

South Hams Development Management Committee



Title:	Agenda										
Date:	Wednesday, 3rd February, 2021										
Time:	10.00 am										
Venue:	Via Teams										
Full Members:	<p style="text-align: center;">Chairman Cllr Brazil</p> <p style="text-align: center;">Vice Chairman Cllr Foss</p> <p><i>Members:</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Cllr Abbott</td> <td style="width: 33%;">Cllr Brown</td> </tr> <tr> <td>Cllr Hodgson</td> <td>Cllr Holway</td> </tr> <tr> <td>Cllr Kemp</td> <td>Cllr Long</td> </tr> <tr> <td>Cllr O'Callaghan*</td> <td>Cllr Pringle</td> </tr> <tr> <td>Cllr Rowe</td> <td>Cllr Taylor</td> </tr> </table> <p style="text-align: center;">*Substituting for Cllr Pannell</p>	Cllr Abbott	Cllr Brown	Cllr Hodgson	Cllr Holway	Cllr Kemp	Cllr Long	Cllr O'Callaghan*	Cllr Pringle	Cllr Rowe	Cllr Taylor
Cllr Abbott	Cllr Brown										
Cllr Hodgson	Cllr Holway										
Cllr Kemp	Cllr Long										
Cllr O'Callaghan*	Cllr Pringle										
Cllr Rowe	Cllr Taylor										
Interests – Declaration and Restriction on Participation:	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.										
Committee administrator:	Janice Young Specialist- Democratic Services 01803 861105										

- 1. Minutes** **1 - 8**

To approve as a correct record the minutes of the meeting of the Committee held on 6 January 2021;
- 2. Urgent Business**

Brought forward at the discretion of the Chairman;
- 3. Division of Agenda**

to consider whether the discussion of any item of business is likely to lead to the disclosure of exempt information;
- 4. Declarations of Interest**

Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have in any items to be considered at this meeting;
- 5. Public Participation**

The Chairman to advise the Committee on any requests received from members of the public to address the meeting;
- 6. Planning Applications**

To see Letters of Representation and further supplementary information relating to any of the Applications on the agenda, please select the following link and enter the relevant Planning Reference number:
<http://apps.southhams.gov.uk/PlanningSearchMVC/>
- (a) TPO/1018/T1** **9 - 16**

Land adjacent to 4 Malborough Park, Malborough, TQ7 3SR
Delegated Authority Request to Confirm Tree Preservation Order (TPO: 1018 Open Space at Malborough Park, Malborough).
- 7. Planning Appeals Update** **17 - 18**
- 8. Planning Performance Indicators** **19 - 22**
- 9. Update on Undetermined Major Applications** **23 - 28**

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD via TEAMS, ON WEDNESDAY,
6 JANUARY 2021**

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

Other Members also in attendance and participating:
Cllrs K Baldry, H Bastone, J Pearce, & P Smerdon

Officers in attendance and participating:

Item No:	Application No:	Officers:
All agenda items		Head of Planning; Senior Planning Specialists; Deputy Monitoring Officer; Legal Officer; Democratic Services Manager; and Democratic Services Officer

DM.40/20 MINUTES
The minutes of the meeting of the Committee held on 2nd December 2020 were confirmed as a correct record by the Chairman.

DM.41/20 APPOINTMENT OF VICE CHAIR
The Chair informed the Committee of the sad news of the recent loss of Cllr Foss' wife. Cllr Foss had had a very difficult few months which he had faced with courage and determination and he was in the thoughts of all Members at this very sad time. Since Cllr Foss had tendered his apologies for this meeting, the Chairman invited nominations to serve as Vice-Chairman for this Committee meeting.

It was subsequently:

RESOLVED

That Cllr Holway be appointed to be Vice-Chairman for the duration of this Committee Meeting.

DM.42/20 **DECLARATIONS OF INTEREST**

Members and officers were invited to declare any interests in the items of business to be considered and the following was made:

Cllr H Reeve declared a personal interest in application 2795/20/FUL, as the application site was in the vicinity of a relative's property and she remained in the meeting and took part in the debate and vote thereon;

DM.43/20 **PUBLIC PARTICIPATION**

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

DM.44/20 **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) 3285/20/FUL Rose Cottage, Landscope, Ashburton, TQ13 7LT

Parish: Staverton

Development: Retrospective change of use of existing shed from domestic use to use for commercial motorcycle maintenance and servicing.

Case Officer Update: Following publication of the Officer's report on the website, the applicant had made a late submission countering points made in the report. These were outlined to the Committee and the Case Officer responded to each point raised.

Speakers included: Supporter – Mr Gray-Thompson; Parish Council – Cllr Catherall; Ward Member – Cllr J Hodgson;

Recommendation: Refusal

The Ward Member confirmed to the Committee that no member of the public had complained about this business and countered the Case Officer's assertion that there would be increased traffic were the application to be approved, but rather there would be increased traffic following refusal as the business would have to move to a near-by town, and the applicant would then be making 12 extra journeys per week to travel to and from the new locale. The Ward Member's view was that the new policies outlined in the Case Officer's reason for refusal were active after this business had been established.

Some Members outlined their support for the business as it had been operating for over five years already, noted that the business had the support of the Parish

Council and neighbours, and that it was sustainable as there was no similar business nearby thereby showing a business need. A Member moved conditional approval of the application that was subsequently seconded. Before the vote was taken, a discussion was had regarding what conditions would be applied should the application be approved. These included, but were not limited to, conditions regarding noise, opening hours, and ensuring the business use was restricted to motor cycle maintenance should the present applicant cease to operate. Members were asked to consider the following key issues: Principle / Sustainable Development; Design, Visual Impacts and the SWD Landscape Character Area (1E); Neighbouring Amenity.

