

SOUTH HAMS DEVELOPMENT MANAGEMENT COMMITTEE



Minutes of a meeting of the South Hams Development Management Committee held on Wednesday, 23rd June, 2021 at 10.00 am at the Repton Room - Follaton House

Present: **Councillors:**

Chairman Cllr Brazil
Vice Chairman Cllr Foss

Cllr Abbott	Cllr Hodgson (from Agenda Item 6c)
Cllr Kemp	Cllr Long
Cllr Pannell	Cllr Pringle
Cllr Reeve	Cllr Rowe
Cllr Smerdon*	Cllr Taylor

* Substituting for Cllr Brown

In attendance:

Officers:
Head of Development Management
Legal Officer
Senior Specialist – Planning
Specialist – IT
Specialist – Democratic Services

7. **Minutes**
DM.07/21
The minutes of the meeting of the Committee held on 26 May 2021 were confirmed as a correct record by the Chairman subject to noting the apologies of Cllr K Pringle and that Cllr P Smerdon was present as a substitute.

8. **Declarations of Interest**
DM.08/21
Members and officers were invited to declare any interests in the items of business to be considered and the following were made:

Cllrs K Kemp and H Reeve both declared a personal interest in application 2334/19/FUL as Cllr Kemp attended school with the applicant, while Cllr Reeve buys petrol from the garage on the site. The Members remained in the meeting and took part in the debate and vote thereon;

9. **Public Participation**

DM.09/21

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.

10. **Planning Applications**

DM.10/21

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) 0900/21/HHO 12 Linhey Close, Kingsbridge, TQ7 1LL
Town: Kingsbridge**

Development: Householder application for proposed internal and external alterations

The Committee was informed that this application had been deferred to review aspects raised from one set of neighbours following the site visit.

**6b) 2334/19/FUL Totnes Cross Garage, A3122 Halwell
Cross to Totnes Cross, Halwell, TQ9 7JG
Parish: Halwell & Moreleigh**

Development: READVERTISEMENT (revised plans and amended description) Conversion and extension of shop and commercial premises to create enlarged retail area. New vehicle repair workshop and MOT bays, associated access and parking

Case Officer Update:

The Council had recently received an energy statement showing carbon reduction which culminated in a greater reduction than the 20% required, therefore the relevant reason for refusal was no longer relevant. The Case Office outlined that a further 63 letters in support had been received, all reiterating the reasons summarised within the report. One letter of objection had been received outlining a concern that the intersection would be more dangerous following this expansion.

Following questions from the Members, the Case Officer confirmed that, should the application be approved, then a dormouse survey may be required.

Speakers included: Supporter – Mr J Hollis; Ward Member – Cllr Helen Reeve;

During the debate, several Members noted the commitment of the applicant to local produce and helping the local community. It was also noted that the entrance had not been opposed by Highways, and some Members felt the new entrance may be an improvement.

The Head of Development Management clarified that the ecology reports had suggested mitigations for the dormice issue and therefore this could be reviewed by the Council's Ecologist and, if approved, would be conditioned.

Members then voted on approval of this application, citing the following reasons for going against officer recommendation:

Reasons against –

- 1) not of a scale that would lead to additional trips, natural growth to process, therefore there would not be additional journeys, but there might even be a net reduction in journeys.
- 2) the benefits accrued meant it was necessary
- 3) the larger development up the hill would help diminish the impact of the build and access would be an improvement.

Proposed conditions:

- 1) Subject to dormouse issue resolution,
- 2) Landscaping and screening
- 3) Carbon reduction
- 4) External lighting
- 5) Provision of local produce based on the applicant's current sales and plan
- 6) Full conditions delegated to Proposer, Secunder, Chair, Ward Member, and Head of Development Management.

Recommendation: Refusal

Committee decision: Conditional approval

**6c) 1944/19/FULLand between 19 & 21 Clayman's Pathway,
Ivybridge, PL21 9UZ
Town: Ivybridge**

**Development: Householder application for proposed
internal and external alterations**

A Committee Member felt that the officer's report did not go into sufficient detail regarding potential flooding and that the Committee should make a site visit to see the potential risks. This

was put to the vote whence the Committee voted to defer this application so that a site visit could be made.

As dictated by procedure, the speakers were offered the opportunity to speak, which the objector accepted. The Case Officer then gave her presentation with no updates to the report. Following a question from a Member, the officer confirmed that there had not been a contamination study made but that this could be conditioned.

Speakers included: Objector – Mr C Whitley;

Recommendation: Conditional approval

Committee decision: Deferral

11. **Planning Appeals Update**

DM.11/21

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.

12. **Update on Undetermined Major Applications**

DM.12/21

Members noted the list of undetermined major applications.

The Meeting concluded at 12.22 pm

Signed by:

Chairman

MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE held in **THE REPTON ROOM, FOLLATON HOUSE, TOTNES**, on **WEDNESDAY, 23 JUNE 2021**

Members in attendance			
* Denotes attendance			
∅ Denotes apologies			
*	Cllr V Abbott	*	Cllr M Long
*	Cllr J Brazil (Chairman)	*	Cllr G Pannell
*	Cllr P Smerdon (substitute for Cllr D Brown)	*	Cllr K Pringle
*	Cllr R J Foss (Deputy Chair)	*	Cllr H Reeve
*	Cllr J M Hodgson – item 6c onwards	*	Cllr R Rowe
*	Cllr K Kemp	*	Cllr B Taylor

Other Members also in attendance and participating:

Officers in attendance and participating:

Item No:	Application No:	Officers:
All agenda items		Head of Practice – Development Management; Legal Officer; Planning Senior Specialist; IT Specialist; and Democratic Services Officer

- DM.07/21 **MINUTES**
The minutes of the meeting of the Committee held on 26th May 2021 were confirmed as a correct record by the Chairman subject to noting the apologies of Cllr K Pringle and that Cllr P Smerdon was present as a substitute.
- DM.08/21 **DECLARATIONS OF INTEREST**
Members and officers were invited to declare any interests in the items of business to be considered and the following were made:

Cllrs K Kemp and H Reeve both declared a personal interest in application 2334/19/FUL as Cllr Kemp attended school with the applicant, while Cllr Reeve buys petrol from the garage on the site. The Members remained in the meeting and took part in the debate and vote thereon;
- DM.09/21 **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.10/21 **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:

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Parish: Halwell & Moreleigh

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Recommendation: Refusal

Committee decision: Conditional approval

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Town: Ivybridge

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Recommendation: Conditional approval

Committee decision: Deferral

DM.11/21 **PLANNING APPEALS UPDATE**

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.

DM.12/21 **UPDATE ON UNDETERMINED MAJOR APPLICATIONS**

Members noted the list of undetermined major applications.

(Meeting commenced at 10:00 am and concluded at 12:22 pm, brief interlude at 11:21 to 11:31 am.)

Chairman

Voting Analysis for Planning Applications – DM Committee 23rd June 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>
2334/19/FUL	Totnes Cross Garage, A3122 Halwell Cross to Totnes Cross, Halwell, TQ9 7JG	Approval	Cllrs Abbott, Brazil, Foss, Kemp, Long, Pringle, Reeve, Rowe, Smerdon, Taylor (10)	Cllr Pannell (1)		Cllr Hodgson (1)
1944/19/FUL	Land between 19 & 21 Clayman's Pathway, Ivybridge, PL21 9UZ	Deferral	Cllrs Abbott, Hodgson, Kemp, Long, Pringle, Reeve, Rowe, Smerdon, Taylor (9)	Cllrs Brazil, Foss (2)	Cllr Pannell (1)	

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