	Valid Date: 14 Apr 2020	Expiry Date: 14 Jul 2020
Location:	Land off Godwell Lane, Ivybridge		Extension Date: 31 Mar 2024
Proposal:	READVERTISEMENT (Revised plans received) Full planning application for the development of 104 residential dwellings with associated access, parking, landscaping, locally equipped play area and infrastructure		
Officer Comments:	Not in place for end of March... timeline, who knows. They have serious drainage issues but it is a big allocated site.		

4158/19/FUL

Officer:	Patrick Whymer	Valid Date: 17 Jan 2020	Expiry Date: 17 Apr 2020
Location:	Development Site At Sx 734 439, Land to Northwest of junction between Ropewalk and Kingsway Park, Ropewalk, Kingsbridge, Devon		Extension Date: 06 Feb 2021
Proposal:	READVERTISEMENT (Revised Plans Received) Residential development comprising of 15 modular built dwellings with associated access, carparking and landscaping		
Officer Comments:	Applicant is reviewing the proposal		

4181/19/OPA

Officer:	Ian Lloyd	Valid Date: 09 Jan 2020	Expiry Date: 30 Apr 2020
Location:	Land off Towerfield Drive, Woolwell, Part of the Land at Woolwell, JLP Allocation (Policy PLY44)		Extension Date: 31 Dec 2023
Proposal:	READVERTISEMENT (revised plans & description of development) Outline application for up to 360 dwellings, associated landscaping and site infrastructure. All matters reserved except for new access points from Towerfield Drive and Pick Pie Drive.		
Officer Comments:	Along with 4185/19/OPA a year-long PPA initially agreed until end of December 2020 was extended to the end of December 2023. Both parties agree more time is still required to resolve matters and a revised extension of time has been agreed until the end of February 2024		

4185/19/OPA

Officer:	Ian Lloyd	Valid Date: 09 Jan 2020	Expiry Date: 30 Apr 2020
Location:	Land at Woolwell, Part of the Land at Woolwell JLP Allocation (Policy PLY44)		Extension Date: 31 Dec 2023
Proposal:	READVERTISEMENT (revised plans) Outline application for provision of up to 1,640 new dwellings; up to 1,200 sqm of commercial, retail and community floorspace (A1-A5, D1 and D2 uses); a new primary school; areas of public open space including a community park; new sport and playing facilities; new access points and vehicular, cycle and pedestrian links; strategic landscaping and attenuation basins; a primary substation and other associated site infrastructure. All matters reserved except for access.		
Officer Comments:	Along with 4181/19/OPA a year-long PPA initially agreed until end of December 2020 was extended to the end of December 2023. Both parties agree more time is still required to resolve matters and a revised extension of time has been agreed until the end of February 2024		

0544/21/FUL

Officer:	Patrick Whymer	Valid Date: 15 Feb 2021	Expiry Date: 17 May 2021
Location:	Land at Stowford Mills, Station Road, Ivybridge, PL21 0AW		Extension Date: 31 Oct 2023

