

SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE



Minutes of a meeting of the **South Hams Development Management Committee** held on **Wednesday, 11th March, 2020** at **10.00 am** at the **Council Chamber - Follaton House**

Present: **Councillors:**

Chairman Cllr Brazil
Vice Chairman

Cllr Brown
Cllr Holway
Cllr Abbott
Cllr Long
Cllr Pringle
Cllr Reeve

Cllr Hodgson
Cllr Rowe
Cllr Kemp
Cllr Pannell
Cllr Taylor

In attendance:

Councillors:

Cllr Bastone

Cllr Pearce

Officers:

Head of Development Management Practice
Planning Specialists
Deputy Monitoring Officer
Specialist – Democratic Services

56. **Minutes**
DM.55/19
The minutes of the meeting of the Committee held on 12th February 2020 were confirmed as a correct record and signed by the Chairman.
57. **Declarations of Interest**
DM.56/19
Members and officers were invited to declare any interests in the items of business to be considered and the following were made:

Cllr G Pannell declared a personal interest in application **3216/19/FUL** as he was a lifetime Member of Ivybridge Rugby Club who may be a recipient of S106 monies linked to this application. He remained in the meeting and took part in the debate and vote thereon;

Cllr K Pringle declared a personal interest in application **3216/19/FUL** as her son played for Ivybridge Rugby Club who may be a recipient of S106 monies linked to this application. She remained in the meeting and took part in the debate and vote thereon;

Cllr H Reeve declared a personal interest in application **3216/19/FUL**, as the agent has been employed by Cllr Reeve in the past. Cllr Reeve remained in the meeting and took part in the debate and vote thereon;

Cllrs R Rowe and B Taylor declared a personal interest in application 3994/19/HHO, sited within the South Devon AONB, by virtue of being Members of the South Devon AONB Partnership Committee. The Councillors remained in the meeting and took part in the debate and vote thereon; and

Cllr J Hodgson declared a Disclosable Pecuniary Interest in application 3647/19/FUL by virtue of being the applicant. Cllr Hodgson left the room during consideration of the application.

58. **Public Participation**

DM.57/19

The Chairman announced that a list of members of the public and town and parish council representatives, who had registered their wish to speak at the meeting, had been circulated.

59. **Planning Applications**

DM.58/19

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:

a) 3964/18/HHO "The Boathouse", South Town, Dartmouth

Town: Dartmouth

Householder application for construction of external access lift, associated bridge link and other external works

Case Officer Update: Two more objections received but no new, unconsidered reasons. Further to site visit, officer confirmed that the retaining wall does belong to South Hams District Council.

Speakers included: Objector – Mr John Langridge: Supporter
– Mr Alex Bateman: Town Council
representative – Cllr Dawn Shepherd:
Ward Member – Cllr Hilary Bastone

Recommendation: Conditional approval

Committee Decision: Conditional approval

Conditions:

1. Standard time limit
2. Accord with plans
3. Construction Management Plan – prior to commencement
4. Details of lighting – prior to installation of lift car
5. Lift car to return to lower level after use
6. Details of gate/access – prior to installation
7. Details of materials/finishes – prior to installation
8. Any works to boundary wall to match existing wall

b) 3703/18/OPA Land at SX 651560 – Filham, Ivybridge

Town: Ivybridge East & Ermington and Ugborough

Development: READVERTISEMENT (Revised Plans Received) Hybrid application for the erection of up to 200 dwellings, comprising the following: Phase 1 – detailed application for the erection of 94 dwellings (C3), formation of access with Exeter Road (B2131), new spine road, internal roads and footpaths, surface water infiltration ponds, landscaping, ground and utilities works and associated infrastructure; and Phase 2 - outline application for up to 106 dwellings (C3) with all matters reserved except for access; strategic landscaping, surface water drainage works, highway works and diversions and associated infrastructure.

Case Officer Update: Nothing found during the phase one archaeological site investigation. Application was withdrawn from the last Development Management Committee meeting to allow clarification of the David's Lane crossing point from phase one to phase two, which has now been done. The CCG (Clinical Commissioning Group) has requested £80,925 for a health contribution to meet increased demand following site occupation which has resulted in the addition of another condition. Two more LORs (letters of representation) have been received including one from Ivybridge Health Centre. There were several corrections to the report: Condition 31 listed on page 27 at the start of the report refers to reserved matters in error and should instead be "Development in accordance with the

submitted Energy Strategy Statement". Where written in full on page 61 at the end of the report, this condition should also be numbered 31. In the proposal description on page 31 the numbers of dwellings referred to for each phase should be updated to read that Phase 1 is for 94 dwellings and Phase 2 for the remaining 106 dwellings which totals the 200 across the whole site which the application seeks. Condition 9 of full consent shall be amended to remove the reference to need to include additional pathways. Conditions relating to drainage and phasing apply. Affordable Homes Specialist is now happy with the housing mix and locations within the site.

Plans for biodiversity must involve Members when they are being drawn up. Conditions have been amended as set out below.

Speakers included: Supporter – Mr Robin Upton: Ward Members – Cllrs Victor Abbott, Karen Pringle, and Tom Holway

Recommendation: Subject to the results of the ongoing archaeological site investigations and pending any updated advice from Devon County Council Historic Environment Team that the Committee delegate to HoP Lead Development Management, in conjunction with Chairman to conditionally grant planning permission, subject to a Section 106 legal obligation.

