

South Hams Development Management Committee



Title:	Agenda										
Date:	Wednesday, 19th January, 2022										
Time:	10.00 am										
Venue:	Repton Room - Follaton House										
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="margin-left: auto; margin-right: auto;"> <tr> <td>Cllr Abbott</td> <td>Cllr Pannell</td> </tr> <tr> <td>Cllr Brown</td> <td>Cllr Pringle</td> </tr> <tr> <td>Cllr Hodgson</td> <td>Cllr Reeve</td> </tr> <tr> <td>Cllr Kemp</td> <td>Cllr Rowe</td> </tr> <tr> <td>Cllr Long</td> <td>Cllr Taylor</td> </tr> </table>	Cllr Abbott	Cllr Pannell	Cllr Brown	Cllr Pringle	Cllr Hodgson	Cllr Reeve	Cllr Kemp	Cllr Rowe	Cllr Long	Cllr Taylor
Cllr Abbott	Cllr Pannell										
Cllr Brown	Cllr Pringle										
Cllr Hodgson	Cllr Reeve										
Cllr Kemp	Cllr Rowe										
Cllr Long	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 15 December 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) 2369/21/FUL** **9 - 24**

"Land Opposite Lyndale", Onslow Road, Salcombe
Proposed residential development of two detached dwellings on vacant land.
(Revised scheme of application 3262/18/FUL)
 - (b) 0942/21/FUL** **25 - 44**

"The Thatches", Thurlestone
Replacement detached garage/store (resubmission of 2609/20/FUL)
 - (c) 3507/21/FUL** **45 - 52**

Land at SX 633555"- Ermington Road, Ivybridge
Change of use of land from storage to lorry parking in association with Ivybridge Waste Transfer Station

Page No

- | | | |
|-----------|--|----------------|
| 7. | Planning Appeals Update | 53 - 54 |
| 8. | Update on Undetermined Major Applications | 55 - 62 |

This page is intentionally left blank

MINUTES of the MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE held in THE REPTON ROOM, FOLLATON HOUSE, TOTNES, on WEDNESDAY, 15 DECEMBER 2021

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

Other Members also in attendance and participating:
Cllrs D O’Callaghan and J Pearce

Officers in attendance and participating:

Item No:	Application No:	Officers:
All agenda items		Senior Specialists and Specialists – Development Management; Legal Officer; IT Specialists; and Democratic Services Officer;

DM.39/21 MINUTES
The minutes of the meeting of the Committee held on 10th November 2021 were confirmed as a correct record by the Committee.

The minutes of the meeting of the Committee held on 6th October 2021 were updated to reflect that the Local Ward Member had not said the pods were unauthorised, but that they had been added since the original consent (Minute DM.29/21(6f) refers).

The minutes of the meeting of the Committee held on 8th September 2021 were updated to correct the affordable housing contribution which was £410,000 (Minute DM.22/21(6a) refers).

DM.40/21 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:

Cllr B Taylor declared an Other Registerable Interest in all applications bar 4219/20/OPA, (Minutes DM.42/21(a), (b), (c) and (d) below refer), as he was a Member of the South Devon AONB Partnership Committee. The Member remained in the meeting and took part in the debate and vote thereon;

Cllrs R Foss declared a Non Registerable Interest in application 4219/20/OPA (Minute DM.42/21(6e) below refers). This was because the Member had an account with the applicant's business. The application was deferred;

Cllr H Reeve declared a Non Registerable Interest in application 4219/20/OPA (Minute DM.42/21(6e) below refers). This was because the Member had an account with the applicant's business and a close relationship with someone who worked there. The application was deferred;

Cllr R Rowe confirmed that she had discussed the matter of application 4219/20/OPA with the Monitoring Officer before this meeting and had concluded that she had no interest to declare.

DM.41/21 **PUBLIC PARTICIPATION**

The Chairman noted the list of members of the public, Town and Parish Council representatives, and Ward Members who had registered their wish to speak at the meeting.

DM.42/21 **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:

6a) 1218/21/HHO 18 Meadcombe Road, Thurlestone, TQ7 3TB

Parish: Thurlestone Parish Council

Proposed Works: Householder application for extension and alterations.

Case Officer Update: no update

Speakers included: Objector – Ms Tsai Walton; Supporter – Mr Andrew Lethbridge; Ward Member – Cllrs M Long and J Pearce

During the debate, several Members agreed that it was a finely balanced decision, with some Members commenting that the new balcony would not greatly increase the overlooking which was already present. One of the local Ward Members commented that there were already many houses in the area with similar balconies. It was then proposed that there should be a condition added for obscured glass at the end of the balcony overlooking the neighbours at number 20 Meadcombe Road.

Recommendation: Refusal

Committee decision: Conditional Approval delegated to the Head of Development Management (DM), in consultation with the Chairman of the DM Committee, Vice Chairman, proposer, seconder, and the local Ward Member.

Conditions:

1. Time limit
2. Accord with plans
3. Surface water drainage
4. Obscure glazing/fixed shut up to 1.7m above FFL for 2 x windows on east elevation of extension
5. Obscure glazing up to 1.2m for balustrading as indicated in green
6. Adhere to ecological mitigation

6b) 1942/21/HHO Genesis, Loring Road, Salcombe, TQ8 8AT

Town: Salcombe Town Council

Development: (Revised plans) Householder application for alterations and extension to dwelling, including demolition of outbuilding (resubmission of application 0137/21/HHO).

Case Officer Update: No update. The case officer conceded that this was a finely balanced decision.

Speakers included: Supporter – Mr A Perraton; Ward Members – Cllrs M Long and J Pearce.

During the debate, Members agreed that there should be a condition added that would keep the four mature trees in the garden, these being two myrtles and two conifers. It was also decided to condition for the removal of PD (Permitted Development) Rights on creating any raised terraces.

Recommendation: Conditional Approval

Committee decision: Conditional Approval

Conditions

1. Standard time limit
2. Adherence to plans
3. Surface water drainage
4. Removal of PD for terraces/raised platforms
5. Retention of existing planting
6. Flat roof not be used as an amenity area
7. Adherence to ecological mitigation

6c) 0900/21/HHO 12 Linhey Close, Kingsbridge, TQ7 1LL

Town: Kingsbridge Town Council

Development: READVERTISEMENT (Revised plans received) Householder application for proposed internal and external alterations

Case Officer Update: There had been nine more letters of objection received, relating to issues on privacy. It was clarified that the balcony height would be raised by 280mm to accommodate the step down from inside out to the balcony. The Case Officer confirmed that this application had been made by a staff member and that, again, it was a finely balanced decision.

Speakers included: Objector – Mrs K Fradd; Supporter – Mrs K White presentation read out; Ward Member – Cllr D O’Callaghan;

During the debate, there was a discussion regarding obscuring areas of the glass to help mitigate overlooking but that there was already a large degree of overlooking built into the original design of the estate and the topography of the site. One Member felt that there would be the same level of noise in the garden with or without the changes, while another Member felt the application was inappropriate and unneighbourly. A condition for obscuring part of the glass was agreed.

Recommendation: Conditional Approval

Committee decision: Conditional Approval

Conditions

1. Standard time limit
2. Adherence to plans
3. Obscure glazing up to 1.2m for balustrading as indicated in green

6d) 3221/21/FUL Land on the South West side of Cliff Road, Wembury

Parish: Wembury Parish Council

Development: New dwelling

Case Officer Update: no update

Speakers included: Objector – Ms J Cox; Supporter – Mr D Stewart; Ward Member – Cllr D Brown;

Recommendation: Delegate to Head of Development Management

Practice to approve conditionally subject to the completion of an acceptable S106 legal agreement to secure Tamar Valley European Marine Site monetary contribution.

Committee decision: Conditional approval subject to completion of S106 agreement.

Conditions

1. Time limit (3 years)
2. Approved plans
3. Construction management plan (prior to commencement)
4. Arboricultural information (prior to commencement)
5. Materials details
6. Landscaping
7. External lighting details
8. Ecological recommendations and enhancement measures
9. Provision of access and parking spaces prior to occupation and retained thereafter
10. Drainage – compliance condition
11. Two first floor windows on north west elevation obscure glazed
12. Adherence to DEV32 measures
13. Unexpected contamination
14. Removal of PD

6e) 4219/20/OPA Land at Three Corners Workshop, Moreleigh

Parish: Moreleigh Parish Council

Development: Outline application with all matters reserved for a permanent occupational/ rural workers dwelling

Case Officer Update: It was stated that the Council had not received written justification for approval for a new dwelling in the countryside, which was required.

Speakers included: Supporter – Ms A Burden; Ward Member – Cllr H Reeve (*non-registerable interest declared*)

During the debate, Members agreed there was insufficient information submitted on drainage, ecology, biodiversity, and climate change measures. The Agent stated that there had been written justification submitted but the Case Officer confirmed this was neither on the file nor on the Council website. Therefore it was voted that this application be deferred to allow for fuller information to be received and assessed.

Recommendation: Refusal

Committee decision: Deferral

DM.43/21 **PLANNING APPEALS UPDATE**

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

The Members were informed that of the 56 appeals in 2020, 17 were allowed and that so far in 2021, there had been 47 decisions, with 19 upheld (about 40%).

The Head of Development Management then outlined costs awarded against the Council which had totalled £11,446.95, and the reasons for those awards.

DM.44/21 **UPDATE ON UNDETERMINED MAJOR APPLICATIONS**

The list of undetermined major applications was noted.

(Meeting commenced at 10:00 am and concluded at 3:45pm, with lunch at 12:45pm to 2:00pm and a 15 minute break at 11:30am.)

Chairman

Voting Analysis for Planning Applications – DM Committee 15th December 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>
1218/21/HHO	18 Meadcombe Road, Thurlestone, TQ7 3TB	Refusal	Cllrs Abbott, Foss, Hodgson (3)	Cllrs Brazil, Brown, Kemp, Long, Pannell, Pringle, Reeve, Rowe (8)	Cllr Taylor (1)	
1218/21/HHO	18 Meadcombe Road, Thurlestone, TQ7 3TB	Conditional Approval	Cllrs Brazil, Brown, Foss, Hodgson, Kemp, Long, Pannell, Pringle, Reeve, Rowe, (10)		Cllrs Abbott, Taylor (2)	
1942/21/HHO	Genesis, Loring Road, Salcombe, TQ8 8AT	Conditional Approval	Cllrs Abbott, Brazil, Brown, Foss, Hodgson, Pannell, Reeve, (7)	Cllrs Kemp, Long, Pringle, Rowe, Taylor (5)		
300/21/HHO	12 Linhey Close, Kingsbridge, TQ7 1LL	Conditional Approval	Cllrs Abbott, Pannell, Reeve, Rowe, Taylor (5)	Cllrs Brown, Hodgson, Kemp, Long (4)	Cllrs Brazil, Foss, Pringle (3)	
3221/21/FUL	Land on the South West side of Cliff Road, Wembury	Conditional Approval	Cllrs Abbott, Foss, Hodgson, Long, Pannell, Pringle, Reeve, Rowe, Taylor (9)	Cllr Brazil (1)	Cllr Brown (1)	Cllr Kemp (1)
4219/20/OPA	Land at Three Corners Workshop, Moreleigh	Deferral	Cllrs Abbott, Brazil, Brown, Hodgson, Long, Pannell, Pringle, Rowe, Taylor (9)			Cllrs Foss, Kemp, Reeve (3)

This page is intentionally left blank

PLANNING APPLICATION REPORT

Case Officer: Cris Lancaster
Thurlestone

Parish: Salcombe **Ward:** Salcombe and

Application No: 2369/21/FUL

Agent/Applicant:

Mr Nigel Keen
DRA Architects
The Studio
105 Southbroom Road
Devizes
SN10 1LY

Applicant:

King, Cooper, Payne
Land Opposite Lyndale, Onslow Road
Salcombe
TQ88AH

Site Address: Land Opposite Lyndale, Onslow Road, Salcombe, TQ8 8AH



Development: Proposed residential development of two detached dwellings on vacant land. (Revised scheme of application 3262/18/FUL)

Reason item is being put before Committee: The local Ward members requested it for the following reasons:

- Previous applications for the site have been considered by Committee and have been subject of Appeal decisions which the report indicates have been addressed.
- There would need to be a Committee site visit for context and setting.
- The conditions do need to be tightened and clarified within the report, areas of concern as indicated being; the removal of PD rights given how tight and constrained the site is; restrictions on dividing or creation of separate units within; clear and specific restriction on the use or changes to the roof areas.
- The ward members request a committee site visit.

Recommendation: Approve

Conditions

1. Implementation
2. Principal residence condition.
3. Approved plans
4. Landscaping (retention and new and species to be planted which reach a height of at least 3 metres.)
5. Drainage in accordance with approved plans
6. Removal of permitted development (roof, terraces and garden buildings)
7. Submission of materials for approval
8. Ecology adherence
9. Unexpected contamination
10. Tree condition as approved plan
11. Prior to commencement carbon reduction measures
12. Dwellings not to be subdivided.
13. Roof's not to be used as roof terraces.
14. Construction Management Plan

Key issues for consideration: Principle of the development; design; impact on neighbours; drainage; access.

Financial Implications (Potential New Homes Bonus for major applications):

As part of the Spending Review 2020, the Chancellor announced that there will be a further round of New Homes Bonus allocations under the current scheme for 2021/22. This year is the last year's allocation of New Homes Bonus (which was based on dwellings built out by October 2020). The Government has stated that they will soon be inviting views on how they can reform the New Homes Bonus scheme from 2022-23, to ensure it is focused where homes are needed most.

Site Description:

The site lies within the development boundary of Salcombe and is within the South Devon Area of Outstanding Natural Beauty (AONB). The land, an area of approximately a little under 0.07 hectares (673 sq. m as advised in the Design & Access Statement) lies on the north side of Onslow Road. Currently undeveloped, the land appears to have been garden land in the past, in part for some period in connection with the bungalow 10 Knowle Road to the north and in

part in connection with the property Lyndale to the south, the latter being physically separated from the application land by Onslow Road.

The frontage has a hedge, within which there is a gap for pedestrian access and appears to have historically been used for parking, with a car and boat present at the time of the site visit, though no formal dropped kerb arrangement exists. Behind this relatively flat area, the land slopes sharply away northwards such that there is a fall in levels across the site, from the lowest point to the pavement in Onslow Road, of between 6.5m at the eastern end to 8.22m at the western end.

