

PLANNING APPLICATION REPORT

Case Officer: Adam Williams
Thurlestone

Parish: Salcombe **Ward:** Salcombe and

Application No: 2134/19/FUL

Agent/Applicant:
Mr Bruce Williams
Kennelway
Lane Past Burton Farm
Galmpton
TQ7 3EY

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Site Address: Cross Gardens, Onslow Road, Salcombe, Devon, TQ8 8DE

Development: Erection of a monument to commemorate the 150th Anniversary of lifeboat based at Salcombe

Reason item is being put before Committee – *The site is owned by South Hams District Council*



Recommendation: Conditional Approval

Conditions

1. Time limit
2. Accord with plans

Key issues for consideration:

Principle, amenity, safety, design, appearance

Site Description:

Part of the open space known as Cross Gardens at the junction of Devon and Onslow Roads

Site is located within the South Devon AONB.

Site is within the Conservation Area

There are a number of Listed Buildings near the site

- The Knowle Hotel to the west (Grade II)
- Ringmore House to the south east (Grade II)
- The Fortescue Inn to the east (Grade II)

The Proposal:

the installation and siting of 1 statue designed to commemorate the 150th Anniversary of the Salcombe RNLI.

Consultations:

- County Highways Authority
- Environmental Health Section
- Town/Parish Council
- SHDC Heritage Specialist – Support (verbal response)

Representations:**Relevant Planning History**

None

ANALYSIS

The proposal is for a small statue measuring 1.3m high, 1.3m wide and 0.8m deep, the plinth will be constructed from stone and the statue made from bronze and limestone which will sit atop the stone plinth with a commemorative steel plaque.

The stone material is proposed to be Yennadon stone which is sourced from Dartmoor and is considered to be locally appropriate and of a suitable appearance for this statue

The statue will be situated within an area of public open space, the size, location and materials of the statue raises no material objection in respect of design, appearance or scale.

There are three grade II listed buildings near the site, however given the siting within the park, the scale of the statue, and the appearance of it, there is considered to be no impacts to the setting of these listed buildings. The proposals amount to sympathetic art installation to commemorate the 150th Anniversary of the RNLI and is therefore of public interest and the development is in accordance with the Joint Local Plan, in particular policy DEV20, there are no material planning issues that weigh against the granting of consent. The application should therefore be approved.

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

Planning Policy

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 development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

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.

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
DEV25 Nationally protected landscapes

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

Neighbourhood Plan

Considerations under Human Rights Act 1998 and Equalities Act 2010

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

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Site location plan – Received by the Local Planning Authority on 12/07/2019

Block plan of the site – received by the Local Planning Authority on 12/07/2019

150th Anniversary Plinth and Statue Overall Design- received by the Local Planning Authority on 12/07/2019

Salcombe Plinth and Statue Design - received by the Local Planning Authority on 12/07/2019

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

INFORMATIVES

1. This authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with Article 35(2) of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended) in determining this application, the Local Planning Authority has endeavoured to work proactively and positively with the applicant, in line with National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed.

2. The responsibility for ensuring compliance with the terms of the approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details can render the development unauthorised and vulnerable to enforcement action.