Committee Decision: Conditional approval

Conditions:

This permission is a hybrid permission. In the interests of clarity this decision notice takes the format that the first portion of the conditions (condition numbers 1-34) relate to the outline element only, and the latter portion (condition numbers 35- 50) relate to the full element only. Where conditions are common to both elements, they are repeated.

CONDITIONS FOR THE OUTLINE ELEMENT OF THE APPLICATION:

1. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - (a) The scale of the development;
 - (b) The layout of the development;
 - (c) The external appearance of the development;
 - (d) The landscaping of the site.The development shall be carried out in accordance with the approved details.
2. In the case of any matter reserved by this permission application for approval of any reserved matter must be made not later than the

expiration of three years beginning with the date of grant of outline planning permission. The development to which this permission relates must be begun not later than whichever is the later of the following dates:

- (i) the expiration of three years from the date of the grant of outline planning permission; or if later
 - (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
3. The development hereby approved shall not be carried out otherwise than in accordance with a phasing programme which shall previously have been submitted to and approved by the Local Planning Authority in writing.
4. The details hereby approved shall in all respects accord strictly with drawings numbers 04957.TRRP.6.11.18, Topographical Survey Sheets 1 and 2, A106760/CP-01.G, SLP-01.A, and SLP-02.A, received on 26th November 2018, drawing numbers CMP-02.K, received on 11th November 2019, drawing number A.106760.LA100.B, received on 23rd December 2019, and the following documents: Planning Statement (dated October 2018), Planning Statement Addendum (dated November 2019), Design & Access Statement (parts 1, 2, and 3, dated October 2018), Flood Risk Assessment & Drainage Strategy (dated October 2018), Transport Assessment (parts 1 and 2, dated October 2018), Ecological Impact Assessment (dated October 2018), Landscape & Visual Assessment (dated October 2018), Noise Assessment (dated October 2018), Air Quality Assessment (dated October 2018), Lighting Assessment (dated October 2018), Archaeological and Heritage Assessment (dated October 2018), Arboricultural Impact Assessment (dated October 2018), Energy Strategy Statement (version 1, dated August 2019), NDSS Schedule (dated September 2019), LLFA & Highway Consultation Response (dated 29th October 2019), Noise Comments Response (dated 8th November 2019), Response to Highways England (dated 3rd January and 13th January 2020 respectively).
5. Accompanying any reserved matters application for landscaping shall be details of the play provision, including details of equipment and location of benches and bins in the public open space.
6. The Reserved Matters application for layout shall be accompanied by full details of proposed electric vehicle charging points to be provided. These details shall include the location, number and power rating of the charging points. The electric car charging provision shall accord with good practice guidance on mitigating air quality impacts from developments produced by the Institute of Air Quality Management. The development shall be carried out in accordance with the agreed details and shall be made available for use prior to the first occupation of the building(s) to which they relate, and retained thereafter as such.
7. **PRIOR TO COMMENCEMENT:** Prior to the commencement of the development hereby permitted, an acoustic assessment including full details of the design, construction and future maintenance of any acoustic mitigation shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with Highways England).
8. Prior to occupation of any part of the development, a revised noise mitigation scheme to demonstrate compliance of the development with BS8233:2014 and relevant World Health Organisation noise levels for the prevention of community annoyance shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment in accordance with BS4142:2014 in order to evaluate the

noise impact on future dwellings from operations and activities in association with the pumping station(s). The noise assessment shall be undertaken by an acoustic consultant with membership of a relevant professional body (e.g. Institute of Acoustics). All mitigation works, as approved, shall be completed prior to the occupation of any dwellings.

9. PRIOR TO COMMENCEMENT: Prior to the commencement of the development hereby permitted, a Landscaping Plan including a Planting Schedule shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with Highways England). All works and future maintenance shall be carried out in accordance with the Plan.
10. PRIOR TO COMMENCEMENT: Prior to the commencement of the development hereby permitted, a detailed Boundary Treatment Plan for the site boundary with the A38 trunk road shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with Highways England).
11. PRIOR TO COMMENCEMENT: Prior to the commencement of development, a revised Tree Protection Plan showing a road layout which avoids tree T961, an updated Arboricultural Impact Assessment and details of the planting of a succession oak shall be submitted to and approved in writing by the Local Planning Authority.
12. With each subsequent Reserved Matters application under this outline consent, full landscape details (the Landscape Scheme) for the site area covered by that application shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Scheme shall be prepared by an appropriately qualified professional and shall include:
 - arrangements for stripping, storage and re-use of top soil;
 - arrangements for importation of top soil, including volume, source, quality, depth and areas to be treated;
 - details, including design and materials, of ancillary structures such as bin stores and signage;
 - details of lighting including function, location, design and intensity;
 - materials, heights and details of fencing and other boundary treatments;
 - materials, heights, levels and extent of hard landscape treatment, including access points, tracks, roads and any hardstanding areas;
 - details of new ground profiles including retaining bunds and banks;
 - the location, number, species, density, form and size of proposed tree, hedge and shrub planting;
 - the method of planting, establishment and protection of tree, hedge and shrub planting;
 - maintenance schedules for the establishment of new planting and its ongoing management;

All elements of the Landscape Scheme shall be implemented in the first planting season following reasonable completion of the development, or first use of the building (whichever is sooner) and maintained in accordance with the approved details unless otherwise agreed in writing by the local planning authority. All work shall be completed in accordance with the timetable agreed in writing.

