

# SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE



## **Minutes** of a meeting of the **South Hams Development Management Committee** held on **Wednesday, 4th November, 2020** at **11.00 am** at the **Via Skype**

Present:        **Councillors:**

**Chairman** Cllr Brazil  
**Vice Chairman** Cllr Foss

Cllr Hodgson	Cllr Holway
Cllr Rowe	Cllr Abbott
Cllr Kemp	Cllr Long
Cllr Pannell	Cllr Pringle
Cllr Taylor	Cllr Reeve

### **In attendance:**

Councillors:

Cllr Bastone	Cllr Pearce
--------------	-------------

Officers:

Head of Planning  
Senior Specialists – Planning  
Deputy Monitoring Officer  
Democratic Services Manager  
Specialist – Democratic Services  
Devon County Council Highways Officer

17.        **Minutes**  
DM.27/20  
The minutes of the meeting of the Committee held on 7<sup>th</sup> October 2020 were confirmed as a correct record by the Chairman.
18.        **Declarations of Interest**  
DM.28/20  
Members and officers were invited to declare any interests in the items of business to be considered and the following was made:

Cllr Abbott declared a personal interest in application number 2312/20/HHO as he had known the agent over many years and proceeded to remain in the meeting and took part in the debate and vote thereon.

19. **Public Participation**

DM.29/20

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

20. **Planning Applications**

DM.30/20

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:

**0704/20/FUL Higher Venice Barn, Allaleigh, Blackawton, Totnes, TQ9 7DL Parish: Cornworthy**

**Development:** Conversion of a barn to dwelling and associated landscaping (READVERTISED).

Case Officer Update:

Requires a Section 106 Agreement restricting the property to local use (in perpetuity); A number of works are proposed to the Green Lane which include the addition of a speed bump, passing places and resurfacing with 803 material to the satisfaction of DCC Highways department – any existing public use would remain available post-consent; Matters concerning on-site trees are considered acceptable (subject to approved plans) and rights to fell / prune trees remain the responsibility of the applicant / relevant land owner(s).

Speakers included: Objector – Ms S Jaine; Supporter – Mr M Evans; Parish Council – Cllr Kirkland; Ward Member – Cllr J McKay;

During discussions it was clarified that if evidence of Barn Owl nesting was present, then the relevant pre-commencement condition was engaged. The barn owl nesting box would be re-established and retained following the completion of the works. A sprinkler system would be built into the new home and a Low-Carbon Development Plan condition to be added.

**Recommendation:** Conditional approval

**Committee decision:** Conditional Approval

Conditions:

Time Limit  
Approved Plans  
Unexpected Land Contamination  
Site Access  
Off-site Highways Works  
Car Parking  
Foul  
Surface Water Drainage  
Enhancements (Pre-commencement)  
Bat Emergence Survey Report Adherence  
Barn Owl Survey (Pre-commencement)  
Evidence of Barn Owl Nesting (Pre-commencement)  
CMP (Pre-commencement)  
Conservation Style Rooflights  
Details / Samples  
Natural Stone  
Natural Slate  
803 Material  
Remove PD Rights  
Low-Carbon Development Plan.

**2116/20/HHO 1 Barrack Road, Modbury, PL21 0RB**  
**Parish: Modbury**  
**Development: Householder for proposed parking bay**

Case Officer Update: No update.

Speakers included: Supporter – Mr J Joseph; Ward Member – Cllr B Taylor

**Recommendation:** Refusal

During the debate for this application, it was confirmed that there were parking areas nearby and approved parking for neighbouring houses. Members noted that safety by the school would be improved by taking these cars off the street as parents with young children and prams currently had to walk in the road to pass vehicles parking in the street.

**Committee Decision:** Conditional Approval

Conditions:  
Time limit  
Accord with plans  
Pre-commencement drainage condition (surface water)

**2312/20/HHO 1 Paper Makers Lane, Ivybridge, PL21 0JZ**  
**Town: Ivybridge East**

**Development:** Householder application for alteration and extension to existing porch, installation of board over-cladding on first floor elevations, adaption of ground floor openings on East elevation

including new stepped arrangement to garden and adjustment of section of garden wall.

Case Officer Update: Correction to A2a reference (houses in AONB) but should be A3a, ie houses outside of AONB

Speakers included: Supporter – Mr I Hodgson; Ward Members – Cllrs V Abbott and K Pringle

**Recommendation:** Refusal

During the debate, it was confirmed that cladding on the first floor would necessitate insulation behind the cladding as building regulations had subsequently changed. Some Members disagreed with the officer comments that the cladding would result in an unduly prominent building within the street scene, and were of the view that diversity was sometimes beneficial.

**Committee decision:** Conditional approval

Conditions:

Time limit

Accord with plans

Surface water drainage

**1751/20/HHO Bulland Farm, Bulland, Ashburton, TQ13 7NG  
Parish: Staverton**

**Development:** Householder application for replacement single storey side extension and internal and external alterations.

Case Officer Update: Officer updated Members regarding the overview of bat issue, and IROPI – derigation test from Natural England which would need to be applied for bats

Speakers included: Supporter – Dr L. Middleton; Ward Member – Cllr J Hodgson

**Recommendation:** Refusal

During the debate, some Members stated their opinion that the extension would be subservient. It was acknowledged there would be some impact on the bat population in the garden but the maternal colony in the main house would not be disturbed and that a condition would be applied for more bat boxes in the orchard. The demolition aspect of the build would also need to be timed to have minimum impact on the bat colony, plus a lighting condition for dawn and dusk.

**Committee decision:** Conditional approval, with delegated authority being granted to the Head of Development Management, in consultation with the Committee Chairman and the Local Ward Member to agree the conditions.

*Conditions (NB: at the time of drafting these minutes, these are still to be agreed by the Chairman of the Committee and the local Ward Member and these will be reported (and then minuted) at the Committee meeting to be held on 2 December 2020).*

21. **Planning Appeals Update**

DM.31/20

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.

22. **Planning Performance Indicators**

DM.32/20

Members reviewed the performance indicators as outlined in the presented agenda report.

In discussion, particular reference was made to the impact of Covid 19 on the number of applications registered in April and May 2020. The DM Manager confirmed that there were few, if any, allocated sites now without permission which would impact on the future fees earned. It was also noted that planning enforcement cases had increased in quarters one and two of this year, however, the rate of case closure continued to positively impact on the backlog.

The Meeting concluded at 3.40 pm

**Signed by:**

**Chairman**

---