The land is irregularly shaped [narrower to the front (south abutting Onslow Road)/wider to the rear /north abutting neighbouring gardens]] with an area towards the western part of the site not directly fronting Onslow Road, having an intervening area of landscape planting between the road and the application site (some within the Council's ownership and some apparently unregistered land – which the applicants advise they have maintained in the past). A small public seating area occupies part of this land to the west of the site, adjacent to the public steps (known as Piggy Lane) with planting, which abuts the western boundary of the site and which is a pedestrian link between Onslow Road and Knowle Road.

There is a pavement along Onslow Road, on the north side which runs broadly west to east in the immediate vicinity of the application site, with street lighting and double yellow lines.

The northern and eastern site boundaries border residential gardens, serving properties set at a lower level, fronting Knowle Road, comprising bungalows immediately behind the application site and two storey apartments to the north-east.

The topography of the area generally is steeply sloping, much of Salcombe being built on sloping valley sides and the site is not untypical in this regard. Properties on the south side of Onslow Road are set at a level elevated above the highway. The bungalows behind the site to the north and two storey flats in Knowle Court are set at a much lower level, though set higher than the level of Knowle Road. To the west, properties in Dell Court are two storey with additional accommodation in the roof and basement levels. The ground floor entrance level is set at a lower level than the public highway, served by an access parallel with Onslow Road.

Set at a lower level below Dell Court, Mallards is a detached property to the north-west. Locally, there is a wide range of building ages and styles, which is a positive feature of the area, as are the glimpsed public views of distant shoreline and green ridges, a result of the undulating topography. Salcombe is a town, predominantly urban and suburban in character, where the built form does dominate, though there is a greenery locally, with green spaces and many properties having front and rear gardens and trees visible in public views as a result of the topography.

Along this section of Onslow Road, the character changes from an arguably urban to more suburban fringe at the application site. Properties on the south side are raised up above the level of the road behind front gardens. On the north side, Dell Court has a hedge fronting the road, with properties set at a lower level. Planting at Piggy Steps is in the public realm, which together with the application site and combined gardens of the properties fronting Knowle Road provide a green break in the built form as Onslow Road runs east where it narrows and falls downhill. Views can be had from along this section of Onslow Road and as it falls eastwards out to the coast and hills of the AONB towards Batson Creek. The entirety of the application site and its frontage is undeveloped and in conjunction with neighbouring vegetation to the north and east, forms a green wedge across this northern valley slope towards the coast, which

provides welcome relief from the built form and makes a positive contribution presently to local character. This impact is particularly apparent in some views from the north.

Looking north across the valley from Onslow Road, properties on the upper valley slopes opposite have by and large been developed comparatively sympathetically, with space for planting and which do not break the tree line on the ridge above. To the north-west, where the land appears higher, buildings appear more densely developed, developed comparatively less sympathetically, with less greenery visible and which break the skyline, sometimes in a jarring manner.

The principal character views along Onslow Road are to the north east, towards Batson Creek. A public seat at the top of the steps takes advantage of these views when management of the vegetation permits.

The site lies within Flood Zone 1, the lowest risk of flooding. However, having regard to the steep topography and extent of built development including hard surfacing, the potential for increased risk of flooding elsewhere as well as linked land stability issues needs to be considered.

Some concerns have been expressed by objectors that the site location is not clear. Notwithstanding these concerns, the application has been advertised three times and it is evident to the LPA, supported by the number of responses received, that the site address is properly and adequately described. There is also reference to a 'listed' bench but the Conservation Officer confirms that is no listed bench or the setting of such a feature close to the site.

The Proposal:

The proposal is for the erection of 2 detached flat roofed 3 bedroom dwellings, with access and car parking at the front off Onslow Road.

Because of the sloping nature of the site, the property is split level with a single storey visible onto Onslow road and 3 stories at the rear.

Consultations:

- County Highways Authority: Standing Advice
- Town Council: No comment on the proposal but due to the position of the site on a main access route into Salcombe there needed to be a Construction Management Plan prior to work commencing. Neighbourhood Plan policy H3 re Principal Residence would also apply to this proposal and in the light of the recent unanimous decision of the full South H District Council to support the proposed amendment to the Neighbourhood Plan Town Council would request a S106 agreement in respect of this policy.
- Tree Specialist: No objection on arboricultural merit subject to the noted document being made approved plans if consent follows.

- Drainage: Based on the information provided we would support the current proposal. Full drainage details have been provided to demonstrate that a workable drainage scheme can be accommodated on site

Representations from Residents

Comments have been received and cover the following points:

Object: 12 letters

- Loss of view of town bench which is listed
- The roof terraces will result in overlooking
- The design does not fit into the street scene
- The access is dangerous
- Vehicles crossing the access compromises pedestrian safety
- The inclusion of a further bathroom suggests an additional dwelling may be created
- This is not affordable housing

Support: 6 letters

- Access for construction traffic needs to be considered carefully.
- Onslow road already has a lot of traffic pressure.
- Happy to see this redundant piece of land developed for housing
- 2 flat roofed bungalows will not affect my outlook.
- The limited height of the dwellings results in no problems
- All previous refusal points have been addressed
- This land in the middle of a built up area is ideal for housing
- Due to the gradient every neighbouring house is overlooked.
- The houses are moderately sized and appropriate for principle residence

Relevant Planning History

1240/16/FUL

Land Opposite Lyndale Onslow Road Salcombe TQ88AH
Proposed residential development of three detached dwellings
Refused 30/01/2018

3262/18/FUL – Proposed residential development of two detached dwellings on vacant land. Refused 25 March 2019, Dismissed on appeal. The Inspector concluded that the development would be harmful by reason of loss of privacy and overdominance on 9 and 10 Knowle Road. The Inspector also considered that the proposals would be harmful to the character and appearance of the area.

ANALYSIS

Principle of Development/Sustainability:

The site lies within the development boundary of Salcombe. The adopted Joint Local Plan sets out the vision and framework for the area. Policy SPT1 sets out how development and change will be managed in accordance with the principles of delivering a sustainable economy, a sustainable society and sustainable environment. Policy SPT2 provides more guidance on achieving sustainable rural communities indicating that these should be well served by public transport, walking and cycling opportunities, should have a safe and

accessible local environment and an appropriate level of services and facilities to meet local needs. These matters are expanded in Policies TTV1 and TTV2 which set out the development strategy for the Thriving Towns and Villages. Inter-alia these policies make it apparent that development will be focused in the main towns, smaller towns and key villages.

Salcombe is identified as one of the smaller towns and is therefore a settlement where some sustainable growth will be focused. The proposals are acceptable in principle and are in accordance with the settlement hierarchy established in the JLP.

Policy DEV8 in the JLP seeks to ensure that all new residential development meets a local housing need. In Salcombe the housing need as defined by ONS data indicates that the town is roughly in accordance with the South Hams average in terms of house sizes, but in terms of house type there is an undersupply of semidetached housing and detached housing. The Salcombe Neighbourhood plan supports the need for smaller housing units because of the number of larger homes in the area. The proposal indicates two detached houses with 3 bedrooms, which whilst not 1 or 2 bedroom properties is a medium sized house and therefore is considered to accord with the current housing needs for the area.

Policy SALC H3 (NP) also seeks to ensure that new housing is utilised by those who live and work in the area. The policy requires a planning condition, or Section 106 agreement to ensure that the property is the owner's principal residence.

The NP is currently going through a re consultation to make an amendment to the NP such that the only means to secure the principal residence is via a Section 106 legal agreement. However this has not been approved yet. Therefore as it currently stands a condition or Section 106 agreement could be used to secure the principal residence requirement.

Policy DEV10 in the JLP relates to quality of housing and stipulates that new residential development should meet the National Design Standards as well as meeting reasonable gardens (this is further discussed in the SPD where there is a table of minimum sizes). The proposed dwellings meet the National Space Standards however the garden sizes are slightly smaller than the SPD requirements. For a detached house the requirement is for 100 square metres of amenity space. In this case unit 1 has approximately 88 square metres and unit 2 has approximately 68 square metres. This figure has not taken into account the area of land currently in dispute between the two neighbours. For planning purposes therefore if that land were to be included the garden areas would be likely to be very near to or at the 100 square metre requirement.

Whilst the amenity spaces do not meet the guidance in the SPD, in reviewing the other properties in the locality there are others which do appear to have smaller amenity spaces as well as others that have larger garden areas. The nature of the area as a whole in this part of Salcombe is the fact that many properties have larger space around them but the amenity space is not useable in the sense that the slope is too steep and are generally planted. The difficulty with the properties along the northern side of Onslow road is the very steep terrain, which does mean providing sufficient amenity space is more difficult. The fact that Salcombe is an estuarine and coastal settlement as well as having the benefit of many small parks means that the slightly smaller (potentially) garden spaces does not give rise to significant enough concern to warrant refusing the application.

Design/Landscape:

The site lies within the South Devon AONB. The Countryside and Rights of Way Act 2000 provides a statutory framework for all policy, plan making and decision taking affecting the

AONB by all public bodies including local planning authorities and government agencies. Section 85(1) is relevant to decision making and prescribes a duty to have regard to the purpose of conserving and enhancing the natural beauty of the AONB.

The site lies outside of the Salcombe Conservation Area. There are no listed buildings or Ancient Monuments nearby whose setting could potentially be affected by the proposals and no significant heritage impacts are considered to arise. The site is within the town and is not within the undeveloped part of the AONB. It is a suburban location with no overall dominant character. Policy SalcEnv1 in the NP provides a number of criteria which must be met by development in the AONB. The proposal, with only two dwellings on the site is not considered to be overdeveloped and there is adequate space for landscape and curtilage for both properties. It is not considered that the development negatively affects the overall character of the AONB or the surrounding landscape.

In the case of the refused proposals the Inspector on appeal raised concern about the limited set back from Onslow Road. In response the new proposals set the development further back and respects the set-backs of other dwellings on this side of Onslow Road. The Inspector also referred to and had regard to the greener edge to Onslow Road on the north side, the application site of which is part. In response the applicant has proposed a harder stone wall to the edge of the site onto Onslow road but with a green hedge closer to the road with the aim of retaining that softer greener feel on the north side of the road. Officers acknowledge that the complete area of green which is the overgrown nature of the whole of the site will be lost, but with the measures proposed it is not considered to cause significant harm to this side of the road.

The steep sided valley upon which most of the properties in this part of Salcombe is of properties either set above or below road levels with steep gardens and or driveways and from a distance presents a situation of properties tumbling down the valley sides. The proposal will achieve the same approach once established. It is therefore considered that the proposals are in keeping with the established pattern of development in the area.

There are no prevailing design characteristics in current built form and in this regard the contemporary approach is considered appropriate and indeed there are other examples of modern design locally including at Bonfire Hill and Frobisher Lane which is close to the site and indeed visible from it. The buildings proposed step down the slope with only the single storey onto Onslow road which would result in a low impact to the street scene and the rear of the building whilst if seen in isolation may seem to be tall, set within the context of the area would be similar to many of the houses stepped across the hillside. The houses would also be seen within the wider context of other dwellings and associated landscaping. Overall the design delivers a good standard that is appropriate to the site and the surrounding area. The development is in accordance with Policies DEV10 , DEV20, DEV23 and DEV25 of the JLP and Policy SALC B1 of the Neighbourhood Plan.

Neighbour Amenity:

Development of this site has given rise to objections from neighbours concerning potential adverse impact in particular overlooking of properties to the north which was one of the reasons for refusal of the previous application and which was upheld on appeal.

To the west dwellings are separated by a public access way and of similar overall scale to the proposals. They have a north-south facing aspect and there is a reasonable level of planting. No material loss of amenity by reason of loss of privacy, overbearing impact or loss of light is considered to arise.

There is no adjacent development to the east and there is also significant screening.

The properties to the north, numbers 9 and 10 Knowle Road are single storey dwellings. They have deep rear gardens, of rising land towards the north and the application site and dense planting along the boundary. In the case of the previous appeal proposals (3262/18/FUL) the Inspector concluded that the boundary screening varied across the site but nonetheless the window to window distance from Unit 1 to 10 Knowle Road would be in the region of 30 metres and that even without screening privacy would be maintained. Similarly it was concluded that there would be no loss of privacy between Unit 2 and 9 Knowle Road. However, the Inspector concluded that the relationship with the gardens of the Nos 9 and 10 would be harmful by reason of a significant loss of privacy due to the proposed raised terraces and the proximity to the garden terraces in properties 9 and 10 Knowle Road.

This submission includes tree surveys which demonstrate that the existing screening would be unharmed by the development and indeed a condition requiring retention and enhancement will be imposed. Importantly, the terraces on the proposed dwellings have been removed and a condition to prevent the flat roofed areas of the proposed dwellings to be used as roof terraces has also been indicated.

The sectional drawings submitted with the application indicate that the higher level windows have been reduced in number and they are at a height such that the aspect is more out and over the properties behind rather than down into the gardens. Any views are at high level over the roofs of Nos 9 and 10 Knowle Road. Cross sections have been submitted which demonstrate that no material loss of privacy is likely to arise and, on balance, whilst the proposed dwellings are still in close proximity to the rear gardens all other concerns in relation to policy DEV1 and DEV2 have been overcome. This current proposed development is considered acceptable in terms of neighbouring amenity and accord with Policy DEV1 and DEV2 of the JLP.

Policy SALC Env6 in the NP provides for locally important views. V15 is a view from Onslow road and has a green foreground with the more distant views of the houses on the other side of the estuary. The Inspector in his decision makes reference to this view and concludes the previous proposals would impact on this view.

The Inspector also indicated that the proposal would also be contrary to policy SALC B1 which seeks to ensure setbacks match adjoin buildings. The current proposal has set the buildings back so as to accord with the adjoin dwellings. And the lower single storey flat roofs of the proposed dwellings would reduce their visual impact on V15, albeit the frontage of the development would be visible in the right hand part of the view, where a road sign already impinges on that view. Officers therefore consider that the changes made overcome the Inspectors concerns with the previous proposals in relation to SAL B1 and SALCEnv6.

Highways/Access:

No objections have been raised by the Highway Authority. There is adequate manoeuvring space within the site for all vehicles to enter and leave in a forward gear and there are adequate visibility splays. It is considered that the development is acceptable in Highways and car parking terms

Drainage

The site is in Flood Zone 1, the lowest level of potential risk but due to the topography this matter has been considered. A drainage report has been submitted with the application by

Nijhuis Limited and the drainage officer has no objection subject to an appropriate condition to ensure installation

Ecology

A wildlife survey by Butler Ecology has been submitted with the application. The submission indicates only limited impact on ecology and a condition is recommended to ensure compliance.