13. The Reserved Matters application(s) for layout and/or scale and/or external appearance shall be accompanied by details of housing mix, type and size across both open market and affordable housing and details of affordable housing tenure shall also be submitted. Development shall take place in accordance with the approved details.
14. The Reserved Matters application(s) for layout shall include a scheme to demonstrate how the requirements of JLP policy DEV32: Delivering Low Carbon Development will be delivered, the details of which shall be

approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details prior to the occupation of the dwelling to which they relate and shall be retained and maintained for the lifetime of the development.

15. PRIOR TO COMMENCEMENT: Prior to commencement of development, a site related employment and skills plans to support local employment and skills in the construction industry shall be submitted to, and agreed in writing by, the Local Planning Authority. The agreed plan shall be implemented in accordance with a timetable to be included in the plan.
16. All dwellings shall meet, as a minimum, National Space Standards.
17. Any reserved matters application for layout and/or scale and/or external appearance shall demonstrate that at least 20 percent of dwellings meet national standards for accessibility and adaptability (Category M4(2) Building Regulations) and that at least 2 percent meet national standards for wheelchair user homes (Category M4(3) of Building Regulations).
18. PRIOR TO COMMENCEMENT: Prior to the commencement of the development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall be based upon an up to date ecological survey of the site and buildings and will include mitigation measures as set out in the existing ecological survey which shall be integrated with the detailed landscape scheme to be submitted as part of the reserved matters. The LEMP shall include details of habitat creation, management and maintenance and protected species mitigation, compensation and enhancement measures, covering construction and post construction phases.
19. The impact avoidance and mitigation measures for protected species detailed in the Ecological Assessment (Ecology Solutions, October 2018) shall be adhered to at all times.
20. There shall be no removal of Dormouse habitat unless the Local Planning Authority has first been provided with and acknowledged receipt of a copy of the licence issued by Natural England permitting those works or alternatively a statement from the licensed bat ecologist to the effect that a licence is not needed.
21. PRIOR TO COMMENCEMENT: No development shall take place until a detailed Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details of all permits, contingency plans and mitigation measures that shall be put in place to control the risk of pollution to air, soil and controlled waters, protect biodiversity and avoid, minimise and manage the productions of wastes with particular attention being paid to the constraints and risks of the site. The scheme shall also include details of noise impacts and controls, hours of operation, and dust impact assessment and proposed control in accordance with the Institute of Air Quality Management guidance for dust assessment from construction sites. Thereafter the development shall be carried out in accordance with the approved details and any subsequent amendments shall be agreed in writing with the Local Planning Authority.
22. PRIOR TO COMMENCEMENT: No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The application for the detailed drainage should be submitted and agreed at the same time that the reserved matters for layout are submitted and agreed. The design of this permanent surface water

drainage management system will be in accordance with the principles of sustainable drainage systems, and those set out in the Flood Risk Assessment (Rev. 4 dated 8th October 2018) and the relevant sections of the letter titled LLFA and Highway Consultation Response (dated 29th October 2019). No part of the development shall be occupied until the surface water management scheme serving that part of the development has been provided in accordance with the approved details and the drainage infrastructure shall be retained and maintained for the lifetime of the development.

23. PRIOR TO COMMENCEMENT: No part of the development hereby permitted shall be commenced until the full results of a groundwater monitoring programme, undertaken over a period of 12 months, has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This monitoring should be conducted to provide adequate coverage of the site, with particular focus placed on the locations and depths of the proposed infiltration devices.
24. PRIOR TO COMMENCEMENT: No part of the development hereby permitted shall be commenced until the full details of the adoption and maintenance arrangements for the proposed permanent surface water drainage management system have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority.
25. PRIOR TO COMMENCEMENT: No part of the development hereby permitted shall be commenced until details of the exceedance pathways and overland flow routes across the site in the event of rainfall in excess of the design standard of the proposed surface water drainage management system have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority.
26. PRIOR TO COMMENCEMENT: No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.
27. The proposed estate roads, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
28. PRIOR TO COMMENCEMENT: Prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including:
 - (a) the timetable of the works;
 - (b) daily hours of construction;
 - (c) any road closure;
 - (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to

between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;

- (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
- (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
- (h) hours during which no construction traffic will be present at the site;
- (i) the means of enclosure of the site during construction works; and
- (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site
- (k) details of wheel washing facilities and obligations
- (l) The proposed route of all construction traffic exceeding 7.5 tonnes.
- (m) Details of the amount and location of construction worker parking.
- (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;
- (o) Details of an AA route signage plan

This approved CMP shall be strictly adhered to during the construction of the development hereby permitted, unless variation is approved in writing by the Local Planning Authority.