Proposal:	Construction of 16 dwellings with associated access and landscaping		
Officer Comments:	Extension of time agreed until 31 st October 2023 (likely to be a rolling extension of time as application paused whilst 2733/23/VAR being considered. If 2733/23/VAR approved, likely 0544/21/FUL will be withdrawn).		
2379/21/FUL			
Officer:	Steven Stroud	Valid Date: 10 Jun 2021	Expiry Date: 09 Sep 2021
Location:	Riverford Wash Barn, Buckfastleigh, TQ11 0JU		Extension Date: 31 Mar 2024
Proposal:	Formation of car park (Retrospective)(Resubmission of 1760/20/FUL)		
Officer Comments:	Report with agent as there are some factual points I need addressed. Otherwise ready to go. EoT requested for end of March. Safe from PG.		
2982/21/FUL			
Officer:	Charlotte Howrihane	Valid Date: 13 Oct 2021	Expiry Date: 12 Jan 2022
Location:	Land Opposite Butts Park, Parsonage Road, Newton Ferrers, PL8 1HY		Extension Date: 29 Feb 2024
Proposal:	Erection of 20 residential units (17 social rent and 3 open market)with associated car parking and landscaping		
Officer Comments:	Delegated authority to approve, awaiting S106 which is with Legal		
3053/21/ARM			
Officer:	David Stewart	Valid Date: 05 Aug 2021	Expiry Date: 25 Nov 2021
Location:	Noss Marina, Bridge Road, Kingswear, TQ6 0EA		Extension Date: 24 Mar 2022
Proposal:	Application for approval of reserved matters relating to layout, appearance, landscaping and scale, in respect to Phase 16 – Dart View(Residential Northern) of the redevelopment of Noss Marina comprising the erection of 40 new homes (Use Class C3), provision of 60 carparking spaces, cycle parking, creation of private and communal amenity areas and associated public realm and landscaping works pursuant to conditions 51, 52, 54 and 63 attached to S.73planning permission ref. 0504/20/VAR dated 10/02/2021 (Outline Planning Permission ref. 2161/17/OPA, dated 10/08/2018) (Access matters approved and layout, scale, appearance and landscaping matters		
Officer Comments:	Revised plans are still awaited for this phase. They were expected before the end of November 2023 but there are further delays in issuing the drawings.		
4021/21/VAR			
Officer:	Steven Stroud	Valid Date: 24 Nov 2021	Expiry Date: 23 Feb 2022
Location:	Development site at SX 809597, Steamer Quay Road, Totnes		Extension Date: 15 Mar 2024
Proposal:	READVERTISEMENT (revised plans) Application for variation ofcondition 2 (approved drawings) of planning consent 4165/17/FUL		
Officer Comments:	Aiming for March committee, EoT is fine (agreed for March after committee)		
4175/21/VAR			
Officer:	Tom French	Valid Date: 08 Nov 2021	Expiry Date: 28 Feb 2022
Location:	Sherford Housing Development Site, East Sherford Cross To Wollaton Cross Zc4, Brixton, Devon		Extension Date: 17 Feb 2023
Proposal:	READVERTISEMENT (Additional EIA Information Received) Application to amend conditions 48 & 50 of 0825/18/VAR, to vary conditions relating to employment floorspace in respect of the Sherford New Community.		
Officer Comments:	Approved by Members, subject to S106 agreement which is progressing		
4317/21/OPA			
Officer:	Steven Stroud	Valid Date: 05 Jan 2022	Expiry Date: 06 Apr 2022

Location:	Land at SX 5515 5220 adjacent to Venn Farm, Daisy Park, Brixton	Extension Date: 31 Mar 2024
Proposal:	READVERTISEMENT (amended plans) Outline application with all matters reserved for residential development of up to 17 dwellings (including affordable housing)	
Officer Comments:	Aiming for March committee. EoT in place for end of March	
0303/22/OPA		
Officer:	Steven Stroud	Valid Date: 04 Mar 2022
Expiry Date:	03 Jun 2022	
Location:	Land off Moorview, Westerland, Marldon, TQ3 1RR	Extension Date: 29 Feb 2024
Proposal:	READVERTISEMENT (Updated Site Address) Outline application (all matters reserved) for erection of 30 homes of two, three and four bedroom sizes with associated roads, paths, landscaping and drainage 30% of which would be affordable housing	
Officer Comments:	Written up as approval, no response within 5 days. S106 at engrossments. EoT requested until end month	
1522/22/FUL		
Officer:	Steven Stroud	Valid Date: 09 May 2022
Expiry Date:	04 Jul 2022	
Location:	Proposed Development Site East, Dartington Lane, Dartington, TQ9 5LB	Extension Date: 31 Jan 2023
Proposal:	READVERTISEMENT (revised plans & documents) Construction of 6 No. two-storey residential dwellings with associated landscaping	
Officer Comments:	Still working through issues. Finish in March? EoT until end March requested.	
1523/22/FUL		
Officer:	Steven Stroud	Valid Date: 20 Jun 2022
Expiry Date:	19 Sep 2022	
Location:	Proposed Development Site West, Dartington Lane, Dartington	Extension Date: 31 Jan 2023
Proposal:	READVERTISEMENT (revised plans & documents) Construction of 39 No. two-storey dwellings with associated landscaping	
Officer Comments:	Still working through issues. Finish in March? EoT until end March requested.	
1629/22/ARM		
Officer:	Steven Stroud	Valid Date: 20 Jun 2022
Expiry Date:	19 Sep 2022	
Location:	Dennings, Wallingford Road, Kingsbridge, TQ7 1NF	Extension Date: 30 Jun 2023
Proposal:	READVERTISEMENT (revised plans & supporting information) Application for approval of reserved matters following outline approval 2574/16/OPA (Outline application with all matters reserved for 14 new dwellings) relating to access, appearance, landscaping, layout and scale and discharge of outline planning conditions	
Officer Comments:	Discuss with Pat. Safe from PG	
2412/22/OPA		
Officer:	Clare Stewart	Valid Date: 25 Jul 2022
Expiry Date:	24 Oct 2022	
Location:	Land South of Dartmouth Road at SX 771 485, East Allington	Extension Date: 31 Oct 2023
Proposal:	READVERTISEMENT (amended description & documents) Outline application with some matters reserved for residential development & associated access	
Officer Comments:	Approved by Committee on 18/10/23 subject to S106 completion, which is in progress	
0384/23/OPA		
Officer:	Bryn Kitching	Valid Date: 09 Feb 2023
Expiry Date:	12 Apr 2024	
Location:	Land At Sx 652 517, Modbury	
Proposal:	READVERTISEMENT (viability appraisal submitted with revised affordable housing provision and open market housing mix). Outline Planning Application (with all matters reserved apart from	