Climate change:

The planning statement submitted with the application indicates *“The proposals include a number of measures to meet this policy requirement, such as; installation of high performance internal water saving fittings and rainwater harvesting; natural ventilation with heat recovery MVHR on the extract ventilation to the kitchen and bathrooms; insulation of walls and roof exceeding the requirements of part L of the Building Regulations.”*

Whilst the measures identified will make the dwellings more efficient, reducing lost heat, which will have a very small impact on the carbon footprint of the two dwellings. It is normally anticipated that further measures such as the use of heat pumps for hot water and heat and/or photovoltaics on the roof, which would add to the use of heat which is not derived from fossil fuels. It is therefore proposed to place a condition on the planning consent which asks for further measures to be included on the two dwellings.

Objections to the development:

There is currently an ongoing land ownership dispute on the northern most land between the application site and the properties 9 and 10 Knowle Road. Whilst this is not a planning matter and a civil matter, there is some concern that the trees in this area may be owned by the properties at 9 and 10 Knowle road and therefore are not within the applicants ownership and thus the applicant cannot ensure their retention. As a result of the landownership issues, the measurements for aspects of the scheme such as amenity space have been taken using the smaller site area and a landscaping condition has been included so that the boundary treatments can be assured into the future. If the dispute therefore falls in favour of the applicant the amenity areas will be larger than the measurement that has been used.

The objections focussed on the impact on a listed bench, which having investigated the Historic England mapping is not listed; Overlooking. As discussed earlier, the set back of the dwelling and the change in levels plus the intervening vegetation and loss of the high level terraces prevents overlooking of the garden areas of Knowle Road.

The design has been questioned as not fitting into the area. In reviewing the area, as stated above there is an eclectic mix of dwelling types and ages and as such there is no real overall character. More contemporary dwellings of the 21st century are therefore not considered harmful to the area. The use of the flat roofs prevents visual impacts on the hillside and protects properties from overlooking. The access has also been identified as dangerous. The space for parking at the front of the two units is approximately 5.8metres by 13.6 metres. This indicates on the plans provision for 4 parking spaces, plus an additional area for turning so that the cars can leave in a forward direction. The space is quite tight, however there is space sufficient to accommodate the number of spaces and a car to leave in a forward direction. This would meet with parking standards and so there is no justification for refusing the development on highway safety issues.

There is some suggestion also that the internal layout could be subdivided to create additional dwellings. There is insufficient parking to allow for a further dwelling, but in order to prevent this happening it is proposed to place a condition on the consent.

The final issue with regard to the objections relates to the fact that it is not affordable housing. It is accepted that the development is not providing affordable housing, however for scheme of less than 11 there is no requirement for affordable housing. The size of the proposed dwellings with permitted development restricted would mean that they will remain as medium sized dwellings which will in itself limit the value into the future.

Conclusion and planning balance

The site has recent planning history not least the decision of the appeal inspector which fell broadly into two areas, loss of residential amenity by reason of material overlooking and harm to the character of the area by reason of impact of the proposals, most notably from Onslow Road. The applicant has responded to these two matters, by amending the design including removal of the roof terraces and adding further landscaping and setting the development further back from the frontage. It is considered, on balance that these changes have successfully addressed the reasons for refusal and the Inspectors comments and the proposals meet the relevant policies in the JLP, the NP and the NPPF 2021. Approval is recommended.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act

Planning Policy

Relevant policy framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

On 26 March 2019 of the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government (MHCLG) of their choice to monitor at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019. This confirmed the Plymouth, South Hams and West Devon's revised joint Housing Delivery Test Measurement as 163% and that the consequences are "None". It confirmed that the revised HDT measurement will take effect upon receipt of the letter, as will any consequences that will apply as a result of the measurement. It also confirmed that that the letter supersedes the HDT measurements for each of the 3 local authority areas (Plymouth City, South Hams District and West Devon Borough) which Government published on 19 February 2019. On 13th February 2020 MHCLG published the HDT 2019 measurement. This confirmed the Plymouth, South Hams and West Devon's joint HDT measurement as 139% and the consequences are "None".

Therefore a 5% buffer is applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.1 years at end March 2020 (the 2020 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2020 (published 22nd December 2020).

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development
SPT2 Sustainable linked neighbourhoods and sustainable rural communities
SPT3 Provision for new homes
SPT9 Strategic principles for transport planning and strategy
SPT10 Balanced transport strategy for growth and healthy and sustainable communities
SPT12 Strategic approach to the natural environment
DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area
DEV9 Meeting local housing need in the Plan Area
DEV10 Delivering high quality housing
DEV23 Landscape character
DEV24 Undeveloped coast and Heritage Coast
DEV25 Nationally protected landscapes
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV27 Green and play spaces
DEV28 Trees, woodlands and hedgerows
DEV32 Carbon reduction
DEV35 Drainage
Community Infrastructure Levy

Neighbourhood Plan

The Salcombe Neighbourhood Plan is a made plan (September 2019) and is a material planning consideration. The following policies are relevant:-

SALC B1 Design Quality and safeguarding Heritage Assets
SALC H2 Market Housing
SALC H3 Principal residence

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including but not limited and guidance in Planning Practice Guidance (PPG).

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Proposed planning conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawing number(s):

1810 NK L-000-1 Site Location Plan;
1810 CL PL-001-1 Proposed site Plan;
1810 CL PL-101-1 Proposed floor plans- Main entrance / Upper level;
1810 CL PL-102-2 Proposed floor plans - Middle level;
1810 CL PL-103-1 Proposed floor plans - Lower level;
1810 CL PL-201-1 South / front elevation;
1810 CL PL-202-1 North Elevation;
1810 CL PL-203-1 West elevation unit 1;
1810 CL PL-204-1 East elevation Unit 1;
1810 CL PL-205-1 West elevation Unit 2;
1810 CL PL-206-1 East elevation Unit 2;
1810 CL PL-207-1 Context Elevations south and north;
1810 CL PI-302-1 Proposed section B-B
1810 CL PI-303-1 Proposed section C-C, received by the
Local Planning Authority on 24/6/2021.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. The building works shall not be implemented until a landscaping scheme has been submitted to and approved by the Local Planning Authority, indicating the boundary treatment of the proposed plots; the retention of any of the existing boundary treatments and details of the species to be used in the northern boundary which shall be capable of reaching a height of at least 3 metres.

The scheme submitted shall be fully implemented in the planting season following the completion of the development and the plants shall be protected, maintained and replaced as necessary for a minimum period of five years following the date of the completion of the planting.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality.

4. The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development. The attenuation scheme should be installed so as to avoid flood water ingress to keep it functional during the flooding situation. If any other drainage scheme than that approved as part of this permission is proposed then a mitigating drainage alternative shall be agreed with the Local Planning Authority, prior to the occupation of the dwellings hereby approved.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

5. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking, re-enacting or further amending that Order), no development of the types described in Schedule

2, Part 1, Classes A-H and Part 2, Class A of the Order, including: the erection of extensions, porches, garages or car ports, the stationing of huts, fences or other structures shall be carried out on the site, other than that hereby permitted, unless the permission in writing of the Local Planning Authority is obtained.

Reason: To protect the appearance of the area to ensure adequate space about the buildings hereby approved and in the interests of amenity.

6. Prior to their installation details / samples of facing materials, and of roofing materials to be used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

7. The recommendations, mitigation and enhancement measures of the Ecological Reports, by Butler Ecology on (original report 28/1/2016) updated report 29/8/20180, shall be fully implemented prior to the commencement of the use hereby approved and adhered to at all times. In the event that it is not possible to do so all work shall immediately cease and not recommence until such time as an alternative strategy has been agreed in writing with the local planning authority.

Reason: To safeguard the interests of protected species

8. If, during development, contamination (not previously identified) is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

9. The development hereby approved shall be carried out in strict accordance with the following documents:

Arboricultural Statement: DTS18.30.1.AS (with addendum dated 24.5.21)

Reason: To ensure protection of the trees on the site.

10. Prior to the commencement of the development hereby approved, plans and details of the carbon reduction measures to be used on the development shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to the occupation of the dwellings hereby approved.

Reason: To ensure the development makes appropriate contribution to the target carbon reduction measures as outlined in Policy DEV32 in the Plymouth and South West Devon Joint Local Plan.

11. The dwellings hereby approved shall not be subdivided into additional residential units of accommodation without the prior written consent of the Local Planning Authority.

Reason: The site is of insufficient size to allow for further residential units in relation to parking and amenity provision.

12. The dwellings hereby approved shall not be occupied other than by:

- i. a person or persons as their principal home;
- ii. persons living as part of a single household with such a person or persons;
- iii. persons who were living as part of a single household with such a person or persons who have since died;
- iv. non-paying guests of any of the persons listed in (i)

The occupant(s) shall at any time supply to the Local Planning Authority such information as the Authority may reasonably require in order to determine that this condition is being complied with, within one month of the Local Planning Authority's written request to do so.

Reason: In accordance with policy H3 of the Neighbourhood Plan in order to achieve sustainable communities.

13. The flat roof area of the dwellings hereby approved shall not be used as roof terraces /outdoor space without the prior written consent of the Local Planning Authority.

Reason: To protect the residential amenities of nearby properties.

14. Prior to commencement of any part of the site the Local 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 8.00 a.m. and 6.00 p.m. Mondays to Fridays inc. 9.00a.m. to 1.00 p.m. Saturdays and no such movements taking place on Sundays or Bank holidays unless agrees by The local 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 on the site;
- (i) the means of enclosure of the site during construction works;
- (j) the details 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.

Reason: In the interests of Highway Safety.

This page is intentionally left blank

PLANNING APPLICATION REPORT

Case Officer: Claire Boobier

Parish: Thurlestone

Ward: Salcombe and Thurlestone

Application No: 0942/21/FUL

Agent:

Mr Nigel Dalton
Unit 4h
South Hams Business Park
Churchstow, Kingsbridge
TQ7 1NY

Applicant:

Mr & Mrs M Fairbrass
The Thatches
West Buckland
Thurlestone
TQ7 3NJ

Site Address: The Thatches, Thurlestone, TQ7 3NJ



Development: Replacement detached garage/store

Reason item is being put before committee:

Cllr Pearce has requested this case be referred to planning committee for determination due to the parish council objection received.

Cllr Long has also requested that this case be referred to planning committee for determination due to the views of the parish council, previous pre-application advice, and that it is considered

that the existing building has local historical significance. It is considered that the application should be determined by the Development Management Committee.

Recommendation: Conditional Approval

Conditions:

1. Time limit
2. In accordance with approved plans
3. Details of weatherboarding material for walls and roof materials to be agreed prior to installation on building;
4. The frame for the window on the south-west elevation and the door on the south-east elevation shall be constructed of hardwood;
5. Prior to commencement on site including any demolition or earthworks Tree Protection Plan to be submitted and agreed.
6. No external lighting on the building or site unless first agreed in writing by LPA prior to installation;
7. Removal of permitted development rights for insertion of windows, glazed doors and roof lights on building;
8. Recommendations of ecology report to be followed including the provision of bat and bird boxes as set out in the report.
9. The building shall only be used as a private garage/store and shall not be used, let, leased or otherwise disposed of for any other purpose including for commercial use.
10. Surface water disposal to be provided by means of connection to soakaway to BRE Digest 365 standard prior to first use of the replacement garage/store
11. Recording of building to be demolished

Key issues for consideration:

Principle of development;
Design/Landscape Considerations;
Impact on Heritage Assets;
Impact on Trees;
Ecology considerations;
Neighbour Amenity;
Highways/Access Considerations;
Flood Risk and Drainage;
Neighbourhood Plan Compliance

Site Description:

The site is located outside of the settlement boundary for Thurlestone within the South Devon AONB and is located within the Undeveloped Coast and Heritage Coast designations.

The site is not located within a Conservation Area however there are a number of Grade II listed buildings in the vicinity of the site.

The application site has an existing detached garage, which is proposed to be demolished as part of this application. The existing garage has rendered blockwork walls under an attractive thatched roof with a roller shutter door and is sited on a parcel of land which also contains an orchard.

The parcel of land the subject of this application is located across a private road from the applicant's property known as 'The Thatches'. This road also serves as the access to the property known as 'Sea Drift'.

As there is already a garage on the site, the site benefits from an existing vehicular access which would be unaffected by the proposed development.

The Proposal:

Planning consent is sought for a replacement detached garage/store.

This includes the demolition of the existing garage.

The replacement garage/store is proposed as it has been found that the existing structure is not suitable to accommodate vehicles and provide the dry storage sought.

The replacement structure would provide a larger garage measuring 7500mm x 4506mm with an undercover but open fronted log store to the north-west elevation with bin store to the north-east elevation.

Compared with the plans submitted for application reference: 2609/20/FUL for the same proposal description which was withdrawn the drawings for this application compared to those considered under 2609/20/FUL show that the building is excavated into the site so that the ridge level for the proposed building is lower than the existing garage ridge level as can be seen on the cross-sections submitted. The previously proposed six roof lights have been omitted from the scheme and the garage has reduced in length compared with the building previously proposed. In addition, the previously proposed double access door to the south-east elevation has been reduced to a single pedestrian access door and the north-west elevation where there was previously a pedestrian access door and window has been changed into the open fronted log store supported on posts creating an open covered store.

In terms of materials proposed the Design and Access Statement sets out that the proposed materials are smooth render to all elevations with natural weather boarding proposed to be used as indicated on the submitted plans. The use of natural grey slate for the roof and the use of hardwood painted doors and windows on the south east and south west elevations.

A revised location plan was submitted during the course of this application in response to Officer concerns and representations. The red outline as amended encircles only the area of operational development as sought under this application while the blue outline shows the wider area under the applicant's ownership.