Committee decision: Conditional approval

Conditions:

1. The development hereby approved shall only be used for the maintenance, servicing and / or repair of motorcycles and for no other purpose.

Reason: In order to ensure compliance with JLP Policy TTV26 and to prevent uses which might be inappropriate for this rural location.

2. No maintenance, servicing or repair of motorcycles shall be carried out and no deliveries accepted or despatched except between the hours of 9am and 6pm Monday to Friday, or 9am to 1pm on Saturdays, and not at all on Sundays or Bank Holidays

Reason: To protect the amenities of local residents from noise in accordance with JLP Policies DEV1 and DEV2.

6b) 2795/20/FUL

Land at SX 711 588, North East of Horsebrook Farm, Avonwick, TQ10 9EU

Parish: South Brent not North Huish

Development:

Proposed static caravan on agricultural land

Case Officer Update:

The Case Officer noted that the application site was located within the parish of South Brent and not North Huish as outlined in the agenda report, however she confirmed that both South Brent Parish Council and North Huish Parish Council had been consulted and commented on the application. There had been concerns expressed from neighbours regarding rain water and foul discharge resulting from this application therefore the Case Officer clarified that rain water would discharge directly into two 1,000 litre tanks below ground, a minimum of five metres from the van, and the foul water would discharge into two above ground waste storage tanks of 30,000 litres each,

again a minimum of five metres from the van. These two tanks would be emptied by a private mobile company approximately every two months. The water discharge proposed solutions were for both rain and foul water. The definition of what constituted a static caravan was clarified, along with maximum size permitted under that definition. A Member queried the distance from nearest residential property given in Officer's committee report which was clarified by the Officer as a typographical error and the correct measurement provided to Committee prior to the decision being taken.

Recommendation: Conditional Approval

Speakers included: Ward Members – Cllrs G Pannell and P Smerdon

Ward Members: One of the Ward Members expressed concerns over the size of the foul water tanks which seemed excessive to the site and would require large tankers to come to empty them in a rural area. It was also noted that residents had grave concerns about contamination of nearby water supply. The Ward Members felt that a need for the development in this rural location had not been demonstrated which was contrary to policy.

Debate: During the debate some Members outlined concerns over the scale of the proposed application as the field in question was only 2.6 hectares, thereby constituting overdevelopment. Members also expressed concerns regarding water supplies and potential for contamination of water to neighbours. It was noted that the site already contained a stable block and a small caravan, both of which Members felt could meet any welfare needs.

Committee Decision: Delegated Refusal

Reasons for refusal:

It has not been demonstrated in this countryside location that there is a proven agricultural need for an additional structure on this site in the form of the proposed static caravan to provide a welfare facility to serve the small holding operating from the site. The proposal is therefore contrary to policies SPT1, SPT2, TTV1 criteria 4, TTV26 criteria 2 iv and DEV15 criteria 6 of the Plymouth & South West Devon Joint Local Plan 2014-2034.

6c) TPO 1018

**Land adjacent to 4 Malborough Park,
Malborough, TQ7 3SR**

Parish: Malborough

Development: Tree Preservation Order (TPO).

The Chairman advised the Committee that this application had been deferred to a future Committee meeting for consideration.

DM.45/20

HOUSING POSITION STATEMENT

The Officer gave an update on the annual Housing Position report which had been recently published. The Council now had a 6.1 year land supply with 1,449 homes built last year, cumulatively this is 653 homes above target. Going forward there had been identified a supply of over 8,200 deliverable homes. Members noted that this report reflected the huge improvement the Joint Local Plan (JLP) had brought to the Council's planning environment. The Joint Local Plan team were thanked for their hard work. Some Members commented that local infrastructure was not keeping pace with homes development but it was noted that the Council's ability to counter this was limited to Section 106 Agreements, which could not counter all concerns.

The Officer confirmed that an interactive JLP website was now available and all three Local Planning Authorities had direct links to this. It would be used to provide news and updates, and mapping was beginning to be included.

Following a Member enquiry, the Officer confirmed that some sites had been deemed no longer viable. The only sites included in the JLP were those which were deliverable on National Planning Policy Framework criteria. It was confirmed that viability would be looked at over the coming year including a review of developers who had not progressed with their approved planning applications as this could impact on housing numbers.

The Authority Monitoring Report would be produced in February 2021 and would also include the split between brownfield and green field sites. Members would be invited to a future Briefing on this matter.

DM.46/20

PLANNING APPEALS UPDATE

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

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

DM.47/20

UPDATE ON UNDETERMINED MAJOR APPLICATIONS

Members noted the list of undetermined major applications.

The Head of DM committed to sending Members the definition of what constituted a major application and confirmed this definition was set by Central Government.

(Meeting commenced at 2:10 pm and concluded at 4:55 pm, with a ten minute break at 3:49 pm)

Chairman

Draft

Voting Analysis for Planning Applications – DM Committee 6th January 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>
3285/20//FUL	Rose Cottage, Landscape, Ashburton	Conditional approval	Cllrs Abbott, Brazil, Brown, Hodgson, Holway, Kemp, Long, Pannell, Pringle, Reeve, Rowe, Taylor (12)	(0)	(0)	(0)
2795/20/FUL	Land at SX 711 588, North East of Horsebrook Farm, Avonwick, TQ10 9EU	Refusal	Cllrs Abbott, Brown, Holway, Long, Pannell, Pringle, Reeve, Rowe, Taylor (9)	(0)	Cllrs Brazil, Hodgson, Kemp (3)	(0)

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Delegated Authority Request to Confirm TPO: 1018, Open Space at Malborough Park, Malborough.