	access) for demolition of existing buildings and a residential redevelopment of up to 40 dwellings, including the formation of access and associated works on land at Penn Park, Modbury		
Officer Comments:	Outline application on site allocated for residential development in the JLP. Viability documents submitted with Affordable Housing offer of 10% (4 houses) and revised open market mix. Full reconsultation on viability documents talking place. Expected to be presented to the Development Management Committee on 10 th April 2023. Extension of time agreed to 12 th April 2023 as part of Scheme Development Agreement.		
1619/23/FUL			
Officer:	Peter Whitehead	Valid Date: 28 Jul 2023	Expiry Date: 17 Nov 2023
Location:	Land At Sx 5083 6341, Roborough Down, Plymouth		
Proposal:	Construction of a ground mounted solar PV array & ancillary infrastructure		
Officer Comments:	Under consideration. In receipt of amended landscaping scheme which seeks to provide improved screening/mitigation and is under review. Rolling extension of time agreed with agent.		
1887/23/ARM			
Officer:	Tom French	Valid Date: 01 Jun 2023	Expiry Date: 31 Aug 2023
Location:	Sherford Housing Development Site, Land South & South West of A38 Deep Lane junction & East of Hays Road, Plymouth		
Proposal:	Application for approval of reserved matters following outline approval 0825/18/VAR (Variation of conditions 3 (approved drawings), 6, 7, 8, 10, 11, 12, 13, 14, 18, 19, 20, 21, 26, 28, 35, 36, 45, 46, 52, 53, 54, 57, 66, 67, 68, 69, 70, 71, 99, 100, 101, 102, 104, 106, 107 and 110 and Informatives of outline planning permission ref.1593/17/VAR to accommodate proposed changes of the Masterplan in respect of the 'Sherford New Community') for 284 residential dwellings, on parcels L1-L12, including affordable housing and associated parking along with all necessary infrastructure including, highways, drainage, landscaping, sub stations, as part of Phase 3B of		
Officer Comments:			
1888/23/ARM			
Officer:	Tom French	Valid Date: 01 Jun 2023	Expiry Date: 31 Aug 2023
Location:	Sherford New Community, Land south west of A38, Deep Lane and east of Hays Road, Elburton, Plymouth, PL9 8DD		Extension Date: 29 Feb 2024
Proposal:	Application for approval of reserved matters for 269 no. dwellings on parcels B1-11, including affordable housing and associated parking along with all necessary parcel infrastructure including drainage and landscaping, as part of Phase 3B of the Sherford new Community, pursuant to approval 0825/18/VAR (which was an EIA development and an Environmental Statement was submitted)		
Officer Comments:			
2058/23/ARM			
Officer:	Tom French	Valid Date: 09 Jun 2023	Expiry Date: 08 Sep 2023
Location:	Sherford New Community, Phase 3 A/B Land south of Main Street, Plymouth, PL8 2DP		Extension Date: 29 Feb 2024
Proposal:	READVERTISEMENT (amended plans) Application for approval of reserved matters application for strategic infrastructure including strategic drainage, highways, landscaping and open space, and amendment to phasing plan as part of Phase 3 A/B of the Sherford New Community pursuant to Outline approvals ref: 0825/18/VAR (the principle permission that was amended by this consent was EIA development and was accompanied by an Environmental Statement)		
Officer Comments:			
2505/23/VAR			
Officer:	Peter Whitehead	Valid Date: 02 Aug 2023	Expiry Date: 01 Nov 2023
Location:	Deer Park Inn, Dartmouth Road, Stoke Fleming, TQ6 0RF		
Proposal:	Application for variation of Condition 2 (approved plans) of planning consent 0679/18/FUL		

Officer Comments:	Member delegated approval. Currently awaiting completion of Deed of Variation of existing s106 Agreement (so current application ties back to original s106 and secures the contributions set out therein), following which conditional permission will be granted		
2733/23/VAR			
Officer:	Lucy Hall	Valid Date: 09 Aug 2023	Expiry Date: 08 Nov 2023
Location:	Stowford Mill, Harford Road, Iybridge, PL21 0AA		Extension Date: 30 Nov 2023
Proposal:	Application for variation of condition 3 (approved drawings) of planning consent 27/1336/15/F (part retrospective)		
Officer Comments:	Application under consideration. Need to review triggers for S106.		
2929/23/FUL			
Officer:	Peter Whitehead	Valid Date: 25 Oct 2023	Expiry Date: 14 Feb 2024
Location:	Land at Littlehempston Water Treatment Works, Hampstead Farm Lane, Littlehempston		
Proposal:	Installation of photovoltaic solar arrays together with transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements		
Officer Comments:	Application under consideration.		
3203/23/FUL			
Officer:	Charlotte Howrihane	Valid Date: 16 Oct 2023	Expiry Date: 15 Jan 2024
Location:	Land at SX 808 599, Totnes		Extension Date: 29 Feb 2024
Proposal:	Demolition of 36 two/three bed flats to be replaced with 35 new homes, consisting of one, two & three bed accommodation for socialrent, as well as landscaping, car parking & associated works		
Officer Comments:	Delegated authority to approve, awaiting S106 which is with Legal		
3251/23/VAR			
Officer:	Peter Whitehead	Valid Date: 27 Sep 2023	Expiry Date: 27 Dec 2023
Location:	Development Site At Sx 580 576, Seaton Orchard, Sparkwell		
Proposal:	Application for variation of condition 20 (windows) of planning consent 3445/18/FUL		
Officer Comments:	Currently awaiting completion of Deed of Variation to original s106 Agreement (so current application ties back to original s106 and secures the contributions set out therein), following which planning permission will be issued.		
3358/23/FUL			
Officer:	Liz Payne	Valid Date: 22 Nov 2023	Expiry Date: 21 Feb 2024
Location:	Ash Tree Farm, Ash, TQ6 0LR		
Proposal:	Change of use of 1.4 hectares of land to animal rescue centre		
Officer Comments:	Application under consideration		
3995/23/FUL			
Officer:	Lucy Hall	Valid Date: 02 Jan 2024	Expiry Date: 02 Apr 2024
Location:	Baltic Wharf Boatyard St Peters Quay Totnes TQ9 5EW		
Proposal:	Full planning application for the phased delivery of a mixed-use development comprising marine workshops (Use Class B2) and boat storage, offices (Use Class E), care home (Use Class C2), houses and apartments (Use Class C3), mixed commercial uses (Use Class E) and associated infrastructure.		

Officer Comments:	Application in consultation period		
4263/23/VAR			
Officer:	Clare Stewart	Valid Date: 21 Dec 2023	Expiry Date: 21 Mar 2024
Location:	Field To Rear Of 15 Green Park Way Port Lane Chillington		
Proposal:	Variation of conditions 1 (approved drawings), 5 (materials), 6 (boundary treatments and retaining walls/structures)), 7 (external levels) and 9 (planting proposals) following grant of planning permission ref. 0742/23/VAR		
Officer Comments:			
0103/24/FUL			
Officer:	Tom French	Valid Date: 11 Jan 2024	Expiry Date: 11 Apr 2024
Location:	Langage Energy Park Kingsway Plympton PL7 5AW		
Proposal:	Proposed construction of a 9.25km hydrogen pipeline running from consented Langage Green Hydrogen Project to the Sibelco and Imerys sites		
Officer Comments:			
0278/24/ARM			
Officer:	Bryn Kitching	Valid Date: 24 Jan 2024	Expiry Date: 24 Apr 2024
Location:	Land at SX 855 508 Violet Drive Dartmouth		
Proposal:	Application for approval of reserved matters (layout, appearance, scale and landscaping) following outline approval 0479/21/VAR for Erection of a 3-storey, 105-bedroom hotel with ancillary restaurant and all associated works		
Officer Comments:	Reserved Matters application for a 105 bed hotel submitted by Premier Inn. This is on one of the employment parts of the Little Cotton Farm development site and the hotel use was one of the employment uses authorised by the outline consent. This application seeks consent for the layout, appearance, scale and landscaping. Currently on the consultation period which expires at the end of February		
0292/24/VAR			
Officer:	Charlotte Howrihane	Valid Date: 24 Jan 2024	Expiry Date: 24 Apr 2024
Location:	Development Site At Sx 783 624, Broom Park, Dartington		
Proposal:	Application for variation of condition 1 (approved drawings) of planning consent 4442/21/ARM		
Officer Comments:			
0410/24/VAR			
Officer:	Peter Whitehead	Valid Date: 02 Feb 2024	Expiry Date: 03 May 2024
Location:	Land Off Townstal Road Sx 858 508 Townstal Road Dartmouth		
Proposal:	Application for variation of condition 6 (drainage strategy) of planning consent 2622/23/VAR		
Officer Comments:			

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