Consultations:

County Highways Authority

No highway implications

Drainage Specialist

No objections – refer to guidance. [*Officer Note: condition recommended*]

Heritage Specialist

No objections subject to condition requiring the recording of the building to be demolished, which is not considered to constitute a non-designated heritage structure despite its being older than originally thought. This considered assessment is based on the building's lack of heritage significance in terms of construction or architectural interest and dissociation from the original host dwelling, which has subsequently been demolished. Its social interest on a local level is acknowledged and provides the rationale for the recommended condition. [*Officer Note: condition recommended*]

Landscape Specialist

No objection subject to tree condition; application does not comprise major development in AONB terms. [*Officer Note: condition recommended*]

Thurlestone Parish Council

Objections raised as follows:

- No justification for a new build garage, together with log and bin stores, outside the settlement boundary in the AONB, Heritage Coast and Undeveloped Coast.
- The building is not a 'like for like' replacement since the existing building is used for storage and is not large enough for garage use, and since the proposed replacement is significantly larger than the existing.
- The change of use of land to residential curtilage on the edge of the settlement would result in unacceptable harm [*Officer note: the red outline on the submitted location plan has been amended during the course of this application to encircle only the area of proposed operational development and to overcome concerns of change of use of land within the applicant's ownership to residential curtilage*]
- The existing building constitutes a local heritage asset of much greater age than that suggested in the planning history of this site and part of the parish's historic environment so should not be demolished.
- Proposed detached building capable of separate residential use.
- Conflicts with JLP and NP policies.

Tree Specialist

No objection subject to tree condition. [*Officer Note: condition recommended*]

Representations:

One objection and one letter of support received, summarised as follows:

- Site is outside SHDC Development Boundary is within a Coastal Protection Area and is within the AONB.
- Planning guidelines are for outbuildings to have a maximum permitted height of 2.9 metres within AONB – Buildings over 20 metres from main dwelling to be limited to 10 metres square.
- As the very attractive remnant of the beautiful building that was demolished – then known as 'The Thatches' –it will very much affect our environment
- Neighbours were not informed of these plans and had to find out via a lamppost!

- The main dwelling already benefits from a large attached double garage together with substantial driveway for additional vehicle parking. The drawing confirm that the property already has a bin storage facility alongside the entrance gates.
- The existing garage appears to be in good repair and has recently benefited from a new thatched roof.
- The proposed extension of 2 metres in length does not seem to afford much additional vehicle parking but could maybe with future change of use have other possibilities?
- This application states it affects the setting of a listed building – which building is this?
- I do wonder if some of the comments have been made without access to the site as they imply that the current garage is in good condition - it is not! I know that the roof leaks and the windows are in need of replacement.
- We fully support replacing the current, problematic building with the proposed one as we believe it would enhance the site in general.
- It would be good to understand why the council feel that this run down garage is an attractive and characterful 1930s building with a thatched roof stated to be in good condition. I would have thought that a roof in good condition wouldn't be leaking!

[Officer Notes:

- *The planning guidelines for outbuildings cited above related to the General Permitted Development Order and are not relevant in this case.*
- *All applications within the vicinity of a listed building are advertised.*
- *In this case there are a number of listed buildings in the vicinity of the site – The Grade II listed Snowdens (formerly Old P.O); The Grade II listed Vine Cottage and Village Stores; Grade II listed Home Cottage; Grade II listed Just-a-Cottage and Trethurl; No.s 1, 2 and 3 Church Cottages and Bay Tree Cottage and The Nook are also Grade II listed. Further from the site The Old Rectory and Thatchways (inc. Nuthatch) are also Grade II listed and would be considered in the vicinity of the site.*
- *A condition is recommended to restrict use for garage/storage ancillary to host dwelling]*

Relevant Planning History

3664/20/PRE Pre application enquiry for replacement detached garage/store.

Partial support – it was recommended that the existing building be retained and that this be converted with some additional space achieved through an extension off the west elevation.

The current application is submitted following the above pre-application however it seeks to replace the existing building rather than retain the existing building.

2609/20/FUL Replacement detached garage/store. WITHDRAWN

1715/18/FUL 3 The Downs Thurlestone

Construction of single-storey detached dwelling with attached garage. REFUSED

55/1792/12/F Plot 1 The Thatches, Thurlestone

Householder application for replacement garage with 1 bedroom gate house with similar footprint within the curtilage of Plot 1 WITHDRAWN

55/0724/11/F The Thatches, Thurlestone

Resubmission of planning application 55/0422/10/F for replacement of existing dwelling with 2 no. detached dwellings. CONDITIONAL APPROVAL

ANALYSIS

Principle of Development/Sustainability:

The proposal is for a replacement garage/store building for an existing garage building at this site. The replacement is sought for the reasons set out in the Design and Access Statement which is that the existing building is not suitable due to its size to accommodate vehicles and provide storage. The replacement building is larger than the existing building to provide adequate space for these purposes.

In terms of the principle of the development, the site is located outside of the settlement of Thurlestone in a countryside location where new development in principle wouldn't generally be supported unless it meets an agricultural or forestry need as set out in policy TTV26 of the Joint Local Plan.

However, in this case the site already has a garage/store building on the site which this application seeks to replace. This is a material planning consideration in the determination of this application. The proposal is a one for one replacement of the existing garage/store with a new larger garage/store and therefore the principle of a garage/store in this location has already been established by the existing building on the site.

Consideration therefore needs to be given to whether the replacement building in landscape or residential amenity terms would give rise to any overarching justification to warrant a refusal of the replacement building in this location, which will be considered in the following sections of this report.

It should also be noted that the site is within the Undeveloped Coast and Heritage Coast designations as identified in Joint Local Plan policy DEV24. In considering the principle of the development in this location, this policy sets out that development will only be permitted in the Undeveloped Coast where the development can demonstrate that it requires a coastal location, it cannot reasonably be located outside the Undeveloped Coast and it protects, maintains and enhances the unique landscape and seascape character and special qualities of the area.

Whilst a garage/store building does not require a coastal location, this is a one for one replacement building for an existing garage/store in the Undeveloped Coast and the Heritage Coast. Given that the outbuilding would be used in connection with the host dwelling, it is not considered that it could be reasonably re-sited beyond these designated landscapes.

However, given that it is on a detached parcel of land from this dwelling and to ensure that it remains in use as a private garage/store as applied for and is not sold, let, leased or otherwise disposed of for another purpose or used for commercial purposes a condition is recommended to be applied if minded to approve to restrict the use of the building to the private garage/store applied for. As use of the building for another purpose would be unacceptable in this location and it is only being accepted in this location on the basis of it being a replacement building for the existing garage/store on the site.

Whether or not the proposed replacement structure protects, maintains and enhances the unique landscape and seascape character and special qualities of the area will be considered in the following section of this report.

It should also be highlighted that the objection representation received draws attention to the property known as 'The Thatches' already benefiting from a garage and driveway for parking. Whilst, this is noted, the application proposes as highlighted above a one for one replacement of an existing garage/store on the application site. The fact that 'The Thatches' already has alternative garage/parking provision does not preclude the presence of the existing garage/store at this site being a material planning consideration in the determination of the application.

Furthermore, the property known as 'The Thatches' is inset from the Undeveloped Coast designated area, while the proposed replacement outbuilding lies within the Undeveloped Coast due to the boundary coinciding with the north-western edge of the shared driveway leading off the highway to the north-east of the application site. Notwithstanding this, the application site and wider blue-outlined area within the applicant's ownership lie fully within the Heritage Coast.

Given the spatial constraints of the curtilage pertaining to the dwellinghouse associated with this application, it is not considered that there is suitable space at 'The Thatches' to accommodate a relocated garage/store such that it would be located beyond the Undeveloped Coast. It would also not be possible to relocate the replacement building beyond the Heritage Coast since the host dwelling and its curtilage is not inset from this designated area.

For these reasons, the proposed replacement detached outbuilding is considered acceptable in principle.

Design/Landscape Considerations:

The application proposes a replacement garage/store for the existing garage/store on this site.

In terms of the replacement garage/store, the replacement structure would be of a size that could accommodate a vehicle and has an open fronted log store to its north-west elevation with a bin store to its north-east elevation.

The design for the replacement garage/store has been revised since the previous application for the same proposal description was withdrawn (application reference: 2609/20/FUL).

The revised design presented in this application submission shows that the building is excavated into the site so that the ridge level for the proposed building is lower than the existing garage ridge level as can be seen on the cross-section submitted. The previously proposed six roof lights have been omitted from the scheme and the garage has reduced in length compared with the building previously proposed. In addition, the previously proposed double access door to the south-east elevation has been reduced to a single pedestrian access door and the north-west elevation where there was previously a pedestrian access door and window has been changed into the open fronted log store supported on posts creating an open covered store.

In terms of materials proposed the Design and Access Statement sets out that the proposed materials are smooth render to all elevations with natural weather boarding proposed to be

used as indicated on the submitted plans. The use of natural grey slate for the roof and the use of hardwood painted doors and windows on the south east and south west elevations.

The site is located in or adjacent the Undeveloped Coast and Heritage Coast. Policy DEV24 of the Joint Local Plan sets out that development which would have a detrimental effect on the undeveloped and unspoilt character, appearance and tranquillity of the Undeveloped Coast and the Heritage Coast will not be permitted except under exceptional circumstances. The policy goes on to state that development will only be permitted in the Undeveloped Coast where the development protects, maintains and enhances the unique landscape and seascape character and special qualities of the area; is consistent with policy statements for the local policy unit in the current Shoreline Management Plan and is consistent with the relevant Heritage Coast objectives, as contained within the relevant AONB Management Plan.

The site is also in the South Devon AONB and therefore careful consideration needs to be given as set out in policy DEV25 of the Joint Local Plan to the need for development proposals to conserve and enhance the natural beauty of the protected landscape with particular reference to their special qualities and distinctive characteristics or valued attributes. The policy sets out that development should be designed to prevent the addition of incongruous features, and where appropriate take opportunity to remove or ameliorate existing incongruous features; be located and designed to respect scenic quality and maintain an area's distinctive sense of place, or reinforce local distinctiveness. The policy goes on to state that development must be designed to prevent impacts of light pollution from artificial light on intrinsically dark landscapes and nature conservation interests and be located and designed to prevent the erosion of relative tranquillity.

Policy DEV25 of the Joint Local Plan is supported by policy TP1 of the Thurlestone Neighbourhood Plan which likewise requires proposals to be locally distinctive, reflecting the style, scale and character proportionate and appropriate to the coasts and rural location of the parish within the South Devon AONB with use of natural building materials encouraged and this policy also seeks in criteria 4 to achieve dark skies through proposals being designed to limit the impacts of light pollution from artificial light and in criteria 5 of this policy requires proposals to conserve and enhance the natural beauty of the South Devon AONB.

A pre-application enquiry was submitted following application 2609/20/FUL for a replacement detached garage/store being withdrawn and in recognition that the existing building is a characterful building it was suggested that preference would be for the existing building to be retained and converted with an extension to the west elevation if additional space is required rather than the demolition and rebuild sought in this application. However, the applicant has decided not to follow this advice and instead submits an application for a replacement building. Officers therefore need to consider whether the loss of the building is acceptable.

Whilst, clearly from the comments received the building is considered of heritage importance by the Parish Council; given that the building is not listed, is not located in a Conservation Area and having been carefully considered by the Council's Heritage Specialist is not concluded to be worthy of being classed as a non-designated heritage asset; officers conclude there is no reasonable planning grounds on which to resist the demolition of the existing building as proposed in this application.

In terms of impact on the Undeveloped Coast, Heritage Coast and South Devon AONB, it is acknowledged that the proposed replacement would have a substantially larger footprint, at approx. 43 sqm, than that existing, which measures approx. 22 sqm. However, by reason that the proposed materials are considered to integrate well with the surrounding area, the proposal

would be sited on broadly the same footprint as the existing building, and that the ridge height would be approx. 0.3m lower than that existing, it is the Officer's view that the replacement building would not result in increased harm to the visual amenity over the existing situation. As such, the proposed development would be considered to conserve the natural beauty of the protected landscape whilst providing a building which is fit for purpose.

Had there not been an existing building on this site, there would be a case to resist a new building in the Undeveloped Coast, Heritage Coast and South Devon AONB. However the existing building is a material planning consideration in the determination of the application and officers conclude that the proposed replacement building would not materially harm the AONB given the established built form on this site.

The revised application has removed the previously proposed roof lights which has reduced the artificial light spill from the development to an acceptable level. Conditions are however recommended if minded to approve in accordance with policy DEV25 of the Joint Local Plan and TP1 of the Thurlestone Neighbourhood Plan to remove permitted development rights for additional windows and/or roof lights and to prevent the installation of any external lighting on the building or site without such lighting having first been agreed in writing by the Local Planning Authority prior to installation in order to prevent unacceptable light spill in the AONB occurring in the interest of protecting the dark skies of the AONB and in order to prevent the development resulting in an intrusive form of development.

The materials proposed in the submitted Design and Access Statement are deemed appropriate however a condition is recommended to approve the cladding details. A condition is also recommended to ensure that the frame for the window on the south-west elevation and the door on the south-east elevation are constructed of hardwood as applied for in the interest of visual amenity.

With these conditions in place it is considered that the proposed development in its revised form can be concluded to conserve and enhance the AONB and would protect, maintain and enhance the unique landscape and seascape character and special qualities of the area.

The Council's Landscape Specialist has been consulted and has raised no objection on landscape and visual grounds subject to the requested further tree information as set out in the tree specialist response being secured. As set out in the 'Impact on Trees' section of this report below it is recommended that this be secured by condition.

Without a landscape objection to the application it is not considered that there would be landscape or design grounds to resist the proposed replacement building in this location.

Impact on Heritage Assets:

The application property is not in a Conservation Area and the building is not listed.

It is recognised from the comments received that the building is perceived as a result of its thatched roof to be an attractive building and this can be seen from the importance placed on the building in the Parish comments received. The loss of this characterful building would be a disbenefit as outlined at the pre-application stage. However, the applicant has decided to pursue the replacement of the building rather than conversion and extension and officers must consider only the acceptability of the proposal as submitted.

Consultation has taken place with the Council's Heritage Specialist to consider whether or not the building would be classed as a non-designated heritage asset. Due to its age, that the building is not within a Conservation Area and has lost its context by permission being granted in the past to demolish The Thatches, the Heritage Specialist has advised that the building would not be classed as a non-designated heritage asset and that there would be no grounds therefore to resist its demolition on heritage grounds.

This was challenged by the Parish Council and supporting information was provided by the Parish Council to the Heritage Specialist with regard to the age of the building and historical connection with The Grey House and its lodge (now Greycot) and The Thatches and its garage which would have dated back to at least the 1930s as shown on a conveyance plan and could predate the 1930s. This historical background they considered would result in the building being classed as a non-designated heritage asset and worthy of preservation.