Tree Preservation Order: TPO Ref: 1018 T1

Site Address: Land adjacent to 4 Malborough Park, Malborough, TQ7 3SR

Reason item is being put before Planning Committee: Delegation authority was sought to confirm the provisional TPO from ward members, who requested it be brought to Committee for decision.

Cllr Pearce gave an expanded reason summarised as - *neighbouring property owners complain so much about the resultant damage that they maintain it causes harm to the amenity and their enjoyment of their property*

Cllr Long expounded upon his request as follows *I would wish this to be considered by DM Committee given the expressed concerns of the Parish Council and local residents that have been raised over a prolonged period of time regarding many aspects of this tree, including gradual reduction in ability to utilise outside space safely, and consideration of quality of life, health and general welfare.*

Site assessed by : L Marshall

Date (In respect of initial TPO1003) : 19/12/2019

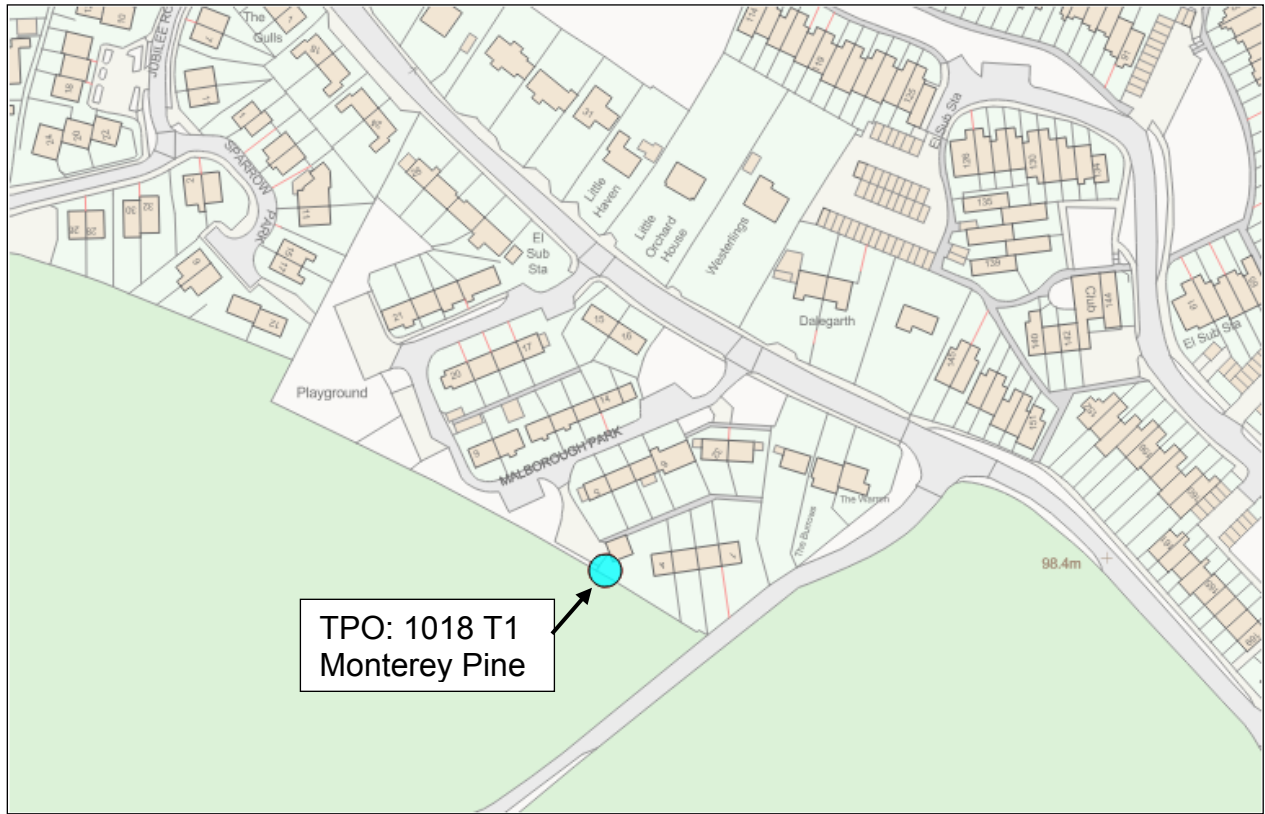


Figure 1: Site location plan



Figure 2: T1 viewed from North West



Figure 3: Point of origin from linear POS and condition of footway serving properties



Figure 4: Closer image showing amount of crown overhang over extension to the property, and approximate amount that could be removed if TPO is not confirmed

Appraisal

- The subject tree (T1) tree is within the ownership of South Hams District Council
- SHDC received a complaint from Mr & Mrs Hurrell, owners of No 4 Malborough Park raising significant concerns hinging upon a of risk of falling parts causing harm to persons or the property, noting a wish to have this overhang removed.
- Provisional TPO 1003 was served to allow a continued dialogue between the assets Tree Specialist Alex Whish and the complainant

