

South Hams Development Management Committee



Title:	Agenda										
Date:	Wednesday, 9th November, 2022										
Time:	10.00 am										
Venue:	Council Chamber - Follaton House										
Full Members:	<p style="text-align: center;">Chairman Cllr Foss</p> <p style="text-align: center;">Vice Chairman Cllr Rowe</p> <p><i>Members:</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Cllr Abbott</td> <td style="width: 33%;">Cllr Long</td> </tr> <tr> <td>Cllr Brazil</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 Taylor</td> </tr> </table>	Cllr Abbott	Cllr Long	Cllr Brazil	Cllr Pannell	Cllr Brown	Cllr Pringle	Cllr Hodgson	Cllr Reeve	Cllr Kemp	Cllr Taylor
Cllr Abbott	Cllr Long										
Cllr Brazil	Cllr Pannell										
Cllr Brown	Cllr Pringle										
Cllr Hodgson	Cllr Reeve										
Cllr Kemp	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:	Amelia Boulter - Senior Case Manager Democratic Services 01822 813651										

1. Minutes

1 - 8

To approve as a correct record the minutes of the meeting of the Committee held 5 October 2022;

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

In accordance with the Code of Conduct, Members are invited to declare any Disclosable Pecuniary Interests, Other Registerable Interests and Non-Registerable 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) 2735/22/HHO

9 - 16

10 The Plat, Strete

Householder application for replacement rear single storey sun room, first floor bedroom extension over garage, modifications to existing drive to provide additional on-site parking including resurfacing of existing for a new impermeable surface (Resubmission of 1175/22/HHO)

(b) 2156/22/FUL

17 - 22

"Higher Farleigh Meadow", Diptford

Application to regularise and retain agricultural storage building (Retrospective)

(c)	2453/22/HHO	23 - 28
	36 Furze Road, Totnes	
	Householder application for proposed single storey front extension	
7.	Planning Appeals Update	29 - 30
8.	Update on Undetermined Major Applications	31 - 38

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Agenda Item 1

MINUTES of the **MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE**
held in the **COUNCIL CHAMBER, FOLLATON HOUSE, TOTNES**, on **WEDNESDAY,**
5 October 2022

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

Other Members also in attendance and participating:
Cllr J Pearce

Officers in attendance and participating:

Item No:	Application No:	Officers:
All agenda items		Head of Development Management, Senior Specialists, Specialists and Senior Case Manager – Development Management; Monitoring Officer; Environmental Health Officer; IT Specialists; and Democratic Services Officer

- DM.31/22 **MINUTES**
The minutes of the meeting of the Committee held on 7 September were confirmed as a correct record by the Committee.
- DM.32/22 **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 R Foss declared a Disclosable Pecuniary Interest in application 6(d) (minutes DM.34/22 (d) below refer) because the applicant to known to him. The Member left the meeting and did not take part in the debate or vote.
- DM.33/22 **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.34/22 **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) 3027/21/FUL "Vineyard North of Lower Aunemouth", Bantham
Parish: Thurlestone**

**Development: Temporary installation of two rows of Paraweb Fencing to
protect planted Windbreaks**

Case Officer Update: The Case Officer reported that this application was approved by the Committee on 7 September 2022. However, member's agreement to amend the wording of the reason for condition 6 was not secured. The purpose of bringing the application back to committee is to secure such approval.

Recommendation: Conditional approval.

Committee decision: Conditional approval.

Conditions:

- 1) Time limit
- 2) Approved drawings
- 3) Ecology recommendations
- 4) Nesting birds
- 5) Planting
- 6) Temporary condition / removal after five years

**6b) 1614/21/VAR "Brutus Centre", Fore Street, Totnes
Parish: Totnes**

**Development: Application for variation of condition 2 (approved plans) of
planning consent 2560/21/FUL**

Case Officer Update: The Case Officer reported this is a variation of previously approved application which includes a contentious amendment for the addition of a substation. Objections received from residents regarding the impact of noise and public health. No objections from environmental health and Western Power can build a substation under permitted development if this application is refused.

Members raised concerns on the proximity of the substation to dwellings and whether the substation could be located in a different area. Questions were raised with regard to Western Power installing the substation if application refused.

Speakers included: Objector – Isabel Carlisle; Ward Member – Cllr J Birch.

The Ward Member raised concerns on the health impact of this application and the non-compliance of DEV1 and DEV2. Outlined in DEV1 it states 'ensuring new development provides for protection of noise for new and existing residents'. The application lacked evidence to support health and environmental impacts and requested that this application is deferred. A deferment will allow Members to undertake a site visit, for a health impact assessment to be produced and response from environmental health.

In response to questions raised, the Head of Development Management reported that it would be a judgement for members on whether they can defend a refusal on what can be done under permitted development.

The Environmental Health Officer reported that they had previously worked on a development with the same scenario of a substation located next to an existing property. The substation was not encased in a brick structure which caused night time vibrations felt by residents. This resulted with the equipment being mounted on vibration pads and encased in a brick structure. This resolved the issues. What has been proposed here is the solution that has been used elsewhere.

Some Members still had concerns on noise and impact on residents and moved for the application to be deferred.

A vote was taken to defer the application. The vote was lost.

During the debate Members raised that if this application was refused, Western Power will build the substation, however if we approve will have some control over the build and can include conditions to further reduce impact to residents.

Head of Development Management requested a 5 minute adjournment to formulate the wording of the condition.

The additional condition to include that no work shall be undertaken in connection with the provision of the substation or building to house it until the details of the equipment being installed being submitted to and approved by the local planning authority and to include noise and vibration mitigation. The installation to be in accordance with the approved details.

Recommendation: Conditional Approval

Committee decision: Conditional approval

**6c) 2013/22/FUL 20 Buckwell Road, Kingsbridge
Parish: Kingsbridge**

Development: Erection of new dwelling (Re-submission of 0536/22/FUL)

Case Officer Update: The Case Officer explained the parking arrangements following concerns raised by Members at the site visit. At the site visit the 3 neighbouring properties and the topography of the area were shown to

members. The neighbouring property in Allotment Gardens was viewed at the site visit and the dwelling will be visible from neighbouring property but not considered to have a harmful impact.

In response to questions raised by Members, the Case Officer reported:

- Parking provision was adequate for this dwelling;
- Tree protection to be agreed before commencement.

Speakers included: Objector – Catherine Palmer; Supporter – Amanda Burden; Ward Member – Cllr O’Callaghan.

Members sought clarification on the height of hedges and it was reported that high hedges should be kept below 9 meters and the proposed dwelling would be higher than the hedge.

The Ward Member highlighted the affordable housing crisis in Kingsbridge and was extremely supportive of people in this situation, however needed to be mindful of the planning rules and regulations. The loss of the light for the neighbouring property in Allotment Gardens with new dwelling should be at a distance of 15 meters and not 13 meters. The council have asked for the trees/hedges to be reduce which might affect the privacy of properties in Marco Gardens. Parking in Kingsbridge is a big issue and this additional dwelling with additional parking needs would add to the problem.

During the debate, Members supported the application and felt this helped the housing crisis but also accepted the impact on residents. Members also raised the neighbourhood plan and the impacts of back garden developments and principle residency.

The Head of Development Management requested an adjournment to review the Neighbourhood Plan for Kingsbridge.

Following the adjournment, it was reported it that they couldn’t source the right policy that covered principle residency, however, spoke with the applicant and they are happy to have a principle residency condition added.

Members requested for a landscaping condition to be added and it was reported that no boundary fencing to be erected without detailed plan being approved.