In response, after further consideration of the information provided by the Parish Council the Council's Heritage Specialist concludes that his opinion that the building is not a non-designated heritage asset was based on a rational assessment. The age of the building, whilst a factor, was not as important as the loss of context by permission being granted in the past to demolish The Thatches. For a building of the 1930's to be worthy of non-designated heritage asset status, such that every effort should be made for its preservation, it would be expected to exhibit architectural style and quality. The existing garage is essentially an interesting survival but the Heritage Specialist advises that a thatched roof and leaded lights do not amount to significant architectural interest. Comparison with the recently listed Coronation boathouse (which Heritage Specialists supported) is indicative of the relative merits in terms of architectural and historical interest.

Whilst, the garage is older than heritage specialists thought at pre-app stage, its age is still not considered to be significant in this case. The mapping evidence jumps from 1907 to 1952 so exact dating is not easy. It is just visible on the 1946 RAF aerial photography. From evidence provided locally by the Parish Council the date appears to be early 1930's. Were it to have survived along with the parent building its interest would be many times greater. Without the main building its interest is very limited and should not be overstated.

Consideration of non-designated heritage assets is covered on pp103-4 of the adopted Joint Local Plan Supplementary Planning Document. Para 6.78 is relevant here. Further, the garage was not identified via the Neighbourhood Plan as a locally valued non-designated heritage asset (NDHA).

The Council's heritage specialist advises that the garage has an element of social interest as a survival from the early days of car ownership. The association with the beginnings of car related second home ownership may be a further element of historic social interest. This is 'Illustrative Value' in terms of the HE guidance. Unfortunately the garage has lost the context of its parent building and that inevitably reduces its significance considerably. It is also not prominently located in terms of public visibility from the street or footpaths. Based on our flow chart and guidance in the SPD it is hard to say that this should be treated as a NDHA.

The Council's heritage specialist's reasoning for this conclusion is that it does not exhibit architectural merit on its own and it has no particular interest in terms of construction methods. It has a thatched roof which is obviously quite unusual for a garage but he is unconvinced that adds enough to consider it architecturally interesting when in a location outside of a conservation area. The historic interest is, therefore, very locally based.

The SPD states circumstances when structures should be assessed as NDHA's and the heritage specialist has considered this. Loss would be regrettable but the interest of the garage is not such that its demolition is in itself a reason for refusal. In this case therefore as the heritage specialist's advice would be that the building is not a non-designated heritage asset. As a result there would not be reasonable planning grounds to resist the demolition of the existing building.

It is however desirable in planning terms given the sites location in the AONB to ensure that any replacement is equal or better in terms of design and material quality.

It may also be argued that the garage should be recorded if demolition is agreed and a condition is recommended for this if minded to approve.

In addition to the consideration of the heritage of the existing building, there are a number of heritage assets within the vicinity of the site which are Grade II listed namely The Grade II listed Snowdens (formerly Old P.O); The Grade II listed Vine Cottage and Village Stores; Grade II listed Home Cottage; Grade II listed Just-a-Cottage and Trethurl; No.s 1, 2 and 3 Church Cottages and Bay Tree Cottage and The Nook are also Grade II listed. Further from the site The Old Rectory and Thatchways (inc. Nuthatch) are also Grade II listed and would be considered in the vicinity of the site.

It is important in coming to a decision on this application to give careful consideration to the impact of the proposed development on the setting of these heritage assets as set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, policy DEV21 (Development affecting the historic environment) of the Joint Local Plan and TP1 (General Design Principles) criteria 6 of the Thurlestone Neighbourhood Plan.

Having considered the proposal, the separation distance between the site and the listed buildings listed above and intervening features it is concluded that the replacement building proposed in this application would not harm the setting of these listed buildings.

No objection is therefore raised on heritage grounds to the proposed development which is not concluded to conflict with DEV21 of the Joint Local Plan.

Impact on Trees:

The submitted plans show a number of trees on the site.

The Council's Tree Specialist has been consulted and has raised no objection on arboricultural merit subject to a pre-commencement condition being applied to agree a Tree Protection Plan to be protect retained trees during works including any demolition or earthworks. It is considered reasonable to impose this pre-commencement condition to protect retained trees during demolition and construction works.

Subject to the recommended condition being applied the proposal would accord with policy DEV28 of the Joint Local Plan.

Ecology considerations:

As the proposal includes the demolition of the existing garage the application is submitted with a Preliminary Ecological Appraisal 'Bat and Bird Survey' report. This confirms that an

inspection of the existing building was undertaken to look for evidence of use by bats and also for any evidence of nesting birds or other protected wildlife.

The findings confirm that the building is not used as a bat roost and a European Protected Species Licence will not therefore be required for the demolition of the building. Furthermore, no evidence was found to suggest that the property was being or had historically been used by nesting birds and no signs of use by any other protected wildlife was found at the time of the survey.

The report recommends precautionary measures to take during construction works and in accordance with the NPPF requirement to provide biodiversity gain suggests ecological enhancement measures including the installation of bat and bird boxes. It is recommended that the recommendations of the report including provision of ecological enhancement features be secured by condition if minded to approve the application.

Subject to the recommended condition the proposal would not conflict with policy DEV26 of the Joint Local Plan.

Neighbour Amenity:

The replacement building is a detached structure which in terms of its overall height to ridge would be lower than the existing structure on site. Given the separation distance to neighbours no residential amenity concerns are raised. The proposal is not considered due to separation to the nearest neighbours to have an overbearing impact or result in loss of light to neighbours. Furthermore, whilst a window is proposed to the south-west elevation this would not raise overlooking concerns.

A condition as specified above is recommended to be applied to remove permitted development rights to insert any additional windows and/or roof lights into the building and to prevent exterior lighting without any details of windows, roof lights or exterior lighting having first been submitted to and agreed in writing by the Local Planning Authority. These conditions are recommended to prevent unacceptable light spill occurring in the AONB. However, these conditions will also protect neighbouring amenity from intrusive development should additional windows/roof lights or lighting be sought in the future.

The proposal would accord with policies DEV1 and DEV2 of the Joint Local Plan.

Highways/Access:

An amended location plan was submitted during the course of this planning application reducing the area within the red outline to the area of proposed operational development only. This area does not abut the highway and concerns have been raised by Councillors in this regard. However, no changes are proposed to the existing arrangements in terms of vehicular access from the existing shared drive to the highway. As such, it is the Officer's view that the red outline is acceptable.

There is an existing garage on site and the proposal is a one for one replacement. The proposed garage would therefore not have any greater risk to highway safety than the existing structure. No objection is therefore raised on highway safety grounds to the proposed development.

Devon County Council Highways have been consulted and have advised that the proposal raises no highway implications.

The proposal would not conflict with policy DEV29 of the Joint Local Plan.

Flood Risk and Drainage:

The site is in Flood Zone 1 and therefore in flood risk terms is an appropriate site for development.

Surface water drainage disposal is proposed to be provided by means of soakaway connection which is concluded to be acceptable. A condition is recommended to be imposed to ensure that the soakaway is installed prior to first use of the replacement garage/store and that the installed soakaway meets BRE Digest 365 standard and is retained and maintained thereafter for the lifetime of the development.

Subject to the recommended condition being applied the proposal would not conflict with policy DEV35 of the Joint Local Plan.

Neighbourhood Plan Compliance and Parish Comment:

The Parish Comments raise concern that 'the scale and extent of the replacement building is significantly larger than the existing building and together with the concrete hardstanding and additional bin stores, would not be appropriate and proportionate in this highly sensitive location outside the settlement boundary of Thurlestone (NP policy TP1.2)'.

Neighbourhood Plan Policy TP1 criteria 2 relates to Design and states 'Proposals should be locally distinctive, reflecting the style, scale and character proportionate and appropriate to the coastal and rural location of the parish within the South Devon AONB. The use of natural building materials will be encouraged'.

Considering the proposed building against this policy, officers conclude that the scale of the development has been designed to respond to its location with the site being excavated to ensure that the ridge line of the proposed replacement building is lower than the existing building to ensure that its scale is appropriate for its location. Furthermore, the scale of the replacement building whilst larger than the existing building has been reduced in size compared with the withdrawn scheme to respond to this concern.

The existing garage scale was not fit for purpose to accommodate a vehicle. The revised scale in this application is considered to be of an adequate size to accommodate vehicle parking without significantly increasing the scale of the building. The open log store and bin store is considered appropriately designed for a building in a rural location. The materials proposed are also considered appropriate for this location subject to the recommended conditions. Officers conclude that approving the proposed garage would not conflict with Neighbourhood Plan policy TP1.2.

The second concern raised in the parish comments is that 'the proposal fails to conserve and enhance the natural beauty of the South Devon AONB (NP policies TP1.5 and TP22.1)'.

TP1 criteria 5 relates to the Natural Environment and sets out that 'Proposals should conserve and enhance the natural beauty of the South Devon AONB and should demonstrate that their impacts upon the AONB have been assessed, giving particular consideration to the natural

beauty, special qualities, landscape and scenic beauty of the AONB. Proposals should demonstrate that the mitigation hierarchy has been followed and applied throughout the development process, with harm to the AONB avoided in the first instance’.

For the reasons set out in the ‘Design/Landscape Considerations’ section of this report above, officers conclude that the proposal would conserve and enhance the natural beauty of the South Devon AONB and subject to the recommended conditions would not conflict with this policy. The Council’s Landscape Specialist was consulted and raised no objection to the proposal on landscape or visual grounds. It is therefore not considered that a refusal on the basis of landscape impact could be justified in this case.

TP22 (The Natural Environment) criteria 1 sets out that ‘the character of skylines, seascapes and riverscapes which contribute to the character and quality of the area, and the long uninterrupted views into, within and out of the South Devon AONB as identified in Figures 22, 23 and 24 should be protected and enhanced’.

For the reasons set out in the Design/Landscape Considerations’ section of this report above, officers conclude that the proposal would not impact on the character of the skyline, seascape and riverscapes which contribute to the character and quality of the area and the long uninterrupted views into, within and out of the South Devon AONB.

As a result of the proposed replacement building being at a reduced height compared with the existing building, it could be argued that the replacement building would have a reduced impact on wider views into, within and out of the South Devon AONB than the existing building. It is not therefore considered that a refusal against policy TP22 criteria 1 could be justified.

The third concern raised in the parish comments is that the ‘proposal involves demolishing an attractive and characterful 1930s building that is part of the historic environment of the area, including the removal of a thatched roof stated to be in good condition (NP policy TP1.6).’

Neighbourhood Plan policy TP1 criteria 6 relates to the Historic Environment and states that ‘Proposals that may impact on a heritage asset, whether designated or non-designated, should describe the significance of the asset and the impact of the proposal upon its significance, using appropriate expertise, where necessary’.

The existing building to be demolished as part of this application is of block built construction with a thatched roof.

Whilst, it is noted that the parish comments state the thatched roof is in ‘good condition’ it is not clear how this conclusion on the condition of the roof has been reached and a conflicting report in terms of the condition of the roof has been received from the neighbouring property owner reporting issues with the existing roof leaking which would suggest that the roof is not in a good condition or fit for purpose. Officers however have not visited the inside of the building at a time of inclement weather to consider the condition of the thatched roof and therefore cannot comment on whether the condition of the existing roof to be removed is fit for purpose to collaborate the comments received from the neighbouring property owner.

In terms of policy TP1 criteria 6 the building is not listed and having consulted with the Heritage Specialist advises that the building would not be classed as a ‘heritage structure’ and would not be classed as a ‘non-designated heritage asset’ for the reasons given in the ‘Impact on Heritage Assets’ section of this report above and as a result Neighbourhood Plan policy TP1 criteria 6 would not apply to this building.

The fourth concern raised in the parish comments is that 'the replacement building may be converted to habitable occupation and occupied by an independent household (NP policy TP7.2ii).

Neighbourhood Plan policy TP7 (replacement dwellings and extensions) criteria 2. (ii) sets out that proposals for extensions to existing dwellings (including annexes to facilitate homeworking) which do not have the benefit of permitted development rights, will be supported provided (ii) in the case of annexes, the use of the annexe remains ancillary to the original dwelling and cannot be occupied by an independent household.

The comment made by the parish council is speculative and is not what is being applied for in this application which is for a garage/store. This policy of the Neighbourhood Plan is therefore not relevant to the consideration of this application and were in the future the applicant to wish to seek consent for an annexe or indeed a separate dwelling this would require the benefit of planning consent the acceptability of which would be considered should an application be received.

Nonetheless, whilst this Neighbourhood Plan policy is not relevant as set out in the 'principle of development' section of this report, officers are recommending a condition be imposed to ensure that the garage/store applied for is only used for the purposes applied for as a private garage/store and is not used, let, leased or otherwise disposed of for use on a commercial basis or for any use other than that applied for. This condition is deemed to be necessary as it is only on the basis of this building being a replacement structure for the existing garage/store that the building is being supported by officers in this location within the Undeveloped Coast and Heritage Coast designations and any other use would need further consideration against the Local Plan and Neighbourhood Plan with regard to its acceptability. This would need to be subject to a separate application.

Concern has also been raised with regard to the size of the red line and whether this is to create an enlarged domestic curtilage/garden for the property known as the Thatches or to create a larger plot to accommodate a dwelling in the future. Whilst, this concern is noted this is not what is being proposed in this application and would need planning permission in its own right should this be desired in the future.

Nonetheless, in recognition of this concern the applicant has submitted a revised site location plan reducing the extent of the red line to only the building and area required for turning space and soakaway provision to seek to alleviate this concern. This amendment together with the suggested condition to restrict the use of the building is considered to overcome any concern with regard to potential future users which in themselves would require the benefit of planning consent.

Overall, it is concluded that the replacement garage/store can be granted consent in this location without conflicting with the relevant policies of the Thurlestone Neighbourhood Plan.