- The parties below the tree could, if the TPO wasn't in place, enact their common law right to prune back the overhanging branches to their boundary line (upto the amount approximately annotated within Figure 4
- Original TPO 1003 received 6 letters of Objection, including a request for a joint site visit from the initial complainant. Given the Covid situation preventing such meetings and the short time period to the TPO lapsing at the end of the six month period TPO 1003 was revoked and current TPO 1018 served to allow time for consideration.
- The second TPO received 1 letter of Objection from the original complainant reiterating previous points and adding concerns that tree inspections are out of date and planned works not undertaken.
- All points of objection (from both TPOs) were brought to the attention of ward members as Delegated Authority was sought due to the difficulties experienced by all parties as a consequence of the pandemic, to allow full consideration of all representations.
- Two tree reports have been commissioned, one on behalf of the initial complainant against the tree, and the second for the Authority. Both found T1 to be safe for retention recommending the removal of deadwood and maturing cones only over targets of value.
- I have been in dialogue with Alex Whish who confirms safety inspections are upto date and will continue to be so, furthermore it is noted that the tree poses no significant or obvious risk to the property and persons below. Planned works to remove deadwood and maturing cones will minimise this risk even further
- If the TPO were to be confirmed Tree Specialists could offer pre-application advice as necessary and any works agreed to be necessary in the interests of safety or good tree management would be likely to be supported subject to a review of representations received.

Key issues for consideration:

The potential impact on public visual amenities if the TPO is not confirmed by the right to abate the overhang being enacted by parties living below parts of the tree.

If fully enacted a large part of the trees crown could be removed without consent from the Local Authority likely to negatively affect its visual form, ongoing health and structural stability. This would have an adverse impact upon the ability of the Local authority to discharge its duty of care to the wider public if the tree went into decline as a result of excessive tree works, with a parallel lessening of the trees contribution to the sylvan setting of the wider landscape.

Summary of Consultations:

TPO1003 & TPO1018

- Concerns of risk posed by falling branches, deadwood and cones
- Challenges the Tree Specialists assessment of the amenity value of the tree
- Notes SHDC declines to accept liability for damages caused by falling tree parts

- Cites case law that allows overhang from protected trees to be pruned without the need for consent
- Tree is too large for its location
- The tree blocks light to nearby properties
- As a non-native the tree is not an amenity
- Roots have damaged the footpath serving properties, leading to a settled claim for damages for personal injury.
- New adjacent development is likely to have led to damaged roots during its construction
- Tree is in decline
- SHDC has not fully undertaken works detailed within a previous inspection.

Conclusion

Due consideration has been given to all points of objection raised. Purely arboricultural matters in terms of tree risk have been addressed by way of the professional reports finding no defect that cannot be remedied by minor tree surgery works that would continue the trees positive contribution to visual amenity.

In terms of light loss, species, native status and size of tree I consider these to be subjective matters that do not carry sufficient weight to prevent the confirmation of the order.

Case law cited refers to a situation where the risk is considered to be actionable, thereby allowing works outside of the need for consent under a TPO. Given that T1 has an upto date safety inspection it is not considered that the risk is actionable and works would therefore require consent from the Local Authority.

It is my professional opinion that whilst a number of the points made are understandable and a typical response experienced when discussing large trees in close proximity to residential properties, that the duty of care owed to residents can be discharged whilst retaining T1 as a large and prominent sylvan feature in the wider landscaper setting of the area

Recommendation

TPO1018 Is confirmed as served

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South Hams District Council Agenda Item 7

DEVELOPMENT MANAGEMENT COMMITTEE 3-Feb-21

Appeals Update from 18-Dec-20 to 20-Jan-21

Ward Dartmouth and East Dart

APPLICATION NUMBER : **0842/17/FUL** APP/K1128/W/20/3248210
APPELLANT NAME: Mr & Mrs Merotra
PROPOSAL : READVERTISEMENT (Revised Plans and Application Form) Construction of new build dwelling with associated landscaping within the curtilage of a grade II listed building
LOCATION : Ashleigh House Fore Street Kingswear TQ6 0AD
APPEAL STATUS : Appeal decided
APPEAL START DATE: 13-May-2020
APPEAL DECISION: Upheld
APPEAL DECISION DATE: 21-December-2020

Ward Erme Valley

APPLICATION NUMBER : **0482/17/FUL** APP/K1128/W/20/3257649
APPELLANT NAME: McFarland Park & Leisure Homes Ltd
PROPOSAL : READVERTISEMENT (Additional Supporting Information) Outline application for Development of holiday lodges, leisure facilities and associated works
LOCATION : Moor View Touring Park Modbury Devon PL21 0SG
APPEAL STATUS : Appeal decided
APPEAL START DATE: 14-October-2020
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 13-January-2021

Ward Salcombe and Thurlestone

APPLICATION NUMBER : **0735/20/HHO** APP/K1128/D/20/3260192
APPELLANT NAME: Ms L Hicks
PROPOSAL : Householder application for proposed renovation and internal alterations to existing property with 2 storey rear extension. New single garage with annex flat above.
LOCATION : The Chase Warren Road Thurlestone TQ7 3NT
APPEAL STATUS : Appeal decided
APPEAL START DATE: 11-November-2020
APPEAL DECISION: Upheld
APPEAL DECISION DATE: 14-January-2021

Ward West Dart

APPLICATION NUMBER : **2070/19/FUL** APP/K1128/W/20/3258497
APPELLANT NAME: Mesdames Gardiner, Kinniburgh, Richardson, Marchand, Murnane
PROPOSAL : Provision of dwelling
LOCATION : Frogmore Orchard Ashprington Totnes TQ9 7UL
APPEAL STATUS : Appeal decided
APPEAL START DATE: 12-October-2020
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 07-January-2021

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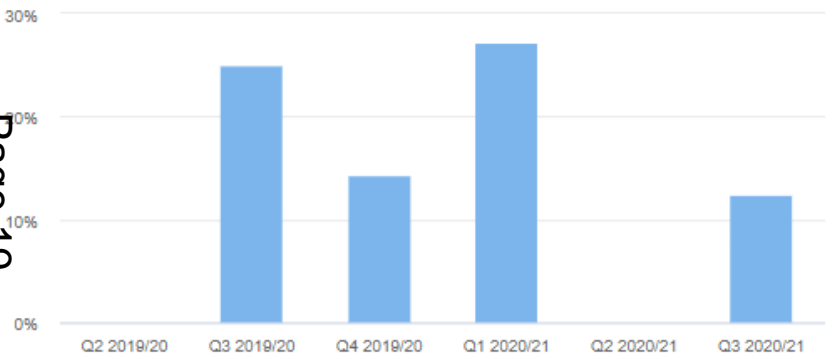
SH-P1 Major apps on target



SH-P2 Non-Major apps on target



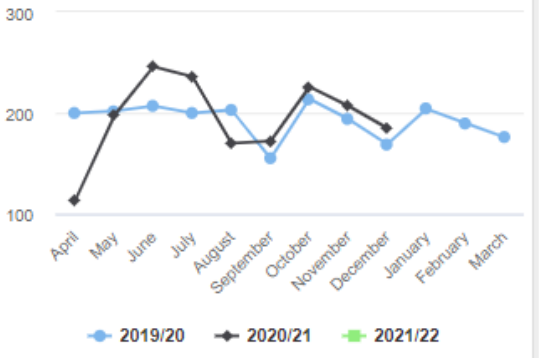
SH-P4 Major on target without eot



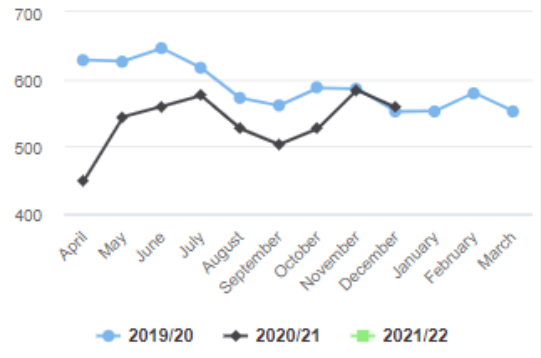
SH-P5 Non-Major apps on target without eot



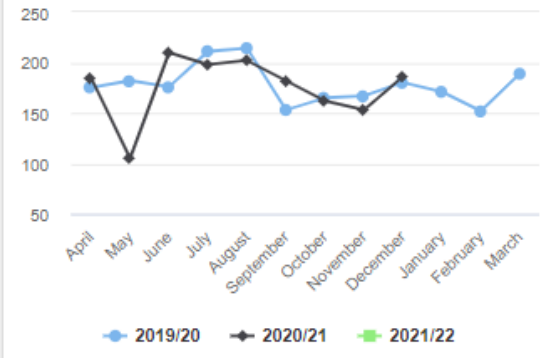
SH-P7 No of applications registered

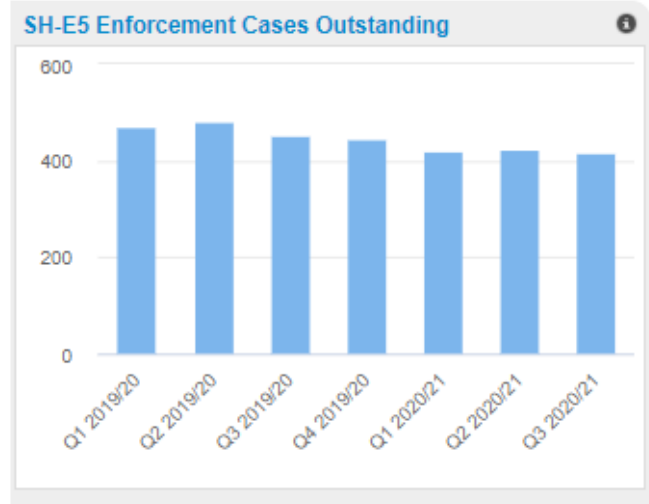
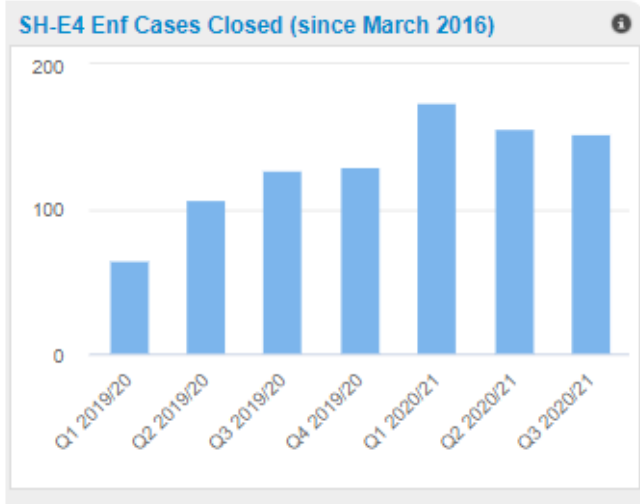
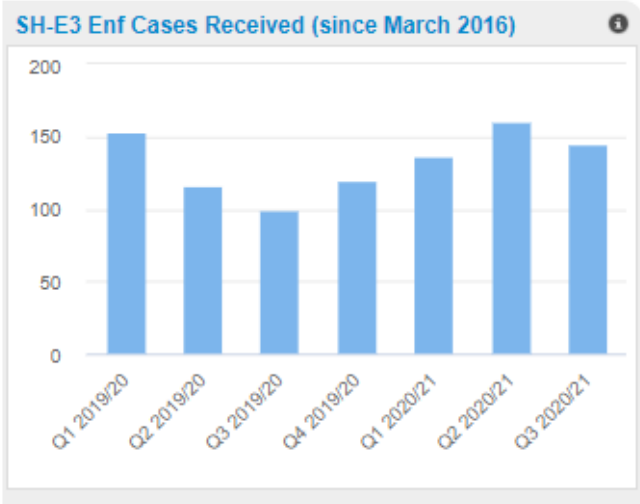


SH-P8 Planning Workload



SH-P9 No of applications determined





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Agenda Item 9

Development Management Committee 3 Feb 2021 Undetermined Major applications as at 22-Jan-20

	Valid Date	Target Date	EoT Date
0612/16/OPA Patrick Whymer	8-Aug-16	7-Nov-16	
Brimhay Bungalows Road Past Forder Lane House Dartington Devon TQ9 6HQ		Outline planning application with all matters reserved for redevelopment of Brimhay Bungalows. Demolition of 18 Bungalows to construct 12 Apartments, 8 units of specialist housing for Robert Owens Community Clients and up to 10 open market homes.	

Comment: This Application was approved by Committee subject to a Section 106 Agreement. The Section 106 Agreement has not progressed.

	Valid Date	Target Date	EoT Date
3704/16/FUL Charlotte Howrihane	22-Nov-16	21-Feb-17	1-Feb-21
Creek Close Frogmore Kingsbridge TQ7 2FG		Retrospective application to alter boundary and new site layout (following planning approval 43/2855/14/F)	

Comment: Section 106 is with applicant to sign. They are waiting for the S38 agreement to be completed with Highways before signing the S106 so anticipate this may take a little while.

	Valid Date	Target Date	EoT Date
3749/16/VAR Charlotte Howrihane	23-Nov-16	22-Feb-17	1-Feb-21
Development Site Of Sx 7752 4240 Creek Close Frogmore Kingsbridge TQ7 2FG		Variation of condition 2 (revised site layout plan) following grant of planning permission 43/2855/14/F	

Comment: see above for 3704/16/FUL. Agent has confirmed that this application will be withdrawn once the full application has been determined,

	Valid Date	Target Date	EoT Date
3628/17/FUL Patrick Whymer	20-Nov-17	19-Feb-18	28-Feb-21
Oak Tree Field at SX 778 588 Tristford Road Harberton Devon		Erection of 12 dwellings, workshop/office, associated landscaping and site development works	

Comment: Application approved by committee subject to conditions and S106. The S106 has been agreed by the applicant but are awaiting the land purchase to complete before completing the S106.

	Valid Date	Target Date	EoT Date
1288/18/OPA Cheryl Stansbury	16-Apr-18	16-Jul-18	26-Feb-21
Former National Shire Horse Centre Dunstone Yealmpton PL8 2EL		READVERTISEMENT (Revised Site Boundary Plan) Outline application with some matters reserved to re-develop former Shire Horse Centre with 25no. new dwellings with associated landscaping and parking	

Comment: Ext of time agreed to 26th Feb. Agent provided some information showing which buildings could be converted for holiday use. Feedback has been given – 12th Jan. No response as yet

	Valid Date	Target Date	EoT Date
3445/18/FUL Gemma Bristow	29-Nov-18	28-Feb-19	4-Jan-21
Land at SX 580 576 Adjoining Seaton Orchard Sparkwell PL7 5HX		Construction of new housing development comprising 20 dwellings.	

Comment: Application approved subject to a S106 which is anticipated to be completed soon.

	Valid Date	Target Date	EoT Date
4180/18/FUL Jacqueline Houslander	20-Dec-18	21-Mar-19	14-Jan-21
Land at SX718512 East of B3196 Loddiswell TQ7 4DU		Creation of an equestrian livery facility including erection of barn, menage, associated works and change of use of land for the grazing and exercising of horses	

Comment: Ongoing discussions with the applicants. The application is likely to be withdrawn and a new application submitted before the next committee meeting

	Valid Date	Target Date	EoT Date
0936/19/ARM Bryn Kitching	15-Mar-19	14-Jun-19	30-Jun-21
Land at SX 857 508 adjacent to Townstal Road West of Dartmouth		Application for approval of reserved matter following outline approval 15_51/1710/14/O (Appeal APP/K1128/W/15/3039104) for layout, scale, appearance and landscaping for 240 dwellings, public open space, highways, landscaping and associated works and approval of details reserved by conditions 6, 7, 8, 9 & 12 of planning consent 15_51/1710/14/O (Appeal APP/K1128/W/15/3039104)	

Comment: Application on hold while layout designs are finalised and submitted for adjoining site and remainder of the allocation. This will allow for comprehensive consideration of reserved matters for the whole of the local plan allocation. As reserved matters consent was granted in February 2020 for 116 dwellings on part of the same site, this application will be amended to the balance of residential which can then be considered alongside the forthcoming reserved matters applications.

	Valid Date	Target Date	EoT Date
2133/19/VAR Cheryl Stansbury	12-Jul-19	11-Oct-19	31-Jan-21
Cottage Hotel Hope Cove TQ7 3HJ		READVERTISEMENT (Revised Plans Received) Application for variation of condition 2 of planning consent 46/2401/14/F	

Comment: Site is being surveyed W/C 25th Jan to enable accurate plans to be produced with building levels indicated.

	Valid Date	Target Date	EoT Date
2274/19/FUL Gemma Bristow	15-Jul-19	14-Oct-19	1-Jan-21
Coombe Park Ashprington TQ9 7DY		Refurbishments and extension of existing office/studio/workshop building with the construction of new two-storey office/studio/workshop building and associated additional parking and service provision	

Comment: Applicant is preparing further technical information before it is presented to committee.

	Valid Date	Target Date	EoT Date
2334/19/FUL Jacqueline Houslander	18-Jul-19	17-Oct-19	30-Jan-21
Totnes Cross Garage Halwell TQ9 7JG		Conversion and extension of shop and commercial premises to create enlarged retail area and cafe. New vehicle repair workshop and MOT bays. Replacement house, associated access and parking.	

Comment: Revised plans submitted and re-advertised. Advertisement until 28/1/2021

	Valid Date	Target Date	EoT Date
3197/19/OPA Cheryl Stansbury	2-Oct-19	1-Jan-20	29-Jan-21
Land adjacent to New Park Road Lee Mill Nr Ivybridge		Outline application with some matters reserved for residential development of up to 25 residential units including vehicular access, estate roads, landscaping, open space, drainage, infrastructure and all associated development (resubmission of 1303/18/OPA)	

Comment: Section 106 is progressing and likely to be completed soon.

	Valid Date	Target Date	EoT Date
3886/19/VAR Tom French	28-Nov-19	27-Feb-20	31-Mar-21
Sherford New Community Land South and South West of A38 Deep Lane junction and East of Haye Road Elburton Plymouth			
Application for variation of conditions 1, 2, and 4 of planning permission 0490/19/ARM			

Comment

	Valid Date	Target Date	EoT Date
4181/19/OPA Ian Lloyd	9-Jan-20	9-Apr-20	18-Dec-20
Land off Towerfield Drive Woolwell Part of the Land at Woolwell JLP Allocation (Policy PLY44)			
Outline application for up to 360 dwellings and associated landscaping, new access points from Towerfield Drive and Pick Pie Drive and site infrastructure. All matters reserved except for access.			

Comment: Along with 4185/19/OPA a year-long PPA was agreed until end of December 2020. Both parties agree more time is required to resolve transport/delivery/other matters and for a period of re-consultation and a revised programme is under discussion – likely autumn/winter 2021.

	Valid Date	Target Date	EoT Date
4185/19/OPA Ian Lloyd	9-Jan-20	9-Apr-20	18-Dec-20
Land at Woolwell Part of the Land at Woolwell JLP Allocation (Policy PLY44)			
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.			

Comment: Along with 4181/19/OPA a year-long PPA was agreed until end of December 2020. Both parties agree more time is required to resolve transport/delivery/other matters and for a period of re-consultation and a revised programme is under discussion – likely autumn/winter 2021.

	Valid Date	Target Date	EoT Date
4158/19/FUL Cheryl Stansbury	17-Jan-20	17-Apr-20	6-Feb-21
Development Site At Sx 734 439, Land to Northwest of junction between Ropewalk and Kingsway Park Ropewalk Kingsbridge Devon			
READVERTISEMENT (Revised Plans Received) Residential development comprising of 15 modular built dwellings with associated access, car parking and landscaping			

Comment: Applicant is reviewing the proposal.

	Valid Date	Target Date	EoT Date
3752/19/OPA Jacqueline Houslander	11-Feb-20	12-May-20	10-Jan-21
Former School Playing Ground Elmwood Park Loddiswell TQ7 SA			
Outline application with some matters reserved for residential development of 20-25 dwellings			

Comment – Discussion with the applicants, revised proposals being put together

	Valid Date	Target Date	EoT Date
0529/20/FUL Anna Henderson-Smith	25-Feb-20	26-May-20	23-Dec-20
Noss Marina Bridge Road Kingswear TQ6 0EA			
Full planning permission for 1,258sqm GEA Hotel floorspace within voidspace proposed under Planning Application 0504/20/VAR			

Comment – Deed of Variation to the original S106 is being negotiated and discussion on flood access issues

	Valid Date	Target Date	EoT Date
0504/20/VAR Anna Henderson-Smith	25-Feb-20	26-May-20	23-Dec-20
Noss Marina Bridge Road Kingswear TQ6 0EA			Variation of condition 2 (approved plans) following grant of planning consent 2161/17/OPA to enable hotel and residential accommodation switch between the Waterside and Philips building and update quay wall drawings and associated conditions 7, 10, 10, 12, 19 and 26 and administrative changes required to conditions 1, 3, 4, 17, 18, 22, 25, 28, 29, 30, 31, 33, 36, 41, 42, 43, 45, 51, 52, 56, 58, 59, 60 reflecting approved discharge of conditions

Comment – as above, DoV in progress and discussion on flood access issues.

	Valid Date	Target Date	EoT Date
0761/20/OPA Jacqueline Houslander	5-Mar-20	4-Jun-20	22-Jan-21
Vicarage Park Land North of Westentown Kingston TQ7 4LU			Outline application with some matters reserved for 12 new houses. Alterations to existing access and construction of access road. Realignment and creation of new public rights of way, provision of public open space and strategic landscaping (Resubmission of 4068/17/OPA)

Comment: Under consideration by officer

	Valid Date	Target Date	EoT Date
0995/20/VAR Jacqueline Houslander	1-Apr-20	1-Jul-20	10-Jul-20
Hartford Mews Phase 2 Cornwood Road Ivybridge			Variation of conditions 4 (LEMP) and 13 (Tree Protective Fencing) of planning consent 3954/17/FUL

Comment: Under consideration by officer

	Valid Date	Target Date	EoT Date
3623/19/FUL Cheryl Stansbury	14-Apr-20	14-Jul-20	29-Jan-21
Land off Godwell Lane Ivybridge			Full planning application for the development of 111 residential dwellings with associated access, parking, landscaping, locally equipped play area and infrastructure

Comment: On-going discussions with applicant. Viability discussion expected to conclude soon which will inform scheme revisions. Ext of time agreed to 5th March.

	Valid Date	Target Date	EoT Date
0868/20/ARM Jacqueline Houslander	29-Apr-20	29-Jul-20	9-Dec-20
Development Site at SX 612 502 North Of Church Hill Holbeton			Application for approval of reserved matters following outline approval 25/1720/15/O for the construction of 14no.dwellings, provision of community car park, allotment gardens, access and associated works including access, layout, scale appearance and landscaping (Resubmission of 0127/19/ARM)

Comment: Negotiations ongoing with applicants.

	Valid Date	Target Date	EoT Date
1266/20/ARM Jacqueline Houslander	30-Apr-20	30-Jul-20	19-Feb-21
Land At Ngr Sx513609 Pinewood Drive Woolwell			READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval 1954/18/OPA

Comment: Application re advertised for amended plans. Advertisement ends 28/1/2021

	Valid Date	Target Date	EoT Date
1419/20/FUL Jacqueline Houslander	2-Jun-20	1-Sep-20	15-Jan-21
Land West of Beara Farm Woolston Green Landscope		READVERTISEMENT (revised plans received) Demolition of existing concrete barn and construction of fourteen dwellings including five for shared ownership/affordable rent (resubmission of 2176/18/FUL)	

Comment: Amended plans have been received and re-advertised awaiting some consultation responses.

	Valid Date	Target Date	EoT Date
1585/20/FUL Jacqueline Houslander	3-Jun-20	2-Sep-20	20-Jan-21
Land adjacent to Dartmouth Park and Ride site Wessex Way Dartmouth		READVERTISEMENT (Revised Plans Received) Construction of new two storey Health and Well-being Centre and associated external works	

Comment: Application approved at Committee subject to S106 awaiting completion of S106

	Valid Date	Target Date	EoT Date
2508/20/OPA Anna Henderson-Smith	12-Aug-20	11-Nov-20	6-Jan-21
Moor View Touring Park Modbury PL21 0SG		Outline application with some matters reserved for proposed development of holiday lodges, leisure facilities and associated works(resubmission of 0482/17/FUL)	

Comment: Extension of time granted until 6/1/2020 to address Ecology issues. The previous application was refused at appeal applicant is considering what course of action to take.

	Valid Date	Target Date	EoT Date
3347/20/VAR Jacqueline Houslander	20-Oct-20	19-Jan-21	
Land adjacent to Siding Cross Wrangaton		Variation of condition 1 (approved plans) following grant of Planning consent 3717/19/ARM	

Comment: Under consideration by officer and awaiting information from applicant re National Space Standards

	Valid Date	Target Date	EoT Date
3424/20/VAR Cheryl Stansbury	6-Nov-20	5-Feb-21	
Owens Coffee Endsleigh Ivybridge PL21 9JL		Application for variation/ removal of conditions 7 and 8 of planning consent 21/2254/15/F	

Comment – Ivybridge TC support. Additional plans submitted. Decision expected on time

	Valid Date	Target Date	EoT Date
3841/20/OPA Bryn Kitching	3-Dec-20	4-Mar-21	
Land At Sawmills North of A385 Dartington		Outline application with all matters reserved, except for access, for up to 40no. residential units and associated public open space and infrastructure	

Comment – Consultation period coming to a close but some outstanding responses still required. Natural England and other consultees have raised issues that will need addressing before any recommendations can be made.

	Valid Date	Target Date	EoT Date
3842/20/OPA Bryn Kitching	3-Dec-20	4-Mar-21	
Land At SX 783 624 Broom Park Dartington		Outline application with all matters reserved, except for access, for up to 80no. residential units and associated public open space and infrastructure	

Comment – Consultation period coming to a close but some outstanding responses still required. Natural England and other consultees have raised issues that will need addressing before any recommendations can be made.

		Valid Date	Target Date	EoT Date
3814/20/VAR	Jacqueline Houslander	7-Dec-20	8-Mar-21	
Fort Bovisand	Bovisand PL9 0AB			Application for variation of condition 2 regarding Drawings of Planning application 2821/17/FUL

Comment – Recently submitted application within consultation period.

		Valid Date	Target Date	EoT Date
4254/20/FUL	Anna Henderson-Smith	23-Dec-20	24-Mar-21	
Springfield	Filham PL21 0DN			Proposed development of redundant nursery to provide 30 new dwellings for affordable and social rent, a new community hub building, conversion of existing barns to provide ancillary spaces and landscaping works providing communal areas and playgrounds

Comment - Recently submitted application within consultation period

		Valid Date	Target Date	EoT Date
0100/21/FUL	Tom French	13-Jan-21	14-Apr-21	
Land at SX 5688 5556, South of Plympton Devon PL7 5HQ	Lanage Business Park			Construction of 1no 15000ftsq business unit and 2no 10000ftsq business units (Class uses B1(a)(b)(c), B2 & B8) in place of previously planning approved site layout (reference 1878/19/FUL)

Comment - Recently submitted application within consultation period