

SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE



Minutes of a meeting of the South Hams Development Management Committee held on Wednesday, 28th April, 2021 at 10.00 am Via Teams

Present: **Councillors:**

Chairman Cllr Brazil
Vice Chairman Cllr Foss

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

In attendance:

Councillors:

Cllr Bastone	Cllr McKay
Cllr Pearce	Cllr Reeve
Cllr Smerdon	

Officers:
Head of Development Management
Legal Officer
Planning Specialists
Democratic Services Officers
Planning Policy Officer
Environmental Health Officers
DCC -County Ecologist
DCC – Highways Officer
DCC – Flood Authority Local Lead

58.

Minutes

DM.68/20

The minutes of the meeting of the Committee held on 31 March 2021 were confirmed as a correct record by the meeting.

59. **Declarations of Interest**

DM.69/20

Cllrs R Rowe and B Taylor both declared a personal interest in application 0385/21/HHO (Lealholme, Allenhayes Road, Salcombe) as they were Members of the South Devon AONB Partnership Committee. Both Members remained in the meeting and took part in the debate and vote thereon;

60. **Public Participation**

DM.70/20

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.

61. **Planning Applications**

DM.71/20

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:

6a) 3842/20/OPA "Land at SX 783 624", Broom Park, Dartington

Parish: Dartington

Development: Outline application with all matters reserved, except for access, for up to 80no. residential units and associated public open space and infrastructure

Case Officer Update:

The Case Officer updated Members of a consultation response from Torbay and South Devon NHS Foundation Trust who were seeking financial contribution to mitigate the impact of the funding gap between residents occupying new dwellings and the Trust's annually agreed contract based on previous year's activity plus any pre-agreed additional activity for clinical services. The officer advised that such a contribution would not meet the Regulation 122 test of the Community Infrastructure Levy Regulations 2010

Speakers included: Objector – Ms H Wyatt; Supporter – Mr G Hutton; Parish Council – Cllr T Turrell; Ward Member – Cllr J Hodgson;

During discussions, it was clarified that Condition 4 would be altered to confirm that the attenuation pond would not be fixed by the parameter plan and could be moved if necessary as part of the reserved matters. The Ward Member opposed this application with particular reference to the ecology.

Recommendation: Delegate approval to Head of Development Management, in conjunction with the Chairman and Ward Member to conditionally grant outline planning permission, subject to a Section 106 legal obligation for the items as set out in the attendant report.

Committee decision: Conditional approval

Conditions:

1. Submission of reserved matters.
2. Reserved matters to be submitted within 3 years.
3. Commencement of development within 2 years following approval of last of the reserved matters.
4. Reserved matters to accord with Parameter Plan, other than the attenuation pond.
5. Access to be constructed in accordance with approved plan.
6. Main access to be constructed prior to other works commencing.
7. Off-site highway works to be constructed prior to occupation.
8. Construction Management Plan.
9. Estate roads condition (full details minus street lighting).
10. Internal roads to be provided prior to occupation.
11. Waste audit statement.
12. Remediation strategy.
13. Unexpected contamination.
14. Archaeology.
15. Electric vehicle charging points.
16. Low carbon development in accordance with DEV32.
17. Open market housing mix.
18. Surface Water drainage details

6b) 3841/20/OPA "Land at Sawmills, North of A385, Dartington

Parish: Dartington

Development: Outline application with all matters reserved, except for access, for up to 40no. residential units and associated public open space and infrastructure

Case Officer Update:

The Case Officer updated Members of a consultation response from Torbay and South Devon NHS Foundation Trust who were seeking financial contribution to mitigate the impact of the funding gap between residents occupying new dwellings and the Trust's annually agreed contract based on previous years activity plus any pre-agreed additional activity for clinical services. The officer advised that such a contribution would not meet the Regulation 122 test of the Community Infrastructure Levy Regulations 2010

Speakers included: Objector – Mr J Day; Supporter – Mr G Hutton; Parish Council – Cllr A Morley; Ward Member – Cllr J Hodgson.

During the discussion, the Ward Member opposed this application with particular reference to the ecology.

Recommendation: Delegate approval to Head of Development Management, in conjunction with Chairman and Ward Member to conditionally grant outline planning permission, subject to a Section 106 legal obligation for the items as set out in the attendant report.

Committee decision: Conditional approval

Conditions:

1. Submission of reserved matters.
2. Reserved matters to be submitted within 3 years.
3. Commencement of development within 2 years following approval of last of the reserved matters.
4. Reserved matters to accord with Parameter Plan.
5. Access to be constructed in accordance with approved plan.
6. Main access to be constructed prior to other works commencing.
7. Off-site highway works to be constructed prior to occupation.
8. Construction Management Plan.
9. Estate roads condition (full details minus street lighting).
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13. Unexpected contamination.
14. Archaeology.
15. Electric vehicle charging points.
16. Low carbon development in accordance with DEV32.
17. Open market housing mix.
18. Surface Water drainage details

6c) 0385/21/HHO Lealholme, Allenhayes Road, Salcombe, TQ8 8HU

Parish: Salcombe

Development: Householder application for alterations to roof including dormers (resubmission of 3504/20/HHO)

Case Officer Update: No update

Speakers included: Objector – Mr M Alexander; Supporter – Ms K Metcalfe; Parish Council – Cllr M Fice; Ward Members – Cllrs M Long and J Pearce;

Ward Members: The Ward Members outlined the important contribution to Salcombe made by this particular dwelling, which was rumoured to be linked to the Murch family, thereby increasing the heritage value of the property and its design. The fully hipped roof was typically Edwardian and enhanced the perception of space between the neighbouring properties. Massing and bulk would be contrary to the Conservation Area plan.

Debate: During the debate, several Members agreed with the views of the local Ward Members in that the proposed changes would be detrimental to the Conservation Area and would impact greatly on the appearance of the streetscene. Some Members felt that it would be a shame to lose such an iconic Edwardian building, with the proposed changes impacting adversely on the scale, design, and character of the building and street.

Recommendation: Conditional approval

Committee decision: Refusal

Reasons for refusal: Proposed development by reasons on scale, massing, and design is against conservation area, which does not enhance nor preserve beauty of area. SP11, Dev20, Dev 21, Sal NP Salc B1, NPPF potentially too.
Loss of Edwardian property (Dev21)

6d) 2151/20/FUL “Land at SX 772 562”, Englebourne Woods, Harberton, Totnes, TQ9 7SS

Parish: Harberton

Development: Retrospective application to widen, upgrade and link forestry track

Case Officer Update: None

Speakers included: Supporter – Mr C Marrow; Ward Member – Cllr J M^cKay;

Recommendation: Conditional approval

Committee decision: Conditional approval

Conditions:

Approved plans
Forestry Commission Management Plan
Surface treatment.

62. **Planning Appeals Update**

DM.72/20

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

The Senior Specialist – Development Management (DM) provided further details on specific recent appeal decisions. It was agreed that a report on costs awarded against Council would be brought to a subsequent Committee outlining loses on specific reasons for refusal.

63. **Planning Performance Indicators**

DM.73/20

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

64. **Update on Undetermined Major Applications**

DM.74/20

Members noted the list of undetermined major applications.

The Meeting concluded at 5.11 pm

Signed by:

Chairman

Voting Analysis for Planning Applications – DM Committee 28th April 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>
3842/20/OPA	Land at SX 783 624, Broom Park, Dartington	Conditional Approval	Cllrs Abbott, Brazil, Brown, Foss, Holway, Long, Pannell, Pringle, Rowe, Taylor (10)	Cllr Hodgson (1)	Cllr Kemp (1)	(0)
3841/20/OPA	Land at Sawmills, North of A385, Dartington	Refusal	Cllrs Hodgson, Kemp (2)	Cllrs Abbott, Brazil, Brown, Foss, Holway, Long, Pringle, Rowe, Taylor (9)	Cllr Pannell (1)	(0)
3841/20/OPA	Land at Sawmills, North of A385, Dartington	Conditional Approval	Cllrs Abbott, Brazil, Brown, Foss, Holway, Long, Pannell, Pringle, Rowe, Taylor (10)	Cllrs Hodgson, Kemp (2)	(0)	(0)
0385/21/HHO	Lealholme, Allenhayes Road, Salcombe, TQ8 8HU	Refusal	Cllrs Brazil, Foss, Hodgson, Kemp, Long, Pannell, Pringle, Rowe, Taylor (9)	Cllrs Abbott, Holway (2)	(0)	Cllr Brown (1)
2431/20/FUL	Land at SX 772 562, Englebourne Woods, Harberton, TQ9 7SS	Conditional Approval	Cllrs Abbott, Brazil, Foss, Holway, Pannell, Pringle, Rowe, Taylor (8)	Hodgson, Kemp, Long (3)	(0)	Cllr Brown (1)

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