Conclusion:

Conditional approval is recommended.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

Relevant policy framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development
SPT2 Sustainable linked neighbourhoods and sustainable rural communities
SPT11 Strategic approach to the Historic environment
SPT12 Strategic approach to the natural environment
TTV1 Prioritising growth through a hierarchy of sustainable settlements
TTV26 Development in the Countryside
TTV29 Residential extensions and replacement dwellings in the countryside
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV20 Place shaping and the quality of the built environment
DEV21 Development affecting the historic environment
DEV23 Landscape character
DEV24 Undeveloped coast and Heritage Coast
DEV25 Nationally protected landscapes
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV28 Trees, woodlands and hedgerows
DEV29 Specific provisions relating to transport
DEV31 Waste management
DEV32 Delivering low carbon development
DEV33 Renewable and low carbon energy (including heat)
DEV35 Managing flood risk and Water Quality Impacts

Thurlestone Parish Neighbourhood Plan 2015 – 2034

TP1 – General Development Principles
TP2 – Settlement boundaries
TP7 – Replacement dwellings and extensions
TP21 – Non-designated heritage assets
TP22 – The Natural Environment

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

South Hams Landscape Character Assessment

South Devon Area of Outstanding Natural Beauty Management Plan 2019 - 2024

The Plymouth and South West Devon Supplementary Planning Document (SPD) July 2020

This was adopted by Plymouth City Council on 22 June 2020, West Devon Borough Council on 9 June 2020 and South Hams District Council on 16 July 2020.

HE guidance -

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/> and section 3 applies.

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with the application form and the following documents/drawings received by the Local Planning Authority on:

25 March 2021:

Drawing no. 1035.20.02 Rev. C Proposed Plan, Elevations, Section [Inc. Site Plan]

16 April 2021:

Preliminary Ecological Appraisal 'Bat and Bird Survey' prepared by Colin N Wills Ecological Consultant dated 6th September 2020

03 September 2021:

Drawing no. 1035.20.03 Rev. D Location Plan

Drawing no. 1035.20.05 Rev. D Block Plan - Proposed

Drawing no. 1035.20.06 Rev. C Block Plan showing indicative soakaway position

Reason: To ensure that the proposed development is carried out in accordance with the documents/drawings forming part of the application to which this approval relates.

3. Prior to installation on the replacement building hereby approved details of the weatherboarding to be used on the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. The works shall proceed in accordance with the approved material only and be retained thereafter for the lifetime of the development.

Reason: In the interest of visual amenity and to ensure the development will harmonise visually with the character and appearance of the site and its surroundings.

4. The frame for the window on the south-west elevation and the door on the south-east elevation shall be constructed of hardwood.

Reason: In accordance with the application submission and in the interest of visual amenity.

5. Prior to the commencement of any development on site including demolition or earthworks a Tree Protection Plan in accordance with BS5437 shall be submitted to and approved in writing by the Local Planning Authority. Once approved the agreed tree protection measures shall be installed prior to development commencing on site and shall be retained on site until such time as the development is complete and all machinery, equipment and materials have been removed from site. At no time shall machinery, equipment or materials be stored within the fenced off areas.

Reason: To ensure no harm is caused to retained trees during the demolition or construction works.

6. Prior to the installation of any exterior lighting on the replacement building hereby approved or elsewhere on the site full details including design, siting and illumination-type shall be submitted to the Local Planning Authority for approval. Only lighting that has been approved in writing by the Local Planning Authority shall be installed.

Reason: To avoid intrusive development that would harm the dark skies of the South Devon AONB and to safeguard foraging paths for protected species.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no windows, glazed doors and/or roof lights shall be installed on the replacement building hereby approved (other than those expressly authorised by this permission).

Reason: To protect the amenity of neighbours and to avoid intrusive development which could harm the dark skies of the South Devon AONB.

8. The recommendations and safeguarding measures given in the Preliminary Ecological Appraisal 'Bat and Bird Survey' report prepared by Colin N Wills Ecological Consultant dated 6th September 2020 and received by the Local Planning Authority on 16 April 2021 shall be followed, including precautions to prevent threat of harm during demolition/construction works, and incorporation of bat and bird boxes, as described in the Bat and Bird Survey Report.

Reason: to safeguard legally protected species, and to ensure no biodiversity loss.

9. The replacement building hereby approved shall be used only as a private garage/store ancillary to The Thatches and shall not be used, let, leased or otherwise disposed of for any other purpose including for commercial use.

Reason: In accordance with the application submission and in the interests of residential and local amenity.

10. Surface water drainage shall be provided prior to first use of the replacement building hereby approved by means of soakaway(s) within the site which shall comply with the

requirements of BRE Digest 365. Once installed the surface water drainage system shall be retained and maintained for the lifetime of the development in accordance with the manufacturer's instructions.

Reason: To ensure a satisfactory and sustainable surface water drainage system is provided, retained and maintained to serve the development.

11. No works which involve the loss of any part of the existing building shall be commenced until a record of the existing building and its local historical significance has been made and submitted to the Devon Historic Environment Record. A copy of the record made shall be submitted to and approved in writing by the Local Planning Authority prior to the demolition of the existing building.

Reason: To enable a record of the building to be made.

Informatives:

1. This authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with Article 35(2) of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended) in determining this application, the Local Planning Authority has endeavoured to work proactively and positively with the applicant, in line with National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed.
2. The responsibility for ensuring compliance with the terms of the approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details can render the development unauthorised and vulnerable to enforcement action.

This page is intentionally left blank

PLANNING APPLICATION REPORT (06.01.2022)

Case Officer: Charlotte Howrihane

Parish: Ivybridge **Ward:** Ivybridge East

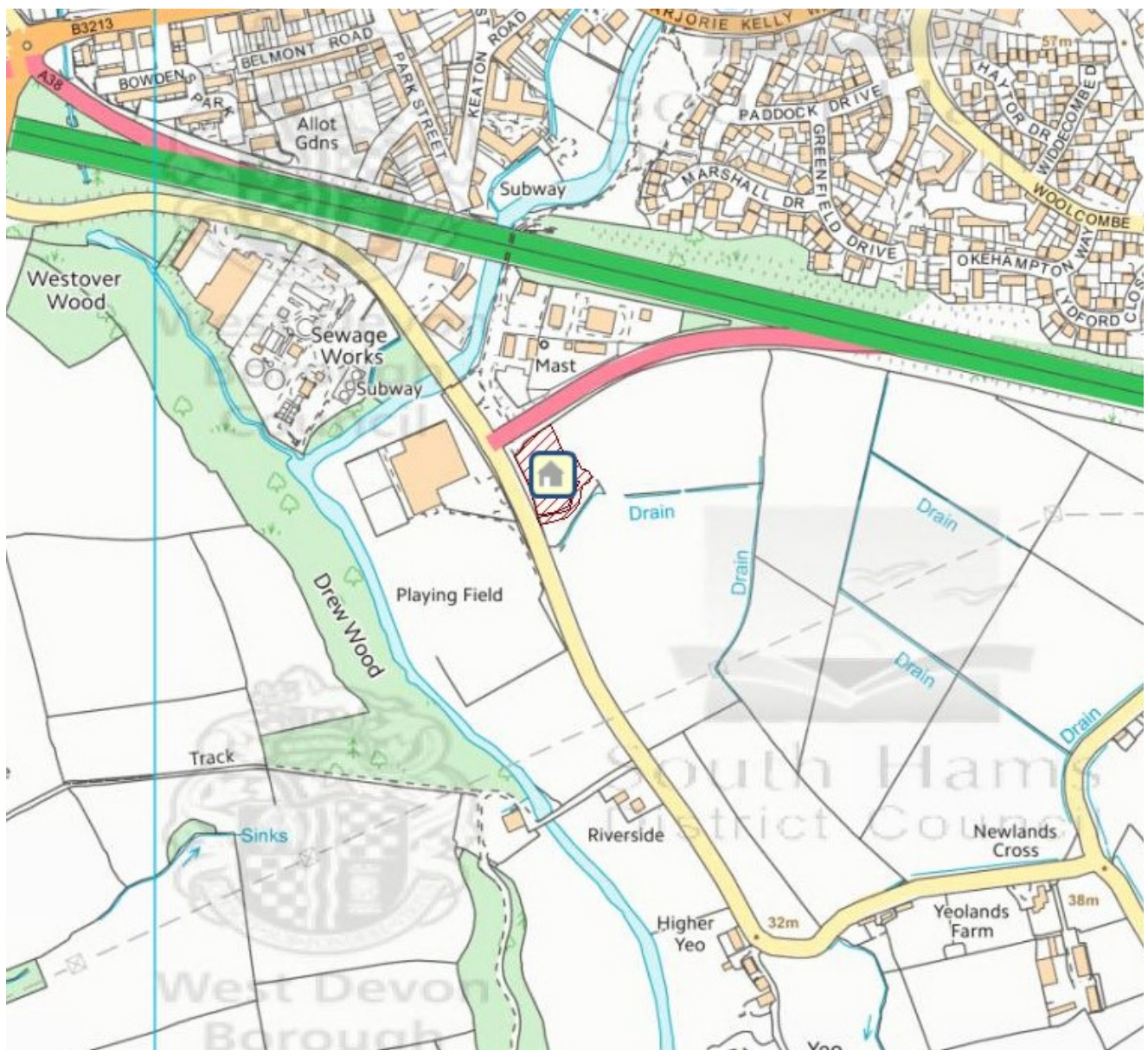
Application No: 3507/21/FUL

Applicant:

C/O Nick Baston - FCC Environment Limited
Ground Floor West
900 Pavillion Drive
Northampton Business Park
Northampton
NN4 7RG

Site Address: Land at SX 633555, Ermington Road, Ivybridge, PL21 9ES

Development: Change of use of land from storage to lorry parking in association with Ivybridge Waste Transfer Station



Reason item is being put before Committee: The applicant provides the Council's waste services and the Council could therefore be considered to have an interest in the outcome of the application.

Recommendation: Conditional approval

Conditions:

Standard time limit
Accord with plans
Accord with parking statement
Unsuspected contamination
Details of external lighting
Accord with drainage
Fence to be a black finish
Access to be restricted to the main access only
Use restriction- parking only (no maintenance, etc)

Key issues for consideration:

Principle of development, landscape impact, highways- access/parking, drainage

1.0. Site Description:

- 1.1. The site is a roughly square parcel of land located on the Ivybridge to Ermington Road. The site is to the south of the A38 slip road at Westover, south of the town centre and west of the Ivybridge Recycling Centre.
- 1.2. The site is currently vacant, but forms part of a larger parcel of land that is being used for storage, containing a series of shipping container-type containers. The site is not within any special areas of designation.

2.0. The Proposal:

- 2.1. The application seeks to change the use of part of the storage site, to allow refuse collection vehicles to park on the site overnight (between approx. 4.30pm- 7pm until 6.45am- 7am). Part of the site is already enclosed with fencing, and it is proposed to fence the rest of the site boundary with 1.8m high paladin fencing.

Consultations:

- County Highways Authority- no objections subject to vehicle access being restricted to the main recycling centre access road only
- Environmental Health Section- no objections
- Ivybridge Town Council- objection: *'In endeavouring to solve the inadequacies of the failing waste recycling service, Members highlighted that the introduction of a lorry park would only exacerbate other problems currently being experienced. There is already insufficient staff parking allocated for the FCC Waste Transfer Station approved in November 2019, and the nearby tennis centre and football club car park are suffering from their car park being abused. This is also creating congestion on the road network, including the inner road leading from the Waste Transfer Station shared with the Fire Service. Members fear that the introduction of an additional lorry park to the mix will intensify the congestion and could impede emergency service vehicles. No allocation for staff parking associated with the introduction of a lorry park is a clear lack of associated infrastructure essential to support this application, contravening SP2. - Spatial priorities for development in Ivybridge, 8. Ensuring appropriate infrastructure is delivered alongside new development, and the subsequent*

congestion of staff vehicle parking generated would indeed contravene 3. Improvements to the existing road connections and junctions to the south of Ivybridge, working with relevant authorities to look for appropriate solutions to manage traffic flow in and around the town. The Committee Members have assumed that the new land use classification will be Sui Generis in the change of use application. It is not clear how parking requirements for non-residential use of this land would be calculated. Approval of this application would impact and have a further detrimental effect on the sports and recreation facilities for the town. The Ivybridge Neighbourhood Plan places great emphasis on enhancing the town's reputation for sport, however this is hampered when the parking allocated for the town's sporting facilities is restricted by employees from neighbouring sites. It would cause further conflict with the function of the current sporting facilities, therefore contravening JLP DEV27 - Green and play spaces. Members were also concerned that no travel plan or transport assessment has been included with the application, which does nothing to allay fears over highway safety and the potential for minor roads in the town becoming rat runs, for example Woolcombe Lane. Approval would be a contravention of JLP DEV29.7. In summing up, this application and its lack of associated infrastructure and travel plan/transport assessment fails to satisfy Members on the grounds of highway safety, the potential to restrict fire emergency vehicles, and the harmful impact for sports facilities in the town. It is in conflict with the Joint Local Plan and the Ivybridge Neighbourhood Plan, and therefore Members were unanimous in objecting to the application.'

- Ugborough Parish Council- neutral: *'a travel plan is needed to ensure that unnecessary trips through residential areas to reach destinations are avoided'*

Representations:

Twenty-two letters of objection and four 'undecided' comments have been received. These letters can be seen in full on the Council website, but can be summarised as follows:

- Staff cars have been parking at the Tennis Centre and Football Club and causing parking issues
- Already a large number of vehicles parked in Ermington Road from nearby businesses and this poses highways safety issues (pedestrians and emergency access)
- The site does not have capacity to accommodate so many more workers
- Cars and HGVs would be using the same access- potentially dangerous, separate access should be used
- No fuel interceptors proposed so any leaks will go into the drainage
- No details of lighting

One letter of support has been received, which makes the following points:

- With all the complaints about refuse collections, people should be pleased that FCC are attempting to improve things
- Refuse lorries and staff cars are unlikely to be on the site together for long, so there would be space for parking within the site
- Reducing the distance lorries have to travel would reduce their environmental impact

The applicant has submitted additional information in response to the objections, as follows:

- Acknowledges that there has been disruption previously but this has largely been resolved now
- Explains that staff cars will be parked within the application site
- The applicant has given a presentation to staff to explain where is/is not acceptable to park. Since then the issues appear to have been resolved.
- The Tennis Club have been provided with contact details of the WTS so that issues can be communicated and addressed quickly if they arise again.
- Staff parking within the site would improve visibility on Ermington Road
- The access road has been designed for both cars and lorries and cross-over times will be limited
- No vehicle maintenance will be undertaken at the site, minimising pollution risks

- Vehicles will use established routes, avoiding residential areas unless required for waste collection
- FCC would be supportive of a reduction in the speed limit on this part of Ermington Road
- A banksman would be on site to ensure safe and organised vehicle movements in and out of the site

Relevant Planning History

- 1050/18/FUL- Change of use to allow storage (use class B8), laying of compacted hard surface, and erection of 2.4metre perimeter fence- conditional approval

ANALYSIS

3.0. Principle of Development/Sustainability:

- 3.1. The site and surrounding areas include services/facilities such as the existing Recycling Centre, garages, sewage works, Council yard, and fire station. The immediate landscape character is therefore relatively industrial and utilitarian, although there is an area of open space, including the football club and tennis centre, to the west of the site, on the other side of Ermington Road.
- 3.2. Policy SPT1(3) of the JLP supports the effective use of land - optimising the reuse of previously developed land, and policy DEV14 supports the maintenance of a flexible mix of employment sites.
- 3.3. The site currently has permission for B8 use (storage), and the proposed change of use is not considered to conflict with policies relating to land use and employment.
- 3.4. The principle of the development is therefore acceptable.

4.0. Design/Landscape:

- 4.1. The existing security fencing would be extended to enclose the whole site, in a material matching the existing fence (black paladin security fencing at a height of 1.8m). This is considered to be appropriate for the use and industrial character of the surrounding landscape.
- 4.2. A condition is recommended to require details of any external lighting proposed to be submitted for agreement by the Local Planning Authority, to ensure that any lighting is appropriate and does not impact upon the local landscape.
- 4.3. The existing hardcore surface would remain, and overall the development is considered to be of a design appropriate to the use of the site.
- 4.4. The development is not considered to harm the immediate landscape when compared to the existing site, and the proposal therefore accords with policies DEV20 and DEV23 of the JLP.

5.0. Neighbour Amenity:

- 5.1. There are no dwellings within the vicinity of the site, and the proposal therefore raises no concerns with regard to residential amenity.

6.0. Highways/Access:

- 6.1. The vast majority of objections received relate to parking of staff on the nearby road, and in the Tennis Club car park. Objectors state that increased lorry parking facilities will result in more parking at the Tennis Club and on nearby roads, and that this is not acceptable.
 - 6.2. Officers would note that parking on the highway or outside of the development site is outside of the control of the Local Planning Authority. However, in an effort to reduce the likelihood of this happening, additional information has been submitted by the applicant to demonstrate that there is space within the site to accommodate staff parking. The nature of the site and its use means that there is only a short period of time when staff vehicles and the refuse lorries would both be on site, and there would be sufficient space for staff to park their vehicles within the site.
 - 6.3. A statement has also been submitted by the applicant to detail how they have addressed the issue of staff parking outside the site (at the Tennis Club in particular). Whilst this is a civil matter, and not a material planning consideration, Officers consider that the measures taken so far, and those proposed in the application documents, are likely to resolve these issues.
 - 6.4. Concern has also been raised about cars and lorries sharing the service road to the recycling centre. This road is designed for both cars and lorries, and Officers are mindful that the refuse lorries would be out on their rounds for most of the day; the period of time when the road is likely to be used by both users of the recycling centre, and numerous refuse lorries is very short, particularly as the refuse lorries would generally leave the site before the recycling centre is open. Safety measures have been outlined in the supporting statement, such as the use of a banksman to ensure safe access and egress by the lorries, and Officers would condition adherence to these measures as part of any planning permission granted.
 - 6.5. Officers are satisfied that adequate parking provision has been provided, and that the development does not raise concerns with regard to highways safety. Disputes about parking outside the site lie beyond the control of the LPA, and a refusal could therefore not be justified on this basis. The Highways Authority has no objection to the proposal.
 - 6.6. For these reasons, and subject to condition, the proposal is considered acceptable in terms of highways safety and access.
- 7.0. Drainage:
- 7.1. A drainage plan has been submitted which demonstrates how surface water drainage will be managed, and adherence to this plan would be conditioned if permission is granted.
 - 7.2. Concern has also been raised about potential contamination from fuel; the Council's Environmental Health Team have reviewed the application and raise no objection. It should also be noted that the proposal is for parking only, and no maintenance or similar work is proposed to be carried out on the lorries at the site.
- 8.0. Travel Plan:
- 8.1. Ugborough Parish Council have requested a travel plan, with the reason given as *'to ensure that unnecessary trips through residential areas to reach destinations are avoided'*. The lorries are refuse collection lorries, and therefore need to travel to residential areas to carry out their collections. Officers do not consider it to be reasonable to request details of every route and destination carried out by the refuse

lorries, as this would be beyond the scope of the development proposed. It is therefore not considered reasonable to require a Travel Plan in this case.

9.0. Sport/Recreation:

- 9.1. Ivybridge Town Council have objected to the proposal in relation to open space and sports facilities.
- 9.2. The application would not encroach onto the designated open space, and would be on the other side of the road to the Tennis Centre and Football Club. This objection appears to focus on historic parking issues, which have been addressed in this report.
- 9.3. As such, the development would not be considered to result in an adverse impact on the provision of sports facilities or open space.

10.0. Summary:

- 10.1. The proposal would permit additional refuse lorries to park at the site, and is not considered to adversely impact on the local landscape character or overall design of the site.
- 10.2. All of the objections refer to historic parking issues outside the site, and this is considered to be resolved by the submitted plans and documentation, which demonstrate that the necessary parking can be provided within the site.
- 10.3. There are no objections from the Highways Authority with regard to access or highways safety, and the development is considered to be acceptable subject to the recommended conditions.
- 10.4. The application is therefore recommended for conditional approval.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

Relevant policy framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

SPT9 Strategic principles for transport planning and strategy

SPT10 Balanced transport strategy for growth and healthy and sustainable communities
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV14 Maintaining a flexible mix of employment sites
DEV20 Place shaping and the quality of the built environment
DEV23 Landscape character
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV28 Trees, woodlands and hedgerows
DEV29 Specific provisions relating to transport
DEV31 Waste management

Neighbourhood Plan

The site is within the Ivybridge neighbourhood plan area. This plan has been through a successful referendum and therefore forms part of the development plan. The relevant neighbourhood plan policies have been considered:

Policy INP5: Community Facilities

Policy INP6: Housing & Employment

Policy INP7: Traffic & Movement

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall in all respects accord strictly with drawing numbers NCB1002/01/01.0, NCB1002/01/02.0, 15347.202.P2, received by the Local Planning Authority on 23rd September 2021, drawing numbers J0047910-21-04B and J0047910-21-05C, received on 10th November 2021, and drawing number J0047910-21-06B received on 22nd November 2021.
Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.
3. The parking provision shall be implemented in accordance with the Parking Statement and accompanying plan, received by the Local Planning Authority on 24th November 2021. The parking provision shall be maintained and retained in accordance with the agreed details for the life of the development.
Reason: To ensure that sufficient levels of parking remain available at the site.
4. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with. Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted

to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

5. Details of any external lighting (including security lighting) to be erected, placed, or sited within the site shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The work shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity

6. The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

7. Notwithstanding the details shown on the submitted plans, the boundary fencing hereby approved shall be black Paladin fencing.

Reason: In the interests of visual amenity.

8. Access to the site for all vehicles shall be restricted to the main access road to the recycling centre.

Reason: In the interests of highway safety.

9. The site shall be used for the parking of vehicles only, with no vehicle maintenance, or similar operations to be carried out within the site without the further permission from the Local Planning Authority.

Reason: In the interests of the amenity of the area.

South Hams District Council Agenda Item 7

DEVELOPMENT MANAGEMENT COMMITTEE 19-Jan-22

Appeals Update from 8-Dec-21 to 11-Jan-22

Ward Charterlands

APPLICATION NUMBER: **2750/21/HHO** APP/K1128/D/21/3288202
APPELLANT NAME: Mrs Margie Markwick
PROPOSAL: Householder application for retention of existing external staircase (Retrospective)
LOCATION: Lincombe Barn Bigbury TQ7 4BD **Officer delegated**
APPEAL STATUS: Appeal Lodged
APPEAL START DATE: 06-January-2022

APPEAL DECISION:

APPEAL DECISION DATE:

APPLICATION NUMBER: **4075/20/TPO** APP/TPO/K1128/8459
APPELLANT NAME: Kelly Crompton
PROPOSAL: T1: Ash - Lateral reduction by 1.5m on North East side to give 2m clearance from building, reduce and reshape crown by 1.5m on North West limb

only,

and deadwood removal (exempt)

LOCATION: 4 Westentown Kingston TQ7 4LU **Officer delegated**
APPEAL STATUS: Appeal Lodged
APPEAL START DATE: 17-December-2021

APPEAL DECISION:

APPEAL DECISION DATE:

Ward Ermington and Ugborough

APPLICATION NUMBER: **0887/21/HHO** APP/K1128/D/21/3282106
APPELLANT NAME: Mr Tony Hopwood
PROPOSAL: Householder application for single storey rear extension (resubmission of 4244/20/HHO)
LOCATION: 2 Erme Bridge Cottages Ermington PL21 9NN **Officer member delegated**
APPEAL STATUS: Appeal Lodged
APPEAL START DATE: 29-December-2021

APPEAL DECISION:

APPEAL DECISION DATE:

Ward Kingsbridge

APPLICATION NUMBER: **2878/21/HHO** APP/K1128/D/21/3288709
APPELLANT NAME: Mr Ben Matley
PROPOSAL: Householder application for amendment to approved plans under reference 0062/21/HHO for horizontal weatherboard cladding (Retrospective)

LOCATION: Top Acre 12 Higher Warren Road Kingsbridge **Officer member delegated**

TQ7 1LG

APPEAL STATUS: Appeal Lodged
APPEAL START DATE: 07-January-2022

APPEAL DECISION:

APPEAL DECISION DATE:

This page is intentionally left blank

Agenda Item 8

Development Management Committee 19th January 2022

Undetermined Major applications as at 5th January 2022

	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	4-Jan 2022
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.

	Valid Date	Target Date	EoT Date
3749/16/VAR Charlotte Howrihane	23-Nov-16	22-Feb-17	4-Jan 2022
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
0936/19/ARM Bryn Kitching	15-Mar-19	14-Jun-19	31-Jan-22
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 has been on hold while layout designs are finalised and submitted for adjoining site and remainder of the allocation to allow for comprehensive consideration of reserved matters for the whole of the local plan allocation. Those applications have now been submitted (see 3078/21/VAR, 3118/21/ARM, 3119/21/FUL and 3120/21/FUL) and this application will be considered alongside those proposals.

	Valid Date	Target Date	EoT Date
2133/19/VAR Cheryl Stansbury	12-Jul-19	11-Oct-19	30-Apr-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: Application deferred from Oct meeting to allow applicant to provide mitigation. Will be taken back to a future meeting

	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 initially agreed until end of December 2020 was extended to September 2021. Both parties agree more time is still required to resolve transport/delivery/other matters and for a period of re-consultation and a revised programme has been agreed until the end of September 2022.

	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 initially agreed until end of December 2020 was extended to September 2021. Both parties agree more time is still required to resolve transport/delivery/other matters and for a period of re-consultation and a revised programme has been agreed until the end of September 2022.

	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	6-Apr-21
Former School Playing Ground Elmwood Park Loddiswell TQ7 SA		Outline application with some matters reserved for residential development of 20-25 dwellings	

Comment – Revised proposals received wk beg.4/12/2022. Officer to review and provide comments within next 2 weeks.

	Valid Date	Target Date	EoT Date
0761/20/OPA Jacqueline Houslander	5-Mar-20	4-Jun-20	20-Aug-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 – Viability assessment received, Officer to review and respond to applicant.

	Valid Date	Target Date	EoT Date
0995/20/VAR Anna Henderson-Smith	1-Apr-20	1-Jul-20	19-Feb-21
Hartford Mews Phase 2 Cornwood Road Ivybridge		Variation of conditions 4 (LEMP) and 13 (Tree Protective Fencing) of planning consent 3954/17/FUL	

Comment: Awaiting information from agent

	Valid Date	Target Date	EoT Date
3623/19/FUL Cheryl Stansbury	14-Apr-20	14-Jul-20	5-Oct-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. Amended plans expected. A further significant extension of time will be agreed

	Valid Date	Target Date	EoT Date
0868/20/ARM Jacqueline Houslander	29-Apr-20	29-Jul-20	28-May-21
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: On-going discussions with applicant. Drainage outstanding issue. Agreed EOT until February Committee.

	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 OSG		Outline application with some matters reserved for proposed Development of holiday lodges, leisure facilities and Associated works(resubmission of 0482/17/FUL)	

Comment: An Extension of time has been sought to allow applicant to alter the application to the correct form which is a Full application, not an outline, and to remove the new leisure complex from the proposed scheme. As such the scheme is being re-advertised as a full application for the change of use of land for the siting of lodges only. The previous application has had the appeal dismissed – with agent to reply to landscape officer objection.

	Valid Date	Target Date	EoT Date
4254/20/FUL Anna Henderson-Smith	23-Dec-20	24-Mar-21	
Springfield Filham PL21 ODN		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 – On-going discussions with Agent – expected to be paused whilst a revised scheme is worked up by agent and then submitted.

	Valid Date	Target Date	EoT Date
1118/21/ARM Ian Sosnowski	23-Mar-21	22-Jun-21	26th November 2021
Sherford Housing Development Site East Sherford Cross To Wollaton Cross Zc4 Brixton		Application for approval of Reserved Matters for strategic infrastructure including strategic drainage, highways, landscaping, Phase 2 of the Community Park and open space/play as part of Phase 2D of the Sherford New Community pursuant to approval 0825/18/VAR (which was an EIA development and an Environmental Statement was submitted)	

Comment – Revised drawings submitted and now under consideration by Officer. Extension of time to be agreed to enable these to be considered by officers

	Valid Date	Target Date	EoT Date
0544/21/FUL Jacqueline Houslander	29-Mar-21	28-Jun-21	17 June 2021
Land at Stowford Mills Station Road Ivybridge PL21 0AW		Construction of 16 dwellings with associated access and landscaping	

Comment –

	Valid Date	Target Date	EoT Date
1431/21/ARM Ian Sosnowski	15-Apr-21	15-Jul-21	24th September 2021
Sherford New Community Land South of Main Street Elburton Plymouth PL8 2DP		Application for approval of Reserved Matters for 259no. dwellings on parcels 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 24, including affordable housing and associated parking along with all necessary parcel infrastructure including drainage and landscaping as part of Phase 2D of the Sherford New Community, pursuant to approval 0825/18/VAR (which was	

EIA development and an Environmental Statement was submitted)

Comment – Applicants are currently revising proposals to address comments made by officers and consultees. Revised target date is being discussed to enable amendments to be made.

	Valid Date	Target Date	EoT Date
1490/21/ARM Tom French	20-Apr-21	20-Jul-21	13 Aug 2021
Sherford New Community Commercial Area North of Main Street Elburton Plymouth		Application for approval of reserved matters for commercial area containing B1, B2, B8, D2 leisure, Sui generis uses as well as 2 drivethrough restaurants and a hotel, including strategic drainage, highways and landscaping as part of the Sherford New Community pursuant to Outline approval 0825/18/VAR (which was an EIA development and an Environmental Statement was submitted)	

Comment – Under consideration by Officer, ext of time agreed

	Valid Date	Target Date	EoT Date
1491/21/ARM Tom French	20-Apr-21	20-Jul-21	13 Aug 2021
Sherford New Community Green Infrastructure Areas 6 and 18 North of Main Street Elburton Plymouth PL8 2DP		Application for approval of reserved matters for Green Infrastructure areas 6 and 18 including details of surface water drainage infrastructure, all planting and landscaping as part of the Sherford New Community pursuant to Outline approval 0825/18/VAR (which was EIA development and an Environmental Statement was submitted)	

Comment - Under consideration by Officer, ext of time agreed

	Valid Date	Target Date	EoT Date
1159/21/FUL Cheryl Stansbury	23-Apr-21	23-Jul-21	20-Dec-2021
Land at West End Garage Main Road Salcombe TQ8 8NA		Erection of 22 residential dwellings (including 30% affordable homes) with associated amenities and infrastructure (Resubmission Of 3320/20/FUL)	

Comment – In discussions with agent to secure revised plans. Expected in next few weeks. Re-advertising is likely needed

	Valid Date	Target Date	EoT Date
1826/21/ARM Ian Sosnowski	14-May-21	13-Aug-21	19th November 2021
Sherford New Community Plymouth		Application for approval of reserved matters for 207 no. dwellings On parcels 1, 2, 4, 5, 6, 7, 8, 9 and 11, including affordable housing and associated parking along with all necessary parcel infrastructure including drainage and landscaping, as part of Phase 2D of the Sherford New Community, pursuant to approval 0825/18/VAR (which was EIA development and an Environmental Statement was submitted)	

Comment – Under consideration by Officer. Extension of time to be agreed

	Valid Date	Target Date	EoT Date
1827/21/ARM Ian Sosnowski	14-May-21	13-Aug-21	19th November 2021
Sherford New Community Plymouth		Application for approval of reserved matters for 163 no. dwellings on parcels 21, 22, 25, 29, 30, 31 and 32, including affordable housing and associated parking along with all necessary parcel infrastructure including drainage and landscaping, as part of Phase 2D of the Sherford new Community, pursuant to approval 0825/18/VAR (which was an EIA development and an Environmental Statement was submitted)	

Comment – Under consideration by Officer. Extension of time to be agreed

	Valid Date	Target Date	EoT Date
1503/21/FUL Cheryl Stansbury	19-May-21	18-Aug-21	

Comment – change in officer. Revised plans anticipated in next few weeks and will need advertising

	Valid Date	Target Date	EoT Date
1557/21/VAR Jacqueline Houslander	10-Jun-21	9-Sep-21	
Alston Gate Malborough TQ7 3BT			
Application for removal of condition 1 (development start date) and variation of conditions 2 (approved drawings), 5 (boundary treatments) and 6 (landscaping scheme) of planning permission 0106/20/VAR			

Comment – Reviewing issues with applicant

	Valid Date	Target Date	EoT Date
1558/21/VAR Jacqueline Houslander	10-Jun-21	9-Sep-21	
Alston Gate Malborough TQ7 3BT			
Application for removal of condition 2 (development start date) and variation of conditions 3 (approved drawings), 9 (energy supply) 10 (Occupation), 11 (landscape & ecology management plan and 16 (Surface water) of planning permission 10105/20/VAR			

Comment –reviewing issues with applicant

	Valid Date	Target Date	EoT Date
2510/21/ARM Ian Sosnowski	22-Jun-21	21-Sep-21	29th October 2021
Sherford New Community Land South of Main Street Elburton Plymouth PL8 2DP			
Application for approval of Reserved Matters for 140no. dwellings on parcels 26, 27, 28 and 33, including affordable housing and associated parking along with all necessary parcel infrastructure including drainage and landscaping, as part of Phase 2D of the Sherford New Community, pursuant to approval 0825/18/VAR (which was an EIA development and an Environmental Statement was as submitted)			

Comment – revisions to the application being discussed with the developer. Officers currently in discussion about revised determination date

	Valid Date	Target Date	EoT Date
2400/21/OPA Jacqueline Houslander	15-Jul-21	14-Oct-21	
Avon Centre Wallingford Road Kingsbridge			
Outline application with some matters reserved to demolish existing buildings and provide 11 No. 3 bedroom dwelling houses and 4 No 1 bedroom flats			

Comment – Still under consideration.

	Valid Date	Target Date	EoT Date
2842/21/FUL Jacqueline Houslander	20-Jul-21	19-Oct-21	
Briar Hill Farm Court Road Newton Ferrers PL8 1AR			
Full Planning Application for extension to holiday park comprising construction of 14 holiday lodges and associated drive access, parking and landscaping			

Comment –Withdrawn

	Valid Date	Target Date	EoT Date
2817/21/ARM Anna Henderson-Smith	29-Jul-21	28-Oct-21	

Noss Marina Bridge Road Kingswear TQ6 0EA

Details of Reserved Matters and discharge of conditions, relating to layout, appearance, landscaping and scale, in respect to South Bay Phase (Residential Southern) comprising the erection of 27 new residential units (Use Class C3). Also provision of 58 car parking spaces, cycle parking, creation of private and communal amenity areas and associated public realm and landscaping works pursuant to conditions 51, 52, 54 and 63 attached to planning permission 0504/20/VAR

Comment – EoT granted until Jan 2022, revisions to scheme. Additional information received 23/11/21 and currently being reconsulted

	Valid Date	Target Date	EoT Date
3053/21/ARM Anna Henderson-Smith	5-Aug-21	4-Nov-21	

Noss Marina Bridge Road Kingswear TQ6 0EA

Application for approval of reserved matters relating to layout, appearance, landscaping and scale, in respect to Phase 16 – Dart View (Residential Northern) of the redevelopment of Noss Marina comprising the erection of 40 new homes (Use Class C3), provision of 60 car parking spaces, cycle parking, creation of private and communal amenity areas and associated public realm and landscaping works pursuant to conditions 51, 52, 54 and 63 attached to S.73 planning permission ref: 0504/20/VAR dated 10/02/2021 (Outline Planning Permission ref. 2161/17/OPA, dated 10/08/2018) (Access matters approved and layout, scale appearance and landscaping matters

Comment - EoT granted until Jan 2022, revisions to scheme. Additional information received 23/11/21 and currently being reconsulted

	Valid Date	Target Date	EoT Date
3054/21/ARM Anna Henderson-Smith	5-Aug-21	4-Nov-21	

Noss Marina Bridge Road Kingswear TQ6 0EA

Application for approval of reserved matters relating to layout, appearance, landscaping and scale, in respect to Phase 17 - Hillside (Residential Hillside) of the redevelopment of Noss Marina comprising the erection of 8 new homes (Use Class C3), provision of 21 car parking spaces, cycle parking, creation of private and communal amenity areas and associated public realm and landscaping works pursuant to conditions 51, 52, 54 and 63 attached to S.73 planning permission ref 0504/20/VAR dated 10/02/2021 (Outline Planning Permission ref. 2161/17/OPA, dated 10/08/2018) (Access matters approved and layout, scale, appearance and landscaping matters

Comment - EoT granted until Jan 2022, revisions to scheme and additional information received 23/11/21. Currently being reconsulted upon

	Valid Date	Target Date	EoT Date
1393/21/VAR Cheryl Stansbury	9-Aug-21	8-Nov-21	

Development Site At Sx 794 614 Ashburton Road To Clay Lane Dartington.

Application for variation of condition 5 (approved plans) of planning consent 3945/18/VAR to include design and layout Changes

Comment – Feedback given to applicant. Consultee concerns being addressed. Ext of time will be granted.

	Valid Date	Target Date	EoT Date
3118/21/ARM Bryn Kitching	9-Aug-21	8-Nov-21	31-Jan-22

Proposed Development Site Sx856508 A3122 Norton Cross To Townstal Road Dartmouth

Application for approval of reserved matters seeking approval for layout, scale, appearance and landscaping for 143 residential dwellings and associated open space and infrastructure following outline approval 3475/17/OPA and approval of details reserved by

Comment - Consultation period complete and additional information and amendments beings sought to address responses from statutory consultees. Extension of time will be sought where necessary.

	Valid Date	Target Date	EoT Date
3078/21/VAR Bryn Kitching	9-Aug-21	8-Nov-21	31-Jan-22
Proposed Development Site Sx856508 A3122 Norton Cross To Townstal Road Dartmouth		Variation of condition 4 of outline planning permission 3475/17/OPA (for 210 dwellings, public open space, green Infrastructure, strategic landscaping and associated infrastructure) to revise approved parameter plan A097890drf01v4 to 180304 P 01 02 Rev C.	

Comment - Consultation period complete and additional information and amendments beings sought to address responses from statutory consultees. Extension of time will be sought where necessary.

	Valid Date	Target Date	EoT Date
3119/21/FUL Bryn Kitching	10-Aug-21	9-Nov-21	31-Jan-22
Proposed Development Site Sx856508 A3122 Norton Cross To Townstal Road Dartmouth		Full planning application for the erection of 32 residential units (situated within both phases 1 and 2) and associated works	

Comment - Consultation period complete and additional information and amendments beings sought to address responses from statutory consultees. Extension of time will be sought where necessary.

	Valid Date	Target Date	EoT Date
3120/21/FUL Bryn Kitching	10-Aug-21	9-Nov-21	31-Jan-22
Proposed Development Site Sx856508 A3122 Norton Cross To Townstal Road Dartmouth		Planning application for attenuation basins, pumping stations, public open space, landscaping and associated works in connection with the residential and employment development of land to the north east	

Comment - Consultation period complete and additional information and amendments beings sought to address responses from statutory consultees. Extension of time will be sought where necessary.

	Valid Date	Target Date	EoT Date
3316/21/VAR Jacqueline Houslander	21-Sep-21	21-Dec-21	
Plots 12, 13 and 14 Orchard Road Brixton PL8 2FE		Application for removal of condition 7 (details of levels) and variation of condition 2 (approved drawings) of planning consent 3480/18/ARM	

Comment – Written up subject to a deed of variation on the Section 106.

	Valid Date	Target Date	EoT Date
2982/21/FUL Cheryl Stansbury	13-Oct-21	12-Jan-22	03-Mar-22
Land Opposite Butts Park Parsonage Road Newton Ferrers PL8 1HY		The erection of 20 residential units (17 social rent and 3 open market) with associated car parking and landscaping	

Comment – Within consultation period. Applicant aware of consultee comments and will address. Extension of time will most likely be needed

	Valid Date	Target Date	EoT Date
3335/21/FUL Cheryl Stansbury	14-Oct-21	13-Jan-22	16-Feb-22
Proposed Development Site At Sx 566 494 Land West of Collaton Park Newton Ferrers		Construction of 125 homes, commercial business units, landscaped parkland, community boat storage/parking, allotments, Improvements to existing permissive pathway and public footway, enhancement of vehicular access and associated infrastructure and Landscaping.	

Comment – Within consultation period. PPA agreed and anticipate Feb 2022 committee meeting

	Valid Date	Target Date	EoT Date
1303/21/FUL Catherine Miller-Bassi	16-Nov-21	15-Feb-22	

Land At SX 680402 east of Thornlea View Hope Cove
TQ7 3HB

Erection of 10 dwellings (to include 6 affordable), associated new
highway access, service road and landscaping

Comment:

	Valid Date	Target Date	EoT Date
3915/21/ARM Catherine Miller-Bassi	23-Nov-21	22-Feb-22	

Land At SX 651 560 Filham Ivybridge

Application for approval of reserved matters (appearance, scale,
layout and landscaping) of Phase 2 (up to 106 dwellings) of
outline approval 3703/18/OPA

Comment

	Valid Date	Target Date	EoT Date
3122/21/VAR Cheryl Stansbury	23-Nov-21	22-Feb-22	

Land at Garden Mill Derby Road Kingsbridge

Application for variation of condition 7 of outline application
28/1560/15/O (appeal ref: APP/K1128/W/16/3156062) to allow
for revised dwelling design and layout

Comment

	Valid Date	Target Date	EoT Date
4021/21/VAR Amy Sanders	24-Nov-21	23-Feb-22	

Development site at SX 809597 Steamer Quay Road
Totnes

Application for variation of condition 2 (approved drawings) of
planning consent 4165/17/FUL

Comment

	Valid Date	Target Date	EoT Date
4129/21/FUL Verity Clark	25-Nov-21	24-Feb-22	

Bridge House Farm Portford Lane South Brent TQ10
0PF

Change of Use of agricultural land and dwellinghouse to outdoor
educational facility (Use Class F1 (a))

Comment: Under consideration by officer. DCC Highways have objected.

	Valid Date	Target Date	EoT Date
4031/21/FUL Jacqueline Houslander	1-Dec-21	2-Mar-22	

Sand Pebbles Hotel Inner Hope To Outer Hope Hope
Cove TQ7 3HY

Redevelopment of the existing hotel with owners accommodation
to 7-holiday lets and 5 residential units.

Comment

	Valid Date	Target Date	EoT Date
4441/21/ARM Tom French	1-Dec-21	2-Mar-22	

Land South of Langage Business Park Beaumont Way
Langage South Plympton PL7 5FL
1878/19/FUL

Application for reserved matters, seeking approval of
appearance, landscaping and layout following outline approval

Comment

	Valid Date	Target Date	EoT Date
4442/21/ARM PI Officer	21-Dec-21	22-Mar-22	

Land at Broom Park Dartington TQ9 6JR

Application for reserved matters, seeking approval of
appearance, landscaping, layout and scale for 80 dwellings
following outline approval 3842/20/OPA

Comment:

	Valid Date	Target Date	EoT Date
4202/21/FUL Jacqueline Houslander	22-Dec-21	23-Mar-22	

Ribeye Ltd Collingwood Road Townstal Industrial Estate
Dartmouth TQ6 9JY

Proposed erection of upgraded/replacement production facility

Comment: