

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE  
HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY, 10 FEBRUARY 2010**

**MEMBERS**

\* Cllr G J Fielden - Chairman

\* Cllr D W May - Vice-Chairman

\* Cllr H D Bastone

∅ Cllr J Brazil

\* Cllr B F Cane

\* Cllr R J Carter

\* Cllr S E Cooper

\* Cllr P Coulson

∅ Cllr J D Hawkins

\* Cllr M J Hicks

∅ Cllr P W Hitchins

∅ Cllr I Longrigg

\* Cllr D M O'Callaghan

\* Cllr J T Pennington

\* Cllr R Rowe

\* Cllr J W Squire

\* Cllr R C Steer

\* Cllr R J Vint

\* Cllr A Ward

\* Cllr J A Westacott MBE

\* Denotes attendance

∅ Denotes apologies for absence

Also in attendance and not participating:

Cllr M Hannaford and Cllr M J Howarth

Officers in attendance:

All Agenda Items: Head of Planning and Building Control, Area Planning Officer (Western Area), Senior Planning Officer (Eastern Area), Planning Officer (Eastern Area), Solicitor and Senior Member Support Officer.

**DC.49/09 APPOINTMENT OF VICE-CHAIRMAN**

The Chairman advised that the Vice-Chairman may not be able to attend the meeting as he had another engagement, and therefore it was necessary to appoint a replacement.

It was then:

**RESOLVED**

That Cllr R C Steer be appointed Vice-Chairman for the duration of this meeting.

**DC.50/09 MINUTES**

The minutes of the meeting of the Committee held on 13 January 2010 were confirmed as a correct record and signed by the Chairman, subject to the addition of Cllr Baldry as being added to the list of Members who were in attendance at the meeting and taking part in application number 62/0785/09/F.

**DC.51/09 DECLARATIONS OF INTEREST**

Members and officers were invited to declare any interests in the items of business to be considered during the course of the meeting but none were made.

**DC.52/09 PUBLIC PARTICIPATION**

The Chairman announced that the following members of the public had registered their wish to speak at the meeting:-

- 56/2036/09/LB & 56/2037/09/F: Supporter - Ms Sheila Lippell: Retrospective Listed Building Consent for alterations and extension to dwelling – resubmission of 56/1166/09/LB & Retrospective application for alterations and extension to dwelling – resubmission of 56/1165/09/F – 4 Plymouth Road, Totnes TQ9 5PH