- 29. No mud, stones, water, or debris shall be deposited on the public highway at any time.
- 30. Prior to commencement of any of the off-site highway works an independent Stage 2 safety audit and designer's response shall be submitted to the Planning Authority for approval.
- 31. In the event of and prior to the closure of David's Lane to vehicular traffic, a scheme to light the section of David's Lane between the site and Godwell Lane to the west shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be completed by the developer prior to occupation of the 10th dwelling.
- 32. No dwelling shall be occupied until the garage and/or parking area relating to that dwelling has been provided in accordance with the approved details and is available for use. The garages/parking areas shall be retained for the parking of vehicles in perpetuity.
- 33. Prior to its installation, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the type of lights, orientation/angle of the luminaries, the spacing and height of lighting columns/fixings, the extent/levels of illumination over the site and on adjacent land through the submission of an isolux contour plan and measures necessary to contain light within the curtilage of the site. The scheme shall demonstrate conformity with the recommendations of the Ecology Solutions Ltd. Ecological Assessment October 2018 572.EcoAss.vf1, and shall be produced in accordance with relevant guidance from the Institute of Lighting Professionals with reference to the Lighting Assessment October 2018 by WYG. The development shall be built and maintained in accordance with the approved details.

34. PRIOR TO COMMENCEMENT: No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

CONDITIONS FOR THE FULL PLANNING ELEMENT OF THE APPLICATION:

35. The development to which this permission relates must be begun not later than whichever is the later of the following dates (i) the expiration of three years from the date of the grant of outline planning permission or (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
36. The details hereby approved shall in all respects accord strictly with drawings numbers 04957.TRRP.6.11.18, Topographical Survey Sheets 1 and 2, A106760/CP-01.G, SLP-01.A, and SLP-02.A, received on 26th November 2018, drawing numbers 173396_G_11-E, CMP-02.K, and SW124-PD-060.A received on 11th November 2019, drawing numbers 173396_G_03.H, NSS.272_272-1.PL-01, NSS.272_272-1.PL-02, NSS.372.PL-02, NSS.375.PL-03, NSS.375-1.PL-03, NSS.383_383-1.PL-02_05, NSS.472-1.PL-03_05, NSS.476.PL-02_06, NSS.476.PL-04_06, NSS.476-1.PL-04_06, NSS.807.PL-01_03, NSS.807-1.PL-01_03, NSS.3B5P.PL-01, NSS.M2B4P.PL-01, NSS.M3B5P.PL-01_03, NSS.M401.PL-01-03, NSS.M801.PL-01_03, NSS.M861.PL-01_03, GL01.PL-01, and GL02SP.PL01, received on 12th November 2019, drawing numbers NSS.382-1.PL-02, NSS.382.PL-02, NSS.382.PL-04, NSS.470-1.PL02, NSS.470-1.PL04, NSS.470.PL-02, NSS.470.PL-04, and NSS.472.PL-03_05, received on 12th December 2019, drawing number A.106760.LA100.B, received on 23rd December 2019, and drawing numbers SW060-LS-001.G, SW124-SL-001.N, SW124-SL-020.E, SW124-SL-900.E, SW124-SL-060.E SW124-SL-901.E, SW124-SL-902.E, and SW124-SL-903.K, received on 2nd January 2020, and the following documents: Planning Statement (dated October 2018), Planning Statement Addendum (dated November 2019), Design & Access Statement (parts 1, 2, and 3, dated October 2018), Flood Risk Assessment & Drainage Strategy (dated October 2018), Transport Assessment (parts 1 and 2, dated October 2018), Ecological Impact Assessment (dated October 2018), Landscape & Visual Assessment (dated October 2018), Noise Assessment (dated October 2018), Air Quality Assessment (dated October 2018), Lighting Assessment (dated October 2018), Archaeological and Heritage Assessment (dated October 2018), Arboricultural Impact Assessment (dated October 2018), Energy Strategy Statement (version 1, dated August 2019), NDSS Schedule (dated September 2019), LLFA & Highway Consultation Response (dated 29th October 2019), Solar Orientation Plan A106760-1 (dated 8th November 2019), Noise Comments Response (dated 8th November 2019), Response to Highways England (dated 3rd January and 13th January 2020 respectively).
37. The development hereby approved shall not be carried out otherwise than in accordance with a phasing programme which shall previously

have been submitted to and approved by the Local Planning Authority in writing.

38. PRIOR TO COMMENCEMENT: No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be in accordance with the principles of sustainable drainage systems, and those set out in the Flood Risk Assessment (Rev. 4 dated 8th October 2018) and the relevant sections of the letter titled LLFA and Highway Consultation Response (dated 29th October 2019).

Details shall include location of manhole covers and the detailed design of the above ground SUDS features including slope gradient, drainage inlets and outlets. The development shall be implemented in accordance with the approved details only.

39. Groundwater shall be monitored in the south-western and south-eastern parcels during the construction of the northern parcel. Upon completion of the construction phase, the full results of this groundwater monitoring programme shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. If groundwater is noted to rise close to ground level during the construction phase, then all construction must stop until the detailed design of the alternative surface water drainage strategy has been submitted to, and approved in writing by, the Local Planning Authority.
40. PRIOR TO COMMENCEMENT: No part of the development hereby permitted shall be commenced until the full details of the adoption and maintenance arrangements for the proposed permanent surface water drainage management system have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority.
41. PRIOR TO COMMENCEMENT: No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.
42. Prior to their construction, details of the facing materials of all retaining walls (except where they form part of a garden boundary wall) shall be submitted to the LPA and approved in writing. The development shall be implemented in accordance with the approved details.
43. Within 3 months of the date of this consent or prior to commencement of development above slab level (whichever is sooner), an amended Landscape Concept Plan shall be submitted to and approved in writing by the Local Planning Authority. The amendments shall include the clarification of all planted areas in the first phase of the development and the inclusion of trees in locations shown on the suite of Bloor Homes layout plans (prefix SW124) and shall include additional link pathways to the northwest of plot 94 and to the east of

plots 37 and 58. The development of Phase 1 shall thereafter be carried out in accordance with the approved Landscape Concept Plan.

