

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
19 JUNE 2019**

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

Other Members also in attendance:
Cllr Pearce

Officers in attendance and participating:

Item No:	Application No:	Officers:
All agenda items		HOP Development Management, Planning Specialists, Deputy Monitoring Officer, Specialist Democratic Services

DM.06/19

MINUTES

The minutes of the meeting of the Committee held on 22 May 2019 were confirmed as a correct record and signed by the Chairman.

DM.07/19

URGENT BUSINESS

The Chairman confirmed that the following application had been deferred from the published agenda to a subsequent meeting:

3193/18/ARM: Reserved matters application for the development of 64no. dwellings (including market, affordable and retirement housing), landscaping and associated works following grant of outline consent 0771/16/OPA – Land to the rear of Green Park Way, Chillington

DM.08/19

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 Pannell declared a personal interest in application 4100/18/FUL: erection of polytunnel, greenhouse, 2no. barns, construction of new access track, hardstanding adjacent to barns and hardstanding adjacent to site entrance, construction of pond – Field at Gladsfield, Diptford, by virtue of knowing the applicant and he remained in the meeting and took part in the debate and vote thereon.

DM.09/19 PUBLIC PARTICIPATION

The Chairman announced that a list of members of the public and town and parish council representatives, who had registered their wish to speak at the meeting, had been circulated.

DM.10/19 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:

a) 3480/18/ARM Land North of Canes Orchard, Brixton

Parish: Brixton

Reserved Matters application for the approval of appearance, landscaping, scale and layout of 28 no. dwellings following grant of outline permission 1825/16/OPA

Case Officer Update: A correction to the report in that the first para of the analysis included reference to policies CS7 and DP1 that should be removed along with 'emerging' in relation to the JLP; The application has been readvertised and the site notice expires today, and in addition, not all drawings submitted had been on the website for the requisite period of 14 days, so the officer recommendation is amended to take account of this; amendment to condition 9 to state in consultation with the parish council; parish council comments on the revised scheme were read out to the committee and six further letters had been received from local residents raising points including no updated engineering drawings received, overbearing impact on neighbours, plots 1 to 13 densely packed, higher density scheme than Phase 1, parking for plots 1-13 was tight, wall shown south of unit 28 on Barratt's land and not within control of applicant; provision of estate railing around play area would force people to walk on a road with no pavements; no energy saving proposals; foul services should connect into the A379 and not into the Orchard Road and Daisy Park sewer; consultation period expires 19 June after committee decision; overlooking to neighbours and possible loss of light to neighbours

Speakers included: Supporter – Mr Alex Graves: Parish Council – Cllr Liz Hitchins; Ward Member – Cllr Brown

Recommendation: Conditional Approval, subject to no new material planning considerations being raised during this extended period

Committee Decision: Conditional Approval, subject to no new material planning considerations being raised during this extended period

Conditions:

1. Time limit for reserved matters
2. Accords with plans
3. Materials to be agreed
4. Roofs to be finished with natural slates fixed using nails and not hooks
5. Hard landscaping materials to be agreed including road, pavement and parking areas
6. Details of POS landscaping, equipment and boundary treatment to be agreed and provided
7. Boundary treatments to be agreed
8. Details of FFL and external ground levels to be agreed, including levels of public open space areas

b) 4100/18/FUL Field at Gladsfield, Diptford

Parish: Diptford

Erection of polytunnel, greenhouse, 2no. barns, construction of new access track, hardstanding adjacent to barns and hardstanding adjacent to site entrance, construction of pond

Case Officer Update: The description refers to barns but this should be corrected to 'barn' and the location plan was incorrect, a new plan was shown

Speakers included: Supporter – Mr James Shorten: Ward Member – Cllr Pannell

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time limit for commencement
2. Accord with plans
3. Agricultural use
4. Remove following cessation of use
5. Surface water drainage
6. Hedgerow
7. No flood lighting

**c) 3954/18/FUL Lower Cottage, 2 Priddhamsleigh Cottages,
Ashburton**

Parish: Staverton

**Change of use of stables/barns/residential outbuildings to
business/wellness**

Case Officer Update: A further letter of support had been received

Speakers included: Objector – Mr John Caunter: Supporter – Ms
Jackie Lake:

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time limit
2. Accord with plans
3. Surface water
4. Foul drainage
5. Use as a wellness centre only
6. Hours limitation (9am – 6pm)
7. Maximum of 12 visitors per day
8. No outside audio
9. No overnight stays
10. Hard and soft landscaping scheme
11. Provide visibility splay

DM.11/19 PLANNING APPEALS UPDATE

Members noted the list of appeals as outlined in the presented agenda report. The HOP Development Management provided further detail on specific decisions.

(Meeting commenced at 2.00pm and concluded at 3.40pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 19 June 2019

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
3480/18/ARM	Land North of Canes Orchard, Brixton	Conditional Approval	Cllrs Abbott, Brazil, Foss, Holway, Taylor, Pannell, Rowe (7)	Cllrs Hodgson, Kemp, Long, Brown (4)	(0)	Cllr Pringle (1)
4100/18/FUL	Field at Gladsfield, Diptford	Conditional Approval	Cllrs Abbott, Brazil, Brown, Foss, Hodgson, Holway, Kemp, Long, Pannell, Taylor, Rowe (11)	(0)	(0)	Cllr Pringle (1)
3954/18/FUL	Lower Cottage, 2 Pridhamsleigh Cottages, Ashburton	Conditional Approval	Cllrs Abbott, Brazil, Brown, Foss, Hodgson, Holway, Kemp, Long, Pannell, Taylor, Rowe (11)	(0)	(0)	Cllr Pringle (1)