Recommendation: Conditional Approval

Committee decision: Conditional Approval

Conditions: Standard time limit Accord with plans
Tree protection measures (pre-commencement)
Construction Management Plan (pre-commencement)
Removal of permitted development rights
Natural slate

Details of external lighting to be submitted
Accord with recommendations of ecology survey
Drainage details to be submitted
Parking area to be installed prior to occupation of dwelling

6d) 3503/21/ARM "Gerston Gate Barn", Gerston Lane, West Alvington Parish: West Alvington

Development: Application for approval of reserved matters following outline approval 1655/19/OPA (for provision of an agricultural worker's dwelling)

This application was Chaired by Cllr Rowe.

Case Officer Update: The Case Officer reported this was a reserved matters planning application for an agricultural dwelling. There is a need for agricultural worker on the site however the Agricultural Consultant raised concerns on the size of the residential floor space. The size of the holding in relation to the plan needs to be commensurate with the site.

In response to questions raise, the Case Officer reported:

- The application lacked the justification for the additional floor space;
- The design features were in keeping with the local surroundings;
- This application is not about personal needs and the dwelling to be a size commensurate to that need;

Speakers included: Supporter – Andrew Lethbridge; Ward Members – Cllrs Long and Pearce.

The supporter reported that the dwelling cladding and windows will be in keeping with the local surroundings. In the future this dwelling would be the main farmhouse running the operation at Gerston Gate.

The Ward Member raised that there isn't a policy which sets out particular sizes for rural workers dwellings this cannot be challenged. This is for a principle farmhouse and there is a need for farm workers to have dwellings in this area and our policies do not address this and the two areas for refusal can be challenged.

The Monitoring Officer reminded the Ward Member to avoid giving a fixed view and to have an open mind. The Ward Member responded that he was not a farming person and was challenging the elements of design that he felt needed to be raised and challenged.

The Ward Member reported that the policy is clear on the functional need of the holding rather than the need of the people. The farmhouse goes beyond that functional need and agreed with the officer's recommendation. If this was appealed would be interested to see the outcome.

During the debate, Members raised that the applicant already had an approved dwelling and now wants to extend unreasonably in a protected area. It was important to take notice of the comments made by the agricultural consultant, however some Members felt that a dwelling of this size was warranted and to have a clear policy for agricultural dwellings to be built that are efficient and effective to bring up a family. Whether this was commensurate was subjective and a balance.

Recommendation: Refuse

Committee decision: Refuse

**6e) 3235/21/FUL "Harwood Farm", Salcombe Road, Malborough.
Parish: Malborough**

Development: New Residential Dwelling

Case Officer Update: The Case Officer reported this is a full planning application for a dwelling for agriculture worker on site. This application has been refused because of the applicant's failure to demonstrate carbon reduction, foul drainage, principle residency, the size of the development and visual impact on the protected landscape.

In response to questions raised, the Case Officer reported:

- The new dwelling would replace the temporary dwelling currently on site;
- Planning permission would not be granted until all technical issues resolved.

Speakers included: Supporter – Alex Brazier; Parish Councillor – Cllr Sampson; Ward Members – Cllrs Long and Pearce.

The supporter reported that:

- The structural work would be undertaken by competent people and internal work completed by the applicant;
- They were looking to expand the business however sourcing more land was difficult;
- The house will be lower than the ridge height of the barn;
- Information on air source was not included in the plan but will form part of the build;
- The applicant was willing to consider principle residence.

The Ward Member reported that this is the same as the previous application but holding smaller and again bear in mind the functional need of the dwelling and support the officer recommendation to refuse.

The Ward Member reported that there is a functional need for a farmhouse but need a clear policy on this. This application has been live for a year and no changes and issues raised with the applicant. There is a need and yet there are conflicts in policy and requirements.

The Head of Development Management responded that this application with us longer than should have been. From a planning enforcement perspective an agricultural dwelling justified on this site and will not take any action on the temporary dwelling and an extension will be recommended for approval.

During the debate, Members raised there is clearly a need for the dwelling but not this application. However some Members supported the application and the need to support farming families.

Recommendation: Refuse

Committee decision: Refuse

DM.28/22 **PLANNING APPEALS UPDATE**

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

DM.29/22 **UPDATE ON UNDETERMINED MAJOR APPLICATIONS**

Members noted the update on undetermined major applications as outlined in the presented agenda report.

(Meeting commenced at 9:30 am. Meeting concluded at 13:51 pm, with an adjournment at 10:33 am and 11.32 am)

Chairman

Voting Analysis for Planning Applications – DM Committee 5th October 2022

<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>
3027/21/FUL	"Vineyard North of Lower Aunemouth", Bantham	Conditional Approval	Cllrs Abbott, Baldry, Foss, Hodgson, Long, Pannell, Reeve, Rowe, Smerdon, Spencer and Taylor (11)			Cllr Kemp (1)
1614/21/VAR	"Brutus Centre", Fore Street, Totnes	Deferral	Cllrs Baldry, Hodgson and Long (3)	Cllrs Abbott, Foss, Pannell, Reeve, Rowe, Smerdon, Spencer and Taylor (8)		Cllr Kemp (1)
1614/21/VAR	"Brutus Centre", Fore Street, Totnes	Conditional Approval	Cllrs Abbott, Foss, Long, Pannell, Reeve, Rowe, Smerdon, Spencer and Taylor (9)	Cllr Hodgson (1)	Cllr Baldry (1)	Cllr Kemp (1)
2023/22/FUL	20 Buckwell Road, Kingsbridge	Conditional Approval	Cllrs Abbott, Baldry, Foss, Hodgson, Long, Pannell, Reeve, Rowe, Smerdon, Spencer and Taylor (11)			Cllr Kemp (1)
3508/21/ARM	"Gerston Gate Barn", Gerston Lane, West Alvington	Refuse	Cllrs Baldry, Pannell, Smerdon, Spencer and Taylor (5)	Cllrs Abbott, Hodgson, Long and Reeve (4)	Cllr Rowe (1)	Cllrs Foss and Kemp (2)
3235/21/FUL	"Harwood Farm", Salcombe Road, Malborough.	Refuse	Cllrs Abbott, Baldry, Foss, Pannell and Spencer (5)	Cllrs Hodgson, Long and Reeve and Smerdon (4)	Cllr Rowe and Taylor (2)	Cllr Kemp (1)

PLANNING APPLICATION REPORT – Householder Developments

Case Officer: Rachel Head

Parish: Strete

Application No: 2735/22/HHO

Agent:

Mr Nigel Dalton - Nigel Dalton Architectural
South Hams Business Park
Churchstow
Kingsbridge
TQ7 3QH

Applicant:

Mr & Mrs P Wells
10 The Plat
Strete
TQ6 0SE

Site Address: 10 The Plat, Strete, TQ6 0SE



Development: Householder application for replacement rear single storey sun room, first floor bedroom extension over garage, modifications to existing drive to provide additional on-site parking including resurfacing of existing for a new impermeable surface (Resubmission of 1175/22/HHO)

Reason item is being put before Committee: Cllr Foss has brought this application to committee due to the effect on the street scene in a sensitive area including the AONB, the likely loss of light and overdominance of no. 14.

Recommendation: Conditional approval

Conditions:

Standard time limit
Adherence to plans
Materials to match
Adherence to ecological mitigation
Surface water drainage

Key issues for consideration:

Design, Neighbour amenity, Impact on AONB, Drainage, Ecology, Highways

Site Description:

The site is a detached two storey property in the centre of The Plat cul-de-sac in the village of Strete. The existing dwelling includes an attached garage with a driveway to the front and the main garden area to the rear. The building is rendered with part stone clad and part tile hanging to the front and concrete tiled roof. It has a gable end on the front elevation and a single storey conservatory style extension to the rear.

The site is located within the South Devon Area of Outstanding Natural Beauty and on in the Heritage Coast policy area.

The Proposal:

The application proposes a replacement rear flat roof single storey extension with two rooflights. It also comprises first floor side extension over the existing garage for bedroom and en-suite accommodation, with two dormer windows to the front and rear. Also for an extension to the existing driveway for additional parking space. All materials proposed will match existing.

Consultations:

- County Highways Authority: No highways implications.
- Strete Parish Council: Object
'The Parish Council notes that this is a resubmission of modified planning application 1175/22/HHO by the same applicant.
Although subsequently withdrawn, Strete Parish Council objected to the original application on behalf of residents of the Plat, following extensive objections and representations received from neighbours regarding the original proposals. The Parish Council suggested a compromise modified design for an extension to accommodate an additional room, for which there was already a precedent example in the same street.
At the Strete Parish Council meeting held on 18th August, strong representations were again made by objecting neighbours in the Plat regarding this modified design. Neighbours and residents clearly feel that the submitted re-design still fails to deal adequately with the material considerations given in South Hams District Council's own guidance of over-dominance, over-looking and loss of light.
Strete Parish Council reiterates that when the Plat development was originally designed, careful and deliberate attention was paid to the proportions and the dominance of the structures so that the open nature of the development and the surrounding views of the AONB might be preserved for the benefit of all. The proposed development at No 10 is in an elevated position which overlooks the nearby Conservation Area, and changes to ridge lines and the introduction of new windows are sensitive matters.
Over dominance in this location is certainly a concern, and the Parish Council questions whether the guidance regarding extensions in the Supplementary Guidance to the JLP has been demonstrated in this case. Particular concern has been expressed about the effects of over-dominance, over-looking and loss of light with respect to the bungalow at No. 14 which directly faces the front of No. 10. There is no doubt that any increase in ridge height on the present garage roof line to accommodate the extra room in No. 10 will further restrict the light from the west which is seen by the front aspect of the adjacent bungalow and its elderly resident.
This is exacerbated by the elevation of No. 10 relative to the bungalow and would be particularly noticeable in winter as the sun sets. The same elevated position will also mean that the proposed front dormer window over the garage will over-look the front aspect of the adjacent bungalow. This is also giving cause for concern. We would request a visit by a planning officer to review the issue of light here especially at low sun. that would demonstrate the potential for loss of light especially in the winter.
Residents have been advised by the Parish Council to make their objections known individually and directly on the Planning Portal and the Local Member. However, given the strength of feeling expressed at a recent meeting and in the interest of harmonious relations between residents, the Parish Council also objects to this application.'

PUBLIC CONSULTATIONS

Representations:

Representations from Residents

11 objections have been received and cover the following points:

- Design similar to previous application, ridge line only dropped by less than 1m.
- No. 10 is in a central and prominent location. The extension is highly visible from three aspects, it is against initial design of cul-de-sac.
- No. 8 has created extra accommodation without raising roofline with veluxes.
- Destroys open nature of Plat development, surrounding coastal views and the character and amenity of area.
- Reducing daylight and sunlight and cause overshadowing at No.14.
- Parish Council commented twice that it is overbearing and does not fit in, recommend preserving existing roof line. Alternative arrangements suggested.
- Overbearing within street scene and over Conservation Area including the barn conversions, the height and bulk will dominate space.
- Extension will look unbalanced and disproportionate with the other houses.
- Impact outlook of other residents within The Plat.
- Obstruction to sea views and loss of landscape. Privatising and removing existing public view. Greater weight must be given to the landscape and scenic beauty as per Strete Neighbourhood Plan, JLP and AONB Plan.
- Scenic quality and natural beauty of AONB should be respected.
- The Plat has extremely low housing density and limited to enable views of sea and country within the AONB, living areas on first floor.
- Gabled windows out of character with architecture of the Plat.
- New windows will overlook houses to front and rear, directly into living room of No.14 resulting in loss of privacy.
- Extra impermeable driveway will cause extra water run-off, sloping towards Conservation Area.
- The lower part of The Plat falls within the Conservation Area.
- Contrary to DEV20, DEV21, DEV23 and DEV25 and the SPD guidance (paragraphs 13.37-13.40) and AONB Guidance Plan.
- Recommendations of ecology report ignored.
- Windows at higher level will not assist bat population or enhance night sky.
- First floor extension will look out of place and out of proportion.
- No objection to ground floor extension, could this be used as additional bedroom.
- Construction Management Plan needed for any construction work, parking of construction vehicles could cause problems.

Relevant Planning History

- 54/1459/82/1 Proposed residential development – Conditional approval 12/01/83
- 54/0687/83/2 Construction of houses, roads and ancillary works including sewers – Conditional approval 28/06/83
- 54/1743/83/3 Amendments to approved application 9/54/0687/83/2 – Conditional approval 31/01/84
- 1175/22/HHO Householder application for replacement rear single storey extension, First floor bedroom extension over the existing garage, modifications to existing drive to provide additional parking including resurfacing with new impermeable surface – Withdrawn

ANALYSIS

Background/Principle of development

The current application has been submitted following withdrawal of previous application 1175/22/HHO, Officers raised concerns regarding the original design; the first floor side extension was not considered a subservient addition to the dwelling as the proposed ridge line was the same height as the existing dwelling. Also, numerous third party representations and Parish Council comments received expressed neighbour amenity and design concerns.

The site is located in a central location within the Strete village, it comprises an existing detached dwelling and residential curtilage. The principle of development is therefore acceptable, subject to all other materials planning considerations.

Design/Landscape

The current proposal involves a first floor side extension above the existing garage with two dormers to the front and rear, it also involves the replacement of the existing rear conservatory style extension with a flat roofed single storey extension incorporating two rooflights.

No concerns have been raised with regards to the rear extension, Officers have no objections to this replacement single storey extension. The flue proposed is low level and will not extend beyond the walls or roof of the extension. The rear extension will not be visible in the street scene on approach into the Platt development due to the topography of the site which slopes from north west to south east, and the existing boundary treatments sufficiently screen the extension. This element of the proposal is therefore deemed acceptable.

There have been numerous concerns raised by occupiers of nearby properties and from the Parish Council in relation to the design first floor side extension, in particular relation to the impact on the street scene and wider landscape, as noted in detail above.

The first floor side extension increases the height of the roof of the existing garage by 1.6m. It sits 0.9m below the height of the existing ridge of the main dwelling. The extension is set back from the front of the property, and the roof is lower than the main dwelling. The width of the extension is the same as the existing garage below, and there is no increase in built form projecting to the south elevation more than currently existing on the site. Officers consider that it meets the guidance of side extensions within the Supplementary Planning Document (SPD) (paragraphs 13.37-13.41).

The property sits on a corner plot and is highly visible within the street scene. The total mass of the side extension in increasing the height of the ridgeline is considered a relatively minor addition in terms of scale and massing when compared to the size of the dwelling. Despite the properties visibility the extension is not considered to have an overbearing or detrimental impact on the street scene.

No. 5 The Plat which is situated directly to the rear (west) of the application site has previously gained permission for a similar first floor side extension, it has a lesser reduction in roof height than currently proposed by No.10. Whilst it is noted that other properties within the development have gained additional roofspace by the addition of veluxes rather than increasing the height it is not considered justified to refuse the application on this basis.

Due to the reduction in height of the ridgeline the applicant proposes two dormer windows to the front and rear of the side extension, although dormers are not a common feature within The Plat development, in this instance the design and pitch of the gables match the existing gable end features on both the front and rear elevations of the existing dwelling. The dormers sit comfortably within the roof space and allow the reduction in overall height and massing of the extension to ensure its subservience. The size and design of the fenestration and all materials proposed also match those on the existing dwelling allowing for a complimentary appearance.

The site falls within the South Devon AONB and Heritage Coast policy areas. Policy DEV25 requires that proposals “conserve and enhance the natural beauty of the protected landscape with particular reference to their special qualities and distinctive characteristics or valued attributes”. The main Heritage Coast objective relevant to this proposal outlined in the AONB Management Plan and DEV24

is “to conserve, protect and enhance the natural beauty of the coasts, including [...] their heritage features of architectural, historical and archaeological interest”.

The concerns raised regarding the impact on the AONB and wider landscape are noted. However the proposal meets the first policy test, in that the design and palette of materials have a neutral impact on the AONB, thereby conserving the natural beauty of the AONB. The application site is an existing property within a residential and built-up location within Strete, with a modest amount of glazing proposed at first floor level. While it does not offer enhancement, given the small scale of the proposal it is considered acceptable with regard to the provisions of DEV24 and DEV25 of the JLP, and policies SNP1 and SNP5 of the Strete Neighbourhood Plan, and it is not considered to have a harmful impact on the wider landscape.

The Strete Conservation Area lies approx. 30m to the east of the application site, whilst the proposal may be visible from the Conservation Area at the eastern side of The Plat development, the extension will be read in context with the existing residential development and the design and palette of materials match those already existing on the site, and therefore respects and conserves the setting of the Conservation Area, in accordance with policy DEV21 of the JLP, and policies SNP2 of the Strete Neighbourhood Plan.

For the above reasons the proposed first floor side extension is considered a subservient and complimentary addition to the original dwelling, and it is not considered to have a significant overbearing impact on the street scene to warrant a refusal on this basis. Due to the context of the site within an existing residential estate the scale and design of the extensions, the proposal will not to have a detrimental impact on the wider landscape, Officers therefore consider the application accords with the provisions of DEV20, DEV21, DEV23, DEV24 and DEV25 of the JLP, and policies SNP1, SNP2, SNP5 and SNP7 of the Strete Neighbourhood Plan, and it is recommended that Members conditionally approve the proposal.

Neighbour Amenity

Numerous letters of objection have been received from the neighbouring and nearby properties at which highlights a number of concerns, firstly that the proposal will block light and create overshadowing, in particular to No. 14 the bungalow to the east of the application site.

The applicant has submitted a plan to show the proposal complies with the BRE 25 degree light test in relation to its impact on No. 14. This plan indicates the proposed extension is significantly below the line where there would be concerns regarding loss of light. The plan takes into account the change in ground levels and shows the worst case scenario as the line is measured from the bottom of the window rather than the midpoint as per the guidance. Officers therefore determine that the extension will not result in a significant harmful loss of daylight or sunlight to the habitable rooms of No. 14.

A minor level of light loss during winter evenings will be created at No. 14 but not to a significant enough degree so as to warrant a refusal on this basis, as the proposal does not extend beyond the 25 degree guidance adopted (paragraphs 13.30-13.34 of the SPD).

In terms of loss of privacy the SPD paragraph 13.19 states ‘habitable rooms windows facing directly opposite one another should be a minimum of 21m or 28m when there is a drop in levels reducing privacy’. Whilst the new window is 24m away from the nearest habitable room at No.14 the orientation of the properties means they do not directly face each other, and there are already existing windows at first floor level so the addition of one bedroom window is not considered to have a significant detrimental impact on the privacy or overlooking of No.14 to warrant refusing the application on this basis.

Due to the siting of the proposed extensions to the west and south sides of the dwelling, and the arrangement/orientation of the dwellings, the proposals are not considered to have a detrimental impact on the residential amenity of the immediate neighbouring property to the north (No.11).

In terms of impact to the properties to the rear (west) of the application site (Nos. 1, 5 & 6 The Plat) these dwellings are set upon higher ground, with the closest approx. 23m away from the proposed extension, due to the separation distance and the design of the proposals Officers do not consider the application to have an unacceptable impact on the residential amenity in terms of over dominance or loss of privacy to these dwellings by virtue of the separation distance and topography differences.

Finally, concerns regarding the loss and privatisation of the view towards the sea and the wider landscape have been raised. Whilst sea and landscape views may have been a consideration during the original design of the development, this is not a material planning consideration so cannot be taken into account in the determination of this application.

Overall, following a visit to the site, in considering the form and size of the extension and the existing site characteristics, it is considered that the proposal will not result in significant impact on residential amenity of the neighbouring properties. Officers consider the proposal accords with the provisions of DEV1 and the relevant guidance contained within the SPD.

Drainage

The site does not fall within a Critical Drainage Area or Flood Zone 2/3, and the proposal involves little increase in impermeable area (approx. 15sqm), for the replacement rear extension and the increased width of the driveway. The applicant has provided written confirmation from South West Water that they will accept the small increase in surface water flows from the site created by the proposal. Whilst concerns regarding the increase in impermeable area are noted, Officers agree this approach is acceptable, with the details to be secured by condition 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. On this basis, the proposal is considered to accord with the provisions of DEV35.

Ecology

The Ecological Appraisal provided within the submission of the application states there was only very historic sign of use by bats noted in the main loft void, the findings confirm that the area which would be affected by the proposal are not used by roosting bats. The report sets out precautionary measures to avoid any harm during building works and in accordance with the NPPF the report also provides for biodiversity gain in the form of one bat box/roosting tube on the apex of the new southern gable and two integrated nesting bird opportunities on the site. A condition is therefore recommended to be imposed to ensure that the recommendations of the ecological appraisal are adhered to ensure biodiversity gain for the site as required by the NPPF and local plan policy DEV26.

Whilst the enhancement measures are not included on the proposal drawings, with this condition in place it is concluded that the works can proceed without harming biodiversity, and ensure compliance with the enhancement measures outlined in the report.

Highways/Access

The proposal involves a small extension to the width of the driveway, but does not propose to alter the access or highways arrangements for the site. The driveway extension will allow for an additional parking space to accommodate the additional bedroom proposed by the development.

No safety or highways concerns have been raised by the Highways Authority and the proposal is considered to meet the Standing Advice.

A Construction Management Plan (CMP) has been requested within the comments received for any construction work, as the parking of construction vehicles could cause problems. However, due to the relatively minor nature of the development, the existing off-street parking space on the site, the plentiful on-street parking directly to the rear of the application site it is not deemed justified to request a CMP in this instance. It is not envisioned that the proposed development would cause significant disruption to the cul-de-sac more than works which could be carried out without the need to gain expressed planning consent.

Conclusion

On balance, the proposed extensions are considered subservient additions to the existing dwelling and will not cause harm to the wider landscape. The development is not considered to have a significant detrimental impact on the amenity of the neighbouring properties, and therefore for the above reasons it is recommended that the application be granted conditional approval.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and, with Sections 66 and 72 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
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
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
DEV35 Managing flood risk and Water Quality Impacts

Strete Neighbourhood Plan

The application is located within the parish of Strete a Neighbourhood Plan was adopted in May 2021 and it now forms part of the Development Plan for South Hams District and is used when determining planning applications within the Strete Neighbourhood Area. Having considered the relevant policies of this plan it has been concluded that the proposal would not undermine the aims and objectives of these policies:

SNP1: Protecting the Landscape

SNP2: Heritage and Conservation

SNP5: Tranquillity and Dark Skies

SNP6: Development and the Settlement Boundary

SNP7: Design and Construction

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

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

South Devon AONB Management Plan (2019-2024)

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.

PLANNING APPLICATION REPORT

Case Officer: Charlotte Howrihane

Parish: Diptford **Ward:** South Brent

Application No: 2156/22/FUL

Agent:

Mrs Amanda Burden - Luscombe Maye
59 Fore Street
Totnes
TQ9 5NJ

Applicant:

Mr S Fearon
C/O Agent
TQ9 5NJ

Site Address: Higher Farleigh Meadow, Diptford, TQ9 7JW



Development: Application to regularise and retain agricultural storage building (Retrospective)

Reason application is at committee: Cllrs Pannell and Smerdon have called the application to committee due to concerns over the scale and massing of the building. Following an internal review the Officer recommendation is now for refusal, and it is considered the application should still be heard by the Committee given conflicting advice being given to the Applicant/Agent.

Recommendation: Refusal

Reason for refusal:

1. It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed building is reasonably required to support the essential needs of agriculture, contrary to Policy TTV26 and DEV15 of the Plymouth & South West Devon Joint Local Plan (2014- 2034)

Key issues for consideration:

Principle of development, design, landscape impact, residential amenity, highways

Site Description:

The site is an area of agricultural land of approximately 1 acre, purchased by the applicant in 2019. It is within the open countryside, approximately 1.1km north-west of Moreleigh, but is not within any special areas of designation.

The Proposal:

The applicant has built the building in question, and this is therefore a retrospective application to regularise it. The development is an agricultural storage building for tools and equipment to allow the applicant to manage the smallholding.

The building is a mono-pitched, wooden design, sited on an existing levelled area. It measures 12m x 5m with a ridge height of 3m. It is open-fronted to the southern side, and there is an existing access from the highway.

Consultations:

- County Highways Authority- No highways implication
- Parish Council- Object: *'There is no proven agricultural need for this barn and the Parish Council object to this application being passed'* **Officer note- the applicant submitted a Design & Access Statement justifying the need for the building but this was not published on the website and would not have been available to the Parish Council when considering the application. This has since been published online.**

Representations:

Three letters of support have been received. These comments can be seen in full on the Council website, and can be summarised as follows:

- The barn is in keeping with the surrounding area
- The site is well-maintained
- The barn has no adverse impact on nearby properties
- The building is hidden from public view

Relevant Planning History

None

ANALYSIS

1.0. Principle of Development/Sustainability:

- 1.1. There is no fall-back for an agricultural building to be constructed on the holding under permitted development rights (as laid out within Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the holding (0.4 hectares) is not presently large enough (minimum

required is 5 hectares). The principle of a building to serve the holding therefore falls to be considered against adopted planning policies and the NPPF.

- 1.2. The site is the open countryside. Policy TTV1 permits development in the countryside only where it can be demonstrated to support the principles of sustainable development and sustainable communities (Policies SPT1 and SPT2) included as provided for in Policies TTV26 and TTV27. Policy TTV26 of the JLP relates to development in the countryside. The aim of the policy, as articulated in the first line, is to protect the role and character of the countryside. The policy is divided into two different sets of policy requirement; the first applies to development proposals considered to be in isolated countryside locations. The second aspect of the policy is applied to all development proposals that are considered to be in a countryside location. Therefore, in order to determine whether to assess the proposals under TTV26 (1) or TTV26, Officers must conclude whether or not the site is considered to be isolated.
- 1.3. The key to applying Policy TTV26 is whether the development proposal is “isolated development in the countryside”. The Court of Appeal has held that “...the word “isolated” in the phrase “isolated homes in the countryside” simply connotes a dwelling that is physically separate or remote from a settlement. Whether a proposed new dwelling is or is not “isolated” in this sense is a matter of fact and planning judgment for the decision-maker in the particular circumstances of the case in hand”. Equally, whether for the purposes of the policy, a group of dwellings constitutes a settlement, or a ‘village’, will again be a matter of fact in that particular case and planning judgment.
- 1.4. Applying this to the facts of this particular application the judgment is that whilst the proposal represents development in the countryside, there are nearby buildings which leads Officers to conclude that it is not isolated development. It therefore does not meet the criteria to be assessed under policy TTV26(1), but TTV26(2) is applicable in this instance.
- 1.5. TTV26(2) establishes that development proposals should, where appropriate:
 - i. Protect and improve public rights of way and bridleways.*
N/A to this site. No PRoW or Bridleways run through or adjacent to the site.
 - ii. Re-use traditional buildings that are structurally sound enough for renovation without significant enhancement or alteration.*
N/A to this site, there are no traditional buildings within the site.
 - iii. Be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses.*
For the reasons set out in the Design & Access Statement, the building is required for the storage of agricultural machinery and tools which will enable the applicant to manage the land and would therefore not prejudice any agricultural operations.
 - iv. Respond to a proven agricultural, forestry and other occupational need that requires a countryside location.* The overall size of the agricultural holding is fairly modest, and so Officers need to be satisfied that there is a proven need for the building. The Statement submitted with the application explains that the applicant plans to use the site for grazing goats, keeping chickens and ducks, and siting beehives. The statement details that the building would provide undercover storage for agricultural machinery and tools, and hay/fodder for the animals.

Officers note that the justification presented sets out the applicants intentions as how the land might be used in future with no assurances or guarantees that what is

proposed will come to fruition, or when. Officers are mindful that the holding owned by the applicants is relatively small (0.4 hectares). It is therefore unlikely that a significant investment would be made in expensive machinery to manage such a small area of land, instead of employing agricultural contractors as and when such equipment is required. The statement already notes that a local farmer cuts the grass currently. It is also noted that the design/layout of the building provides limited internal space which would be secure from the elements, which raises questions about its effectiveness for protecting machinery as is suggested within the submitted statement. Based on the information provided Officers are not satisfied proven need for the building has been provided.

v. Avoid the use of Best and Most Versatile Agricultural Land.
N/A, the building is sited on an area of hardstanding.

- 1.6. Policy DEV15 (Supporting the rural economy) includes the following provision: *“Business start-ups, home working, small scale employment and the development and expansion of small business in residential and rural areas will generally be supported, subject to an assessment that demonstrates no residual adverse impacts on neighbouring uses and the environment.”* It also states: *“Development will be supported which meets the essential needs of agriculture or forestry interests.”*
- 1.7. The supporting information submitted with the application only details the intentions of the applicant, with no evidence of a current proven need for the development. The agricultural justification for the building is not considered to sufficiently demonstrate a proven need for the development in the countryside, and the proposal therefore conflicts with policies DEV15 and TTV26.

2.0. Design/Landscape:

- 2.1. The building is of a functional external design, as would be expected of an agricultural building. It is a timber clad building, which is appropriate for the rural setting and function of the building, and the scale and design would result in minimal visual impact on the local landscape. It is largely obscured from close views by the Devon hedge that borders the site and the highway. Notwithstanding the above comments regarding the agricultural need for the building, the appearance of the building does not of itself raise any substantive design issues.
- 2.2. Given the rural location of the site, should permission be granted, it would be considered necessary to impose a condition prohibiting external lighting on the building, as this would create additional levels of light which may harm the setting of the site and its surroundings.
- 2.3. Subject to the recommended conditions, the design of the building is considered acceptable, and it is not considered to harm the wider rural landscape. The development therefore complies with policies DEV20 and DEV23 of the JLP.

3.0. Neighbour Amenity:

- 3.1. The site is some distance from any residences, and therefore raises no concerns with regard to residential amenity. Three local residents have written in support of the application, stating that it does not impact on their properties.

4.0. Highways/Access:

4.1. The proposal utilises an existing access and therefore raises no issues with regard to highways matters.

5.0. Summary:

5.1. The application does not provide sufficient justification to explain why a building of the scale proposed is required for such a small area of land. It is noted that the justification is largely based on intentions of the applicant, rather than current needs, and the proposed therefore conflicts with policies relating to agricultural development, namely policies DEV15(6) and TTV26.

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).

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 the Housing Requirement 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 confirming the change.

On 13th January 2021 MHCLG published the HDT 2020 measurement. This confirmed the Plymouth, South Hams and West Devon's joint HDT measurement as 144% 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 5.8 years at end March 2021 (the 2021 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2021 (published 12th November 2021).

[*now known as Department for Levelling Up, Housing and Communities]

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
TTV26 Development in the Countryside
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV15 Supporting the rural economy
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
DEV32 Delivering low carbon development
DEV35 Managing flood risk and Water Quality Impacts

Neighbourhood Plan: Not within a neighbourhood plan area

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.

PLANNING APPLICATION REPORT – Householder Developments

Case Officer: Harriet Fuller

Parish: Berry Pomeroy

Application No: 2453/22/HHO

Applicant:

Jo Sweett
36 Furze Road
Totnes
TQ9 5YE

Site Address: 36 Furze Road, Totnes, TQ9 5YE

Development: Householder application for proposed single storey front extension



Reason item is being put before Committee: Applicant is Cllr Sweett, Ward Councillor for Totnes.

Recommendation: Refusal

Reasons for refusal

1. The proposed development, by virtue of its scale and mono-pitched design, does not respect the pattern of development within the existing street scene, and would represent an incongruous addition to the locality in this regard, contrary to policy DEV20 of the Plymouth and South West Devon Joint Local Plan (2014-2034) and paragraph 130 of the National Planning Policy Framework (2021).

Officer will provide update on outstanding drainage comment at Committee.

Site Description:

The site is a semi-detached two storey property at the end of the Furze Road cul-de-sac in Bridgetown, Totnes. The existing dwelling includes a single-storey flat roof projection from the front elevation which extends approximately half way across the property. The building is rendered on the ground floor and tiled at the first floor. It has an asymmetrical roof with gable end on the detached elevation. The site has amenity space to the front and rear.

The proposal:

The application proposes a front extension which would extend across the entire front elevation. It would be of a mono-pitched design, with the pitch adjoining the existing dwelling at the bottom sills of the first floor windows. The proposed extension would be approximately 10cm smaller in depth than the existing front extension.

Consultations:

- County Highways Authority: No Highways Implications
- Town/Parish Council: "*Berry Pomeroy Parish Council met last night [04/10/2022] and approved the above application*"
There was also support from Totnes Council as the neighbouring parish.
- Drainage: No objections are raised and recommend an informative:
Comments
The increase in impermeable area generated by the proposed development is less than 15m². The information provided indicates that there is sufficient space on site for a soakaway to manage the small amount of additional surface water generated. Unless there are concerns raised as part of the application no further drainage details are required at this time.

Informative

Please be aware that Infiltration rates within, or near, flood zones 2/3 can be variable and raised groundwater levels can be found. It is advised that infiltration testing and groundwater monitoring (appropriate for the size of the soakaway) should be undertaken, and the results of such testing used to inform the drainage design. Failure to complete such testing could result in failure of the drainage systems and place the development approved by this consent and surrounding property at risk of flooding. Should the development proceed without adequate drainage provision, this will be at the developers own risk.

Representations:

Two letters of representation has been received. One supports the application and one raises no objection. The comments refer to the design of the extension being an improvement, fitting in with/being similar to surrounding houses.

Relevant Planning History

Planning application reference	Proposal	Site address	Decision
03/1157/74/1	Housing development.	Courtfield & Mansbridge Road Totnes	Withdrawn

03/1150/75/3	a) Construction of roads and foul/surface water drainage for residential development on O.S. 5100, 5224, 5796, 5800, 5919, 6100, 6708 and 6917; (b) Construction of sewage treatment plant and associated sewerage; (c) Erection of Phase I of the development comprising 92 dwellings;(d) Provision of public open space (O.S. 4913)	Lower Weston Weston Lane Totnes (Berry Pomeroy Parish)	Conditional Approval
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ANALYSIS

Principle of Development/Sustainability:

01. The site is an existing residential property which includes a single-storey flat roof integrated outbuilding to the front of the dwelling, which was included in the original design of the property and neighbouring dwellings. It is in Furze Road which features several properties which have been altered and extended over time.

02. The Supplementary Planning Document (SPD) guides Officers in suggesting that front extensions which project forwards of the front elevation will generally be resisted. Notwithstanding this, the SPD notes that exceptions may be allowed where front extensions are a feature of houses in the street. Whilst the existing flat-roof area to the front of the house is part of the original dwelling and not a later extension, it does lead Officers to conclude that a small-scale addition to the front elevation could be accommodated, as long as the scale and design remain in keeping with the appearance of the property and neighbouring pairs of dwellings.

03. Given the existing building line of the site and the direct neighbouring properties, the principle of a front extension is acceptable.

Design/Landscape:

04. The site is not located within any special areas of designation. Due to the highway arrangement at the end of Furze road, the front elevation of the site and its close neighbours are clearly visible from the highway and public footpath through to the Rush Way play area, and the 'Chicken Run' footpath through Bridgetown. The uniformity of the existing three sets of semi-detached properties, (with the site being part of the middle of the three) contributes to the character of the street scene and local pattern of development.

05. The proposed front extension introduces a pitched roof. Due to the height of the proposal, the top of the roof would attach to the property directly underneath the bottom sills of the existing first floor windows. As a result, the extension would dominate the front elevation of the site. The site and its adjacent properties are uniform and are rendered at ground floor with hanging tiles at first floor level. The existing flat roof projection on the property does not impact this pattern of architecture when read from the road. The proposed extension would interrupt the uniformity found at numbers 34 to 39 Furze Road and would be an incongruous addition to the property and immediate street scene.

06. The proposed design therefore fails to have regard for the local pattern of development and would not conserve the local distinctiveness of the built environment in this location. As such, the proposal fails to comply with policy DEV20 of the Joint Local Plan.

07. The applicant has provided examples of where pitched roofs have been built in nearby areas including Dukes Road and Rush Way. Whilst each application is considered on its own merits, applications must be assessed against the current policies, and Officers would note that several of the

extensions with pitched roofs were approved prior to the adoption of the Joint Local Plan, and subject to different policy considerations. Furthermore, when considering the street scene and existing built environment, the impact of the proposal would be greatest to the southern area of Furze Road, where there are currently no front extensions with pitched roofs within this row of houses. Properties on the northern side of the street do have mono-pitched porches, or canopy roofs, however these are also fairly uniform for their part of the street. Officers would also note that these porches are of a significantly smaller scale and lower height than the current proposal. The impact of these pitched roof porches is significantly less than an extension which is the full width of the property and extends to the first floor windows in height.

Neighbour Amenity:

08. There is a degree of mutual overlooking of the amenity spaces between the site and properties to the east and west (numbers 35 and 37 Furze Road). The proposal would not afford the applicant with the ability to overlook neighbouring properties when compared to the existing levels of privacy.

09. The proposed extension introduces a pitched roof extending across the width of the property. Whilst there are no windows proposed on the east elevation which borders the adjoining neighbour at 37 Furze Road, the structure would be approximately 1.1 metres taller than the existing front extension and would border the amenity space of number 37 Furze Road. Officers have some concerns that the scale of the proposed extension could have an overbearing impact to number 37 Furze Road, impacting on the enjoyment of the front amenity space. However, on balance and considering the aspect of the properties, Officers consider that the proposal would not have a significant impact on neighbouring properties, so as to warrant refusing the application on this consideration. As such, the proposal complies with the requirement of policy DEV1 of the Joint Local Plan.

Ecology:

10. The application is supported by a Preliminary Ecological Assessment relating to bats and nesting birds which raises no concerns. Had the proposal been acceptable in all other regards, a condition would have been recommended to follow the recommendations of the Ecology Report.

Highways/Access:

11. There are no Highways or access concerns. The Highways Authority have responded to the consultation to advise that there are no highways implications posed as a result of the proposal.

Drainage:

12. The site is located within a Critical Drainage Area and partially within flood zones 2 and 3 associated with a small stream to the south of the site. The scale and nature of development is considered acceptable in this case, and the scale of the extension would not impact upon the flow of water during a flood event. The proposal would also be located upon an area of hardstanding. Officers are awaiting the response from the Council's Drainage Officer, which will be provided verbally at the Planning Committee.

Conclusion:

13. The principle of development is acceptable. The proposal would not impact upon the amenity of neighbours or affect highway users. There are no concerns regarding the use of the site for bats or nesting birds. However, the design of the current proposed development is considered to be an incongruous addition to the property and immediate street scene, and fails to have proper regard to the local pattern of development. As such the proposal fails to comply with the requirements of policy DEV20 and is recommended for refusal on this basis.

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).

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 the Housing Requirement 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 confirming the change.

On 13th January 2021 MHCLG published the HDT 2020 measurement. This confirmed the Plymouth, South Hams and West Devon's joint HDT measurement as 144% 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 5.8 years at end March 2021 (the 2021 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2021 (published 12th November 2021).

[*now known as Department for Levelling Up, Housing and Communities]

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
SPT12 Strategic approach to the natural environment
TTV1 Prioritising growth through a hierarchy of sustainable settlements
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
TTV3 Strategic infrastructure measures for the Main Towns
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
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
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
DEV32 Delivering low carbon development
DEV35 Managing flood risk and Water Quality Impacts

Neighbourhood Plan

The site is located within the neighbourhood plan area of Berry Pomeroy. The Berry Pomeroy Neighbourhood Plan is at Designation Stage. As such there are no neighbourhood plan policies against which to review the application.

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:

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

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.

South Hams District Council Agenda Item 7
DEVELOPMENT MANAGEMENT COMMITTEE 9-Nov-22
Appeals Update from 17-Sep-22 to 17-Oct-22

Ward Dartington and Staverton

APPLICATION NUMBER: **0364/21/FUL** APP/K1128/W/22/3290232
APPELLANT NAME: Mrs J Reece
PROPOSAL: Application for change of use of agricultural land to residential
LOCATION: 5 Pennywell Close Landscope Ashburton TQ13 **Officer member delegated**
7LZ
APPEAL STATUS: Appeal decided
APPEAL START DATE: 03-March-2022
APPEAL DECISION: Upheld (Conditional approval)
APPEAL DECISION DATE: 11-October-2022

Ward Salcombe and Thurlestone

APPLICATION NUMBER: **1704/21/HHO** APP/K1128/W/22/3298629
APPELLANT NAME: Ms Lucinda Davie
PROPOSAL: Householder application for roof extension and alterations to front, side and rear
LOCATION: Summerleaze Drake Road Salcombe TQ8 8EG
APPEAL STATUS: Appeal decided
APPEAL START DATE: 23-June-2022
APPEAL DECISION: Upheld (Conditional approval)
APPEAL DECISION DATE: 11-October-2022

APPLICATION NUMBER: **2682/21/HHO** APP/K1128/D/22/3298556
APPELLANT NAME: Mr & Mrs D Grundy
PROPOSAL: Householder application for proposed alteration and extension to
provide extended front porch/balcony, new bay window and replacement lean-to
kitchen and store, replacement existing garage for new double garage with office over and
associated external works
LOCATION: Cliff House Grand View Road Hope Cove TQ7 3HE **Officer member delegated**
APPEAL STATUS: Appeal decided
APPEAL START DATE: 28-June-2022
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 11-October-2022

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Undetermined Major applications as at 17-Oct-22

	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	30-Nov-22
Creek Close Frogmore Kingsbridge TQ7 2FG		Retrospective application to alter boundary and new site layout (following planning approval 43/2855/14/F)	

Comments: S106 with applicants for signing- they want to agree their highways works first so have agreed a rolling EOT- chased 14/09 but no response to date

	Valid Date	Target Date	EoT Date
3749/16/VAR Charlotte Howrihane	23-Nov-16	22-Feb-17	30-Nov-22
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	

Comments: S106 with applicants for signing- they want to agree their highways works first so have agreed a rolling EOT- chased 14/09 but no response to date- this application will be withdrawn once 3704/16/FUL has been issued

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

	Valid Date	Target Date	EoT Date
4158/19/FUL Patrick Whymer	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		READVERTISEMENT (Amended description) Outline application with some matters reserved for residential development of 17 Dwellings	

Comment – Formal pre app received with a revised layout.

	Valid Date	Target Date	EoT Date
0995/20/VAR Charlotte Howrihane	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	

Comments: Proposed amendments are fine, but Deed of Variation required to amend S106- with legal

	Valid Date	Target Date	EoT Date
3623/19/FUL Steven Stroud	14-Apr-20	14-Jul-20	15-Apr-22
Land off Godwell Lane Ivybridge		READVERTISEMENT (Revised plans received) Full planning application for the development of 104 residential dwellings with associated access, parking, landscaping, locally equipped play area and infrastructure	

Comment: Amended plans received and re-consultation underway. Report partially written. Had an update meeting with applicants and received additional information on Biodiversity net gain, which has been sent to DCC ecologist.

	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 14 no. dwellings, provision of community car park, allotment gardens, access and associated works including access, layout, scale, appearance and landscaping (Resubmission of 0127/19/ARM) and the discharge of outline conditions (12/1720/15/O) 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 19, 20, 21, 22, 23 and 24.	

Comment: Agreed under delegation, awaiting signature on unilateral undertaking.

	Valid Date	Target Date	EoT Date
2508/20/FUL Steven Stroud	12-Aug-20	11-Nov-20	6-Jan-21
Moor View Touring Park Modbury PL21 0SG		READVERTISEMENT (revised plans) Proposed expansion and development of holiday lodges and associated works to existing touring and holiday park	

Comment: Awaiting additional ecology information from applicant.

	Valid Date	Target Date	EoT Date
4254/20/FUL Jacqueline Houslander	23-Dec-20	24-Mar-21	25-Aug-22
Springfield Filham PL21 0DN		READVERTISEMENT (revised plans) The proposed development of a redundant commercial nursery to provide 33 new low carbon and energy efficient dwellings for affordable rent. Landscaping works will provide communal areas and a playground	

as well as ecological features.

Access will be provided from the main road with a main spine route running through the site.

Springfield Cottage is to remain as current use but be a separate property entity with access from within the site.

Comment – Amended plans received. Still further information outstanding and awaited.

		Valid Date	Target Date	EoT Date
0544/21/FUL	Jacqueline Houslander	15-Feb-21	17-May-21	3-Dec-21
Land at Stowford Mills Station Road Ivybridge PL21 0AW			Construction of 16 dwellings with associated access and Landscaping	

Comment – Currently in discussion with applicant over a Deed of Variation to the original Section 106 agreement. Deed of Variation progressing.

		Valid Date	Target Date	EoT Date
1490/21/ARM	Tom French	20-Apr-21	20-Jul-21	13-Aug-21
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 Drive through 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-21
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	Patrick Whymer	23-Apr-21	23-Jul-21	31-Jan-22
Land at West End Garage Main Road Salcombe TQ8 8NA			Erection of 21 residential dwellings (including 30% affordable homes) with associated amenities and infrastructure (Resubmission of 3320/20/FUL)	

Comment – Approved at the last committee subject to S106 which is progressing.

		Valid Date	Target Date	EoT Date
2817/21/ARM	Jacqueline Houslander	29-Jul-21	28-Oct-21	24-Mar-22
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 – in the process of being written up for recommendation for approval

	Valid Date	Target Date	EoT Date
3053/21/ARM Jacqueline Houslander	5-Aug-21	4-Nov-21	24-Mar-22
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 – architect working on revisions and redesign

	Valid Date	Target Date	EoT Date
3054/21/ARM Jacqueline Houslander	5-Aug-21	4-Nov-21	24-Mar-22
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 – in the process of being written up for recommendation for approval

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

Comment – Revised plans now received and re-consultation underway

	Valid Date	Target Date	EoT Date
3335/21/FUL Clare Stewart	14-Oct-21	13-Jan-22	17-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 – Approved by Members, subject to S106 agreement (now with legal)

	Valid Date	Target Date	EoT Date
4175/21/VAR Tom French	8-Nov-21	7-Feb-22	29-Apr-22
Sherford Housing Development Site East Sherford Cross To Wollaton Cross Zc4 Brixton Devon			READVERTISEMENT (Additional EIA Information Received) Application to amend conditions 48 & 50 of 0825/18/VAR to vary conditions relating to employment floor space in respect of the Sherford New Community.

Comment – Approved by Members, subject to S106 agreement (now with legal)

	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 – waiting on legal decision if the application is valid. Uncertainty if the works that began on site, constitute a meaningful start and if the development began in time, before expiration of 3 years.

	Valid Date	Target Date	EoT Date
4317/21/OPA Steven Stroud	5-Jan-22	6-Apr-22	6-May-22
Land at SX 5515 5220 adjacent to Venn Farm Daisy Park Brixton			
Outline application with all matters reserved for residential development of up to 17 dwellings (including affordable housing)			

Comments:

	Valid Date	Target Date	EoT Date
4774/21/FUL Jacqueline Houslander	7-Feb-22	9-May-22	
Burgh Island Hotel Burgh Island Bigbury On Sea TQ7 4BG			
READVERTISEMENT (Revised plans) Extension and refurbishment to Hotel and associated buildings together with the development of new staff accommodation, extension to Pilchard Inn, extension to Bay View Café and site wide landscape and biodiversity enhancements			

Comment: Awaiting comments from AONB unit and the Environment Agency regarding wave action.

	Valid Date	Target Date	EoT Date
0303/22/OPA Steven Stroud	4-Mar-22	3-Jun-22	
Land off Moorview Westerland Marldon TQ3 1RR			
READVERTISEMENT (Updated Site Address) Outline application (all matters reserved) for erection of 30 homes of two, three and four bedroom sizes with associated roads, paths, landscaping and drainage 30% of which would be affordable housing			

Comment - Under consideration by officer, met with agent 24/8/22

	Valid Date	Target Date	EoT Date
0934/22/FUL Lucy Hall	14-Mar-22	13-Jun-22	
Land At Sx 499 632 Tamerton Road Roborough			
Construction of a new crematorium facility with associated access drives, car parking, ancillary accommodation and service yard.			

Comment: Under consideration by officer.

	Valid Date	Target Date	EoT Date
0510/22/VAR Steven Stroud	3-May-22	2-Aug-22	
Bovisand Harbour (Fort Bovisand) Bovisand Wembury PL9 0AB			
Application for variation of condition 2 (approved plans) of planning consent 3814/20/VAR			

Comment – Awaiting additional information from applicant.

	Valid Date	Target Date	EoT Date
1178/22/ARM Bryn Kitching	11-May-22	10-Aug-22	
Land Off Townstal Road Townstal Road Dartmouth			
Application for approval of reserved matters following outline approval 15_51/1710/14/O (Appeal APP/K1128/W/15/3039104) as varied by application reference 2609/19/VAR and 0479/21/VAR relating to access, appearance, landscaping, layout and scale for the construction of 46No. apartment extra care/assisted living scheme (Class C2) with provision of			

Comments: Following a request for further information regarding outdoor lighting and slight amendments to landscaping plan, applicants have submitted an appeal against non-determination. No lighting or landscaping details have been submitted with that appeal.

	Valid Date	Target Date	EoT Date
1523/22/FUL Jacqueline Houslander	20-Jun-22	19-Sep-22	
Proposed Development Site West Dartington Lane Dartington		Construction of 39No two-storey dwellings with associated landscaping	

Comment: Reviewing application with consultees

	Valid Date	Target Date	EoT Date
1629/22/ARM Jacqueline Houslander	20-Jun-22	19-Sep-22	
Dennings Wallingford Road Kingsbridge TQ7 1NF		Application for approval of reserved matters following outline approval 2574/16/OPA (Outline application with all matters reserved for 14 new dwellings)relating to access, appearance, landscaping, layout and scale and discharge of outline planning conditions	

Comment: Awaiting consultation responses

	Valid Date	Target Date	EoT Date
2084/22/OPA Graham Smith	27-Jun-22	26-Sep-22	
Land at SX 648 561 Rutt Lane Iybridge		Outline application (all matters reserved) for the provision of new 120 Social, Emotional & Mental Health (SEMH) School including new two storey teaching block with associated hard & soft landscaping	

Comment: Awaiting additional information requested by consultees

	Valid Date	Target Date	EoT Date
2243/22/FUL Amy Sanders	7-Jul-22	6-Oct-22	
Land at SX 784 583 Harberton		Stable block, hardstanding & change of use of field for the grazing of horses	

Comment: Awaiting consultation responses

	Valid Date	Target Date	EoT Date
2412/22/OPA Clare Stewart	25-Jul-22	24-Oct-22	
Land South of Dartmouth Road at SX 771 485 East Allington		Outline application with some matters reserved for the development of up to 35 dwellings & associated access, Infrastructure open space, landscaping & biodiversity net gain infrastructure	

Comment: Awaiting consultation responses

	Valid Date	Target Date	EoT Date
2804/22/FUL Charlotte Howrihane	14-Sep-22	14-Dec-22	
Homefield Farm Sherford TQ7 2AT		Change of use of commercial buildings and dwelling house to 3 no.holiday lets, demolition of existing retail unit, replacement of commercial building with 1 no. self-build dwelling house, associated works to include comprehensive landscape & ecology enhancement works (Resubmission of 4751/21/FUL)	

Comments: Likely to be refused, no significant changes to previously refused app 4751/21/FUL.previous app currently awaiting appeal hearing (8th/9th Nov)

	Valid Date	Target Date	EoT Date
3136/22/OPA PI Officer	11-Oct-22	10-Jan-23	
Former Dairy Crest Site Totnes			Hybrid planning application for mixed use development comprising: Outline Permission comprising circa 25 Residential Units, circa 20 Holiday Lodges, a Spa/Concierge building (circa 500sqm), circa 1100sqm Commercial space, demolition of existing structures (apart from Brunel building & chimney) provision of open space & surface water attenuation, parking & associated infrastructure. Full Permission for Change of Use of Brunel building

Comments:

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