44. Prior to development above slab level in Phase 1, full soft landscape proposals (the Landscape Scheme) in accordance with the approved Landscape Concept Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Scheme shall be prepared by an appropriately qualified professional and shall include:
- arrangements for stripping, storage and re-use of top soil;
 - arrangements for importation of top soil, including volume, source, quality, depth and areas to be treated;
 - details, including design and materials, of ancillary structures such as bin stores and signage;
 - details of lighting including function, location, design and intensity;
 - details of new ground profiles including retaining bunds and banks; the location, number, species, density, form and size of proposed tree, hedge and shrub planting;
 - the method of planting, establishment and protection of tree, hedge and shrub planting;
 - maintenance schedules for the establishment of new planting and its ongoing management;

All elements of the Landscape Scheme shall be implemented in the first planting season following reasonable completion of the development, or first occupation of the dwellings in that phase (whichever is sooner) and maintained in accordance with the approved details unless otherwise agreed in writing by the local planning authority. All work shall be completed in accordance with the timetable agreed in writing.

45. **PRIOR TO COMMENCEMENT:** No development shall take place until a detailed Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details of all permits, contingency plans and mitigation measures that shall be put in place to control the risk of pollution to air, soil and controlled waters, protect biodiversity and avoid, minimise and manage the productions of wastes with particular attention being paid to the constraints and risks of the site. Thereafter the development shall be carried out in accordance with the approved details and any subsequent amendments shall be agreed in writing with the Local Planning Authority.
46. **PRIOR TO COMMENCEMENT** Prior to the commencement of the development hereby permitted, full details of proposed electric vehicle charging points shall be provided. The electric car charging provision shall accord with good practice guidance on mitigating air quality impacts from developments produced by the Institute of Air Quality Management. The development shall be carried out in accordance with the agreed details and shall be made available for use prior to the first occupation of the building(s) to which they relate, and retained thereafter as such.
47. All gates that lead to rear gardens shall match the same height and robust construction as the adjoining boundary treatment and gates shall be capable of being locked from both sides to ensure that rear gardens can be secured regardless of access or egress. The shared access to gardens of plots 23 & 24 and 40 & 41 shall be gated with access controlled for only the residents served by that access and shall be fitted without creating recesses or concealed areas.

48. PRIOR TO COMMENCEMENT: Prior to the commencement of the development (Phase 1), a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall be based upon an up to date ecological survey of the site and buildings and will include mitigation measures as set out in the existing ecological survey which shall be integrated with the detailed landscape scheme to be submitted as part of the reserved matters. The LEMP shall include details of habitat creation, management and maintenance and protected species mitigation, compensation and enhancement measures, covering construction and post construction phases.
49. Accompanying the LEMP shall be details of the specification and locations of inbuilt bird and bat boxes.
50. The impact avoidance and mitigation measures for protected species detailed in the Ecological Assessment (Ecology Solutions, October 2018) shall be adhered to at all times.

S106 to include:

Highways

1. £173,000 towards a traffic and air quality mitigation scheme in Ivybridge
2. £127,000 towards footway improvements between the site access junction/B3213 and The Rutt Lane/B3213 junction.
3. £5,000.00 towards Traffic Regulation Order - Closure of Davids Lane.
4. £5,000.00 towards a Traffic Regulation Order 30mph speed limit extension on the B3213.
5. £300.00 per dwelling towards travel vouchers
6. The works set out on drawing 173396_G_10 shall be complete prior to occupation of any of dwellings unless otherwise agreed by the County Council.

Biodiversity

7. Securing Plymouth Sound and Estuaries EMS sums in accordance with figures at <http://www.plymouth-mpa.uk/home/managing-the-mpa/documents/>
8. Securing sum of £25,729.25 towards off-site biodiversity net gain measures ensuring the overall development delivers 10% Biodiversity Net Gain.
9. Ongoing management and maintenance in perpetuity in accordance with the LEMP.
10. Appropriate clauses with respect to setup of Management Company for public open space and boundaries.

Education

11. The primary contribution of £252,562. The secondary contribution sought would be £381,425

Affordable Housing

12. All of the rented units need to be prioritised to applicants in Bands A - D on Devon Home Choice with a local connection to the parish of Ugborough in the first instance.
13. The secondary cascade is to applicants in Bands A - D with a local connection to Ivybridge.
14. The third cascade is South Hams district wide Bands A – E.
15. All of the above can be achieved in one letting cycle on Devon Home Choice.

Open Space/Play

16. Provision of a LAP (or equivalent play value) in Phase 1 – details to be provided by condition.
17. Provision of a LEAP in Phase 2 with an activity zone of c.400m², at least 5 pieces of equipment, and a minimum 20m buffer between the activity zone and the habitable room façade of dwellings and 10m buffer between the activity zone and adjacent dwelling boundaries.
18. Public access and on-going management and maintenance of the on-site public open spaces, including play areas, in perpetuity.
19. An off-site play contribution of £25,971.50 in respect of Phase 1 in the event that Phase 2 isn't implemented within an agreed timeframe. Contribution to be used towards improvements to play facilities in Ivybridge Town Centre.
20. A sports and recreation contribution as follows
 - a. Phase 1 = £96,981.21 (£69,583.50 capital and £27,397.71 maintenance)
 - b. Phase 2 = A x £329 capital. Maintenance = A x B x C, where:
 - A = number of occupants (based on number of dwellings x 2.25).
 - B = 12.7 (m²/person requirement for playing pitches)
 - C = £10.20 (20 year cost/m² for maintenance of playing pitches)Contribution to be used towards:
 - Improvement to sports facilities at Erme Valley Playing Fields; and/or
 - Improvements to and extension of changing facilities for Ivybridge Rugby Club; and/or
 - Upgrade of All Weather Pitch with Community Use Agreement at Ivybridge College; and/or
 - Investment in ground works at old cricket ground, Moorhaven to restore pitch for football and rugby; and/or
 - Improvements to football ground at Twinaways Hillhead Cross including provision of a shelter for changing purposes, and secure storage for equipment.

Ecology/Biodiversity

1. Prior to commencement specification and locations of inbuilt bird and bat boxes for Phase 1 of the development
2. Adherence to impact avoidance and mitigation measures for protected species detailed in the Ecological Assessment (Ecology Solutions, October 2018).
3. No removal of suitable Dormouse habitat including hedgerows and scrub shall commence unless the LPA has been provided with a copy of the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the development to go ahead, or a statement in writing from the licensed bat ecologist to the effect that he/she does not consider that the specified development will require a licence.
4. Impact avoidance and mitigation measures to be appropriately reflected in any Construction Environment Management Plan.
5. Securing Plymouth Sound and Estuaries EMS sums in accordance with figures at <http://www.plymouth-mpa.uk/home/managing-the-mpa/documents/>
6. Securing sum of £25,729.25 towards off-site biodiversity net gain measures ensuring the overall development delivers 10% Biodiversity Net Gain – triggers and clauses to be advised.

7. Ongoing management and maintenance in perpetuity in accordance with the LEMP

c) 3216/19/FUL Former chapel of rest/garage off Zion Place, rear of Western Road, Ivybridge, PL21 9AN

Town: Ivybridge West

Development: READVERTISEMENT (Clarification of site address)
Demolition of
existing shed and replace with one dwelling house

Case Officer Update: None

Speakers included: Objector – Statement from Ms Hutchins:
Supporter – Ms Clare Collings: Ward
Members – Cllr David May and Cllr Lance
Austen

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time Limit
2. Approved Plans
3. Construction Management Plan
4. Removal of PD1
5. Removal of PD2
6. Drainage
7. Highways – parking and turning
8. Unexpected Contamination
9. Boundary Treatment
10. Materials

**d) 2188/19/VAR Land at SX 666 559, Upper Lordswood Stables, Ugborough, PL21 0LA
Parish: Ugborough**

Variation of conditions 4 & 5 of planning consent 57/1308/11/F
(Change of use of land to provide all weather sand school, erection
of barn and creation of hard standing and storage area) to use as
private business property providing therapy and training to equines

Case Officer Update: Clarification given on entrance and
confirmation lower gateway is not part of the
application nor entrance.

Speakers included: Supporter – Mr Jon Pearson: Ward Member –
Cllr Holway

Recommendation: Refusal

During the discussion on this application, it was confirmed that the Highways Officer was happier with the situation now that the applicant had altered the positioning of the gateway. It was confirmed that traffic to the site would be minimal as business is to treat traumatised horses who will be brought to the site and left for treatment of days or weeks. It was noted that accepting this application supports local business. Members agreed to add in a condition that the alteration to the entrance must be completed before the business begins. Members also added in a condition that the applicant publish on their website and/or management plan to direct any clients on how to approach the site from the best direction to ease access.

Committee Decision: Conditional Approval

Conditions:

1. The development hereby approved shall in all respects accord strictly with drawing numbers H2, H3, H4, H6, H7, H8 and H8A received by the Local Planning Authority on 23rd May 2011.
and Highways Visibility Diagram - received by the Local Planning Authority on 18/11/2019
2. The scheme of landscaping shall continue to accord with the approved details approved by condition discharge application 57/2138/11/DIS All planting, seeding, turfing or hardsurfacing comprised in the approved landscaping scheme shall be carried out by the end of the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The landscaping scheme shall be strictly adhered to during the course of the development and thereafter.
3. The development hereby permitted shall only be used for personal use or in the case of commercial purposes for use only in connection with the rehabilitation or training of equines being kept on site at full livery for the period of rehabilitation or training only. There shall be no part-time or do it yourself (DIY) liveries on the site.
4. The manege hereby permitted shall for personal use or in the case of commercial purposes for use only in connection with the rehabilitation or training of equines being kept on site at full livery for the period of rehabilitation or training only. There shall be no part-time or do it yourself (DIY) liveries on the site.
5. There shall be no floodlighting or other external lighting at the site.
6. The details of the works for the disposal of sewage shall continue to accord with the approved details approved by condition discharge application 57/2138/11/DIS

7. The site must be drained on a separate system of foul and surface water drainage, with all clean roof water and surface water being kept separate from foul drainage.
8. The details of the materials to be used in the construction of the hardstanding shall continue to accord with the approved details approved by condition discharge application 57/2138/11/DIS
The hard surface shall be constructed from porous materials or provision should be made to direct surface run off water within the site.
9. The materials and finishes, of the post and rail fencing and the surface treatment of the ménage shall continue to accord with the details approved by condition discharge application 57/2138/11/DIS
10. This permission shall not be exercised in addition to or in combination, in whole or in part, with (a) the planning permission dated 3rd September 2010 Code No. 57/1439/10/F and in the event of any development being commenced under that permission, all development under this permission shall be removed and use ceased forthwith.
11. The route plan and instructions indicating the optimum route for visitors received by the Local Planning Authority on 26th March 2020 shall be observed by all visitors. This route information must be given to visitors prior to their arrival and/or published on the business website. For the avoidance of doubt this is <http://www.annabonnage.com/home/4582386492> and shall equally apply to any subsequent business name associated with Upper Lordswood Stables Ugborough Ivybridge PL21 0LA.

**e) 2190/19/VARLand at SX 666 559, Upper Lordswood Stables, Ugborough, PL21 0LA
Parish: Ugborough**

Variation of condition 2 on approved application 57/1920/12/F (Retrospective application for change of use of land to equestrian use and erection of security storage unit and horse exercising unit) to use as private business property providing therapy and training to equines

Case Officer Update: See above application 2188/19/VAR as both applications taken together

Speakers included: Supporter – Mr Jon Pearson: Ward Member – Cllr Holway

Recommendation: Refusal

Committee Decision: Conditional Approval

Conditions:

1. The development hereby approved shall in all respects accord strictly with drawing numbers H1, H2, H4(1), H4(2), H4(3), H5(4) received by the Local Planning Authority on 20th August

2012 and Highways Visibility Diagram - received by the Local Planning Authority on 18/11/2019

2. The horse exercising unit hereby approved shall only be used for personal use or in the case of commercial purposes for use only in connection with the rehabilitation or training of equines being kept on site at full livery for the period of rehabilitation or training only. There shall be no part-time or do it yourself (DIY) liveries on the site.
3. The route plan and instructions indicating the optimum route for visitors received by the Local Planning Authority on 26th March 2020 shall be observed by all visitors. This route information must be given to visitors prior to their arrival and/or published on the business website. For the avoidance of doubt this is <http://www.annabonnage.com/home/4582386492> and shall equally apply to any subsequent business name associated with Upper Lordswood Stables Ugborough Ivybridge PL21 0LA.

**f) Ackerlls Hill, Ackrells Hill, Littlehempston
Parish: Littlehempston**

Erection of 2 linked agricultural sheds and green houses, a livestock shelter and hen coup, creation of parking area and provision of drainage facilities in order to establish an organic smallholding.

Case Officer Update: Condition 10 to be amended to refer to vehicles as opposed to visitors, ie no more than 7 vehicles at any one time. More letters of representation had been received: 13 letters objecting, 5 in support, and the Parish Council now undecided rather than against.

Speakers included: Supporter – Mr Steve Munday: Ward Member – Cllr Trevor Pennington

Recommendation: Conditional approval

During discussions it was agreed that a condition would be added to ensure the doors on the livestock field shelters would be solid timber.

Committee Decision: Conditional approval

Conditions:

1. Standard time limit
2. Accord with plans
3. Surface water drainage scheme
4. Agricultural/horticultural use only
5. Remove after no longer use for intended purposes
6. No external lighting

7. There shall be no use of internal artificial lighting within the new Agricultural Building from 15 minutes after sunset to 15 minutes before sunrise from April to October (inclusive).
8. The recommendations (section D) of the Updated Ecological Assessment (DWV, Nov 2019) shall be followed before and during construction.
9. Prior to commencement full landscaping details shall be provided including planting specifications, plan for establishment and ongoing management of the proposals.
- 10.No more than 7 vehicles at any time
- 11.No overnight stays
- 12.Hours of visits Mon – Sat 9am – 6pm
- 13.Details of visibility splay
- 14.Resubmission of plans/drawings – field shelter doors to be solid timber

g) 3818/19/FUL“Bourton Linhay”, Bourton Lane, Totnes, TQ9 6LA

Town: Totnes

Conversion of redundant agricultural barn to dwelling plus extension

Case Officer Update:None

Speakers included: Objector – Mr John Dennis-Betts: Supporter – Mr Mark Evans: Ward Members – Cllrs Birch, Rose, and Sweett

Recommendation: Conditional approval

Committee Decision: Conditional approval

Conditions:

1. Standard time limit
2. Accord with plans
3. Surface water
4. Foul drainage
5. Unexpected contamination
6. Joinery
7. Materials
8. Stone work
9. Boundary planting

h) 3677/19/FUL - Wash House, Buckfastleigh, TQ11 0LD
Parish: Staverton

Erection of single storey dwelling in garden

Case Officer Update: None

Speakers included: Supporter – Ms Mary Elkington: Staverton Parish Council sent a statement: Ward Members – Cllr Jacqi Hodgson

Recommendation: Refusal

Committee Decision: Refusal

i) 3808/19/FUL - 2 Wells Cottages, Buckfastleigh, TQ11 0JU

Parish: Staverton

Application for replacement dwelling
Case Officer Update: None

Speakers included: Supporter – Mr Tom Lowry: Staverton Parish Council representative – Cllr Ian Catherall: Ward Member – Cllr Jacqi Hodgson

Recommendation: Refusal

Committee Decision: Refusal

j) 3994/19/HHO 17 St Dunstons Road, Salcombe, TQ8 8AL

Town: Salcombe

(Revised plans) Householder application for loft conversion with rear facing dormer window (Resubmission of 0964/19/HHO).

Case Officer Update: None

Speakers included: Ward Members – Cllr Mark Long and Cllr Judy Pearce (statement)

Recommendation: Conditional approval

Committee Decision: Conditional approval

Conditions: 1. Standard time limit
2. Accord with plans

60. Planning Appeals Update

DM.60/19

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

The Head of Development Management provided further details on specific recent appeal decisions.

The Meeting concluded at 5.06 pm

Signed by:

Chairman

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Voting Analysis for Planning Applications – DM Committee 11 March 2020

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
3964/18/HHO	The Boathouse, South Town, Dartmouth	Conditional Approval	Cllrs Abbott, Brazil, Brown, Holway, Pannell, Reeve, Taylor (7)	Cllrs Long, Pringle (2)	Cllrs Kemp, Rowe (2)	Cllr Hodgson (1)
3703/18/OPA (Ivybridge East & Ermington & Ugborough) MAJOR	Land at SX 651560 – Filham, Ivybridge	Conditional Approval	Cllrs Abbott, Brazil, Brown, Long, Pannell, Reeve, Rowe, Taylor (8)	Cllrs Kemp, Pringle (2)	Cllr Holway (1)	Cllr Hodgson (1)
3216/19/FUL (Ivybridge West)	Former chapel of rest/garage off Zion Place, Ivybridge, PL21 9AN	Conditional Approval	Cllrs Abbott, Brazil, Brown, Hodgson, Holway, Long, Kemp, Pannell, Reeve, Rowe, Taylor (11)	Cllr Pringle (1)	(0)	(0)
2190/19/VAR Ermington & Ugborough	Land at Sx 666 559, Upper Lordswood Stables, Ugborough, Ivybridge, PL21 0LA	Against Refusal	Cllrs Abbott, Brazil, Brown, Hodgson, Holway, Long, Kemp, Pannell, Pringle, Reeve, Rowe, Taylor (12)	(0)	(0)	(0)
2190/19/VAR Ermington & Ugborough	Land at Sx 666 559, Upper Lordswood Stables, Ugborough, Ivybridge, PL21 0LA	Against Refusal	Cllrs Abbott, Brazil, Brown, Hodgson, Holway, Long, Kemp, Pannell, Pringle, Reeve, Rowe, Taylor (12)	(0)	(0)	(0)
3647/19/FUL Marldon & Littlehempston	Field at Ackerlls Hill, Ackrells Hill, Littlehempston	Conditional Approval	Cllrs Abbott, Brazil, Brown, Holway, Long, Kemp, Pannell, Pringle, Reeve, Rowe, Taylor (11)	(0)	(0)	Cllr Hodgson (1)
3818/19/FUL (Totnes)	Bourton Linhay, Bourton Lane, Totnes, TQ9 6LA	Conditional Approval	Cllrs Abbott, Brazil, Brown, Holway, Pannell, Pringle, Reeve, Rowe, Taylor (9)	Cllrs Hodgson, Long, Kemp (3)	(0)	(0)

3677/19/FUL Dartington & Staverton	Wash House, Buckfastleigh, TQ11 0LD	Against Refusal	Cllrs Abbott, Hodgson, Holway, Kemp (4)	Cllrs Brazil, Brown, Long, Pringle, Reeve, Rowe, Taylor (7)	Cllr Pannell (1)	(0)
3677/19/FUL Dartington & Staverton	Wash House, Buckfastleigh, TQ11 0LD	Refusal	Cllrs Brazil, Brown, Long, Pringle, Reeve, Rowe, Taylor (7)	Cllrs Abbott, Hodgson, Holway, Kemp (4)	Cllr Pannell (1)	(0)
3808/19/FUL Dartington & Staverton	2 Well Cottages, Buckfastleigh, TQ11 0JU	Against Refusal	Cllrs Abbott, Hodgson, Holway, Kemp (4)	Cllrs Brazil, Brown, Long, Pannell, Pringle, Reeve, Rowe, Taylor (8)	(0)	(0)
3808/19/FUL Dartington & Staverton	2 Well Cottages, Buckfastleigh, TQ11 0JU	Refusal	Cllrs Brazil, Brown, Long, Pannell, Pringle, Reeve, Rowe, Taylor (8)	Cllrs Abbott, Hodgson, Holway, Kemp (4)	(0)	(0)
3994/19/HHO Salcombe & Thurstone	17 St Dunstons Road, Salcombe, TQ8 8AL	Conditional Approval	Cllrs Abbott, Brazil, Brown, Hodgson, Holway, Long, Kemp, Pannell, Pringle, Reeve, Rowe, Taylor (12)	(0)	(0)	(0)
Page 2 Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent