

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT  
COMMITTEE HELD, via TEAMS, ON WEDNESDAY,  
3 March 2021**

<b>Members in attendance</b> * Denotes attendance ∅ Denotes apologies			
*	Cllr V Abbott	*	Cllr M Long
*	Cllr J Brazil (Chairman)	*	Cllr D O'Callaghan (substituting for Cllr Pannell)
*	Cllr D Brown	∅	Cllr G Pannell
*	Cllr R J Foss (Deputy Chair)	*	Cllr K Pringle
*	Cllr J M Hodgson	*	Cllr R Rowe
*	Cllr T R Holway	*	Cllr B Taylor
*	Cllr K Kemp		

**Other Members also in attendance and participating:**  
Cllrs H Bastone, J Birch, J Pearce and J Sweett

**Officers in attendance and participating:**

Item No:	Application No:	Officers:
All agenda items		Head of Planning; Legal Officer; Planning Specialists; and Democratic Services Officers
Item 6a)	0227/20/FUL	AONB Manager
Item 6c)	4039/18/FUL	Head of Environmental Health & Licensing
Item 6d)	2274/19/FUL	Specialist – Strategic Planning

**DM.56/20 MINUTES**  
The minutes of the meeting of the Committee held on 3<sup>rd</sup> February 2021 were confirmed as a correct record by the Chairman.

**DM.57/20 DECLARATIONS OF INTEREST**  
Members and officers were invited to declare any interests in the items of business to be considered and the following was made:

Cllrs R Rowe and B Taylor both declared a personal interest in applications 0227/20/FUL (Bantham Estate Yard) and 4039/18/FUL (Rainbow View, Totnes) as they were Members of the South Devon AONB Partnership Committee. Both Members remained in the meeting and took part in the debate and vote thereon;

**DM.58/20 PUBLIC PARTICIPATION**

The Chairman noted the list of members of the public, and town and parish council representatives who had registered their wish to speak at the meeting.

DM.59/20

## **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) 0227/20/FUL                      Bantham Estate Yard, Bantham**

**Parish: Thurlestone**

**Development: Erection of new Estate & Harbour Office; and granting of temporary 18 month consent for continued use of land for siting of portacabins and associated parking of vehicles for use as temporary estate office**

Case Officer Update:                      The Case Officer's report outlined one letter of support, but since writing the report, the Council had received a second. There had also been a representation received from Thurlestone Parish Council. The Parish Council had read the supporting comments from the Applicant's Agent which stated that the Parish Council supported the application. However, the Parish Council wished to clarify that, whilst they accepted the need for a new Estate Office near the centre of operations, they had not said that a new building would be of benefit, nor that the Parish Councillors site visit was also from the Coronation Boathouse, and the Parish Council had not said the views were better from the proposed location. However, the Parish Council did agree that the Boathouse was not a practical alternative due to the potential for flooding of the ground floor. The Case Officer confirmed that she had also received five late Letters of Representation in objection, however no new matters were raised. It was confirmed that a planning application had been received by the Council for the Boathouse to become a restaurant.

Speakers included:                      Objector – Ms G Stone; Supporter – Mr R Hooper; Ward Members – Cllr J Pearce and Cllr M Long;

**Recommendation:**                      Conditional approval

**Committee decision:**                      Conditional approval

**Conditions:**

1. Standard three year time limit for commencement of development
2. Temporary permission for portacabins
3. Removal of portacabins
4. Development to be carried out in accordance with approved drawings
5. Office use only
6. Landscape proposals
7. Adherence to biodiversity mitigation and enhancement measures
8. Details of and restriction on external lighting
9. Samples of materials
10. DEV32 compliance
11. EVCP details
12. CMP
13. Construction hours
14. Foul drainage
15. Surface water drainage
16. Trees
17. WSI

Pre-commencement conditions agreed 15th February 2021

**6b) 2873/20/FUL                      Rainbow View, Parkers Way, Totnes, TQ9 5UF**

**Town: Totnes**

**Development: Additional storeys to existing building to create 5 new duplex units**

Case Officer Update:            no update

Speakers included:              Supporter – Mr I Walmsley; Parish Council – Cllr G Allen; Ward Members – Cllrs J Birch & J Sweet

**Recommendation:**            Conditional approval – subject to the submission of a detailed plan indicating the position of the photovoltaic panels.

**Committee decision:**        Conditional approval – subject to the submission of a detailed plan indicating the position of the photovoltaic panels.

**Conditions: (List not in full)**

1. Time limit
2. Accord with plans
3. Samples of materials
4. Biodiversity enhancements
5. Adherence to ecology report
6. Unexpected contamination
7. No external lighting, with lux level no more than 0.5 lux in the areas where there is wildlife present to be submitted and agreed by the LPA prior to

occupation of the flats hereby approved.

8. Protection of trees along northern boundary.
9. Enhanced landscaping along rear boundary hedge
10. The EV charging points identified on plan shall be installed and made available for use prior to the occupation.

**6c) 4039/18/FUL                      Land at SX 776 416, Winslade Farm, Frogmore**

**Parish: Frogmore & Sherford**

**Development: Change of use of part of field to provide extended external farm manure store, along with associated engineering operations (Resubmission of 0147/18/FUL)**

Case Officer Update:            no update

Speakers included:              Objector – Mr A Smith; Ward Member – Cllr R Foss;

**Recommendation:**            Conditional approval

**Committee decision:**        Conditional approval

**Conditions:**

1. Time
2. In accordance with plans
3. Details of perimeter fencing
4. EA notification
5. Odour management plan
6. Landscaping

Key issues for consideration: Principle, landscape, pollution

**6d) 2274/19/FUL                      Coombe Park, Ashprington, TQ9 7DY**

**Parish: Ashprington**

**Development: Refurbishments and extension of existing office/studio/workshop building with the construction of new two-storey office/studio/workshop building and associated additional parking and service provision**

Case Officer Update:            Case officer confirmed that the Council had received an updated plan showing the location of the air source heat pumps and the Solar PV panels.

Speakers included:              Supporter – Mr J English; Ward Member – Cllr J McKay;

**Recommendation:**            Refusal

During the debate, several Members outlined support for this application because the expansion of this site was, in their opinion, sustainable, close to Totnes, there was a proven need for more of the small sized units already at the site, and the new building would help build a resilient, green economy with environment and biodiversity gains in the South Hams District.

**Committee decision:** Conditional approval

**Conditions:**

**As outlined below with delegated approval to Head of Practice, Chair, Vice Chair, Proposer, and Seconder:**

1. Time
2. In accordance with plans
3. Use class E g (i) (ii) (iii), B2 and B8 only
4. Maximum unit size
5. Materials
6. Landscaping (hard and soft)
7. In accordance with tree protection
8. Lighting strategy
9. Noise levels
10. LEMP
11. In accordance with energy statement
12. Details ASHP
13. Travel plan
14. Drainage
15. EV charging point

**DM.60/20 PLANNING APPEALS UPDATE**

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

The Head of Development Management (DM) provided further details on specific recent appeal decisions. Following a question from the Chair, the Head of Development Management agreed to investigate the appeal for Churchill, in particular appealing for costs, and would report back to the next Committee.

The Lawyer then updated the Committee on Moulton Hill Barn appeal on enforcement. The recent appeal result in January 2021 had updated that the barn did not need to be demolished but the internal layout should be altered to encourage larger groups to stay in a more simplistic style, rather than the high end use it was currently providing.

**DM.61/20 UPDATE ON UNDETERMINED MAJOR APPLICATIONS**

Members noted the list of undetermined major applications.

The Head of DM requested that, if possible, any questions were to be submitted before the meeting.

Following a question from the Vice Chair, the Lawyer agreed to provide an update on Creek Close, Frogmore.

(Meeting commenced at 10:00 am and concluded at 4:06 pm: with a ten minute break at 12:00 noon, and a half hour break at 1:42 pm)

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Chairman

**Voting Analysis for Planning Applications – DM Committee 3<sup>rd</sup> March 2021**

<b>Application No:</b>	<b>Site Address</b>	<b>Vote</b>	<b>Councillors who Voted Yes</b>	<b>Councillors who Voted No</b>	<b>Councillors who Voted Abstain</b>	<b>Absent</b>
0227/20/FUL	Bantham Estate Yard, Bantham	Refusal	Cllrs Hodgson, Long, O'Callaghan (3)	Cllrs Abbott, Brazil, Brown, Foss, Holway, Kemp, Pringle, Rowe, Taylor (9)	(0)	(0)
0227/20/FUL	Bantham Estate Yard, Bantham	Approval	Cllrs Abbott, Brazil, Brown, Foss, Holway, Kemp, Pringle, Rowe, Taylor (9)	Cllrs Hodgson, Long, O'Callaghan (3)	(0)	(0)
2873/20/FUL	Rainbow View, Parkers Way, Totnes, TQ9 5UF	Refusal	Cllrs Foss, Hodgson, Long, O'Callaghan, Rowe (5)	Cllrs Abbott, Brazil, Brown, Holway, Pringle, Taylor (6)	Cllr Kemp (1)	(0)
2873/20/FUL	Rainbow View, Parkers Way, Totnes, TQ9 5UF	Approval	Cllrs Abbott, Brazil, Brown, Holway, Pringle, Taylor (6)	Cllrs Hodgson, Long, O'Callaghan, Rowe (4)	Cllrs Foss, Kemp (2)	(0)
4039/18/FUL	Land at SX 776 416, Winslade Farm, Frogmore	Approval	Cllrs Abbott, Brazil, Brown, Foss, Holway, Pringle, Rowe, Taylor (8)	Cllrs Hodgson, Kemp, Long, O'Callaghan (4)	(0)	(0)
2274/19/FUL	Coombe Park, Ashprington, TQ9 7DY	Approval	Cllrs Abbott, Brazil, Brown, Foss, Hodgson, Holway, Kemp, Long, O'Callaghan, Pringle, Rowe, Taylor (12)	(0)	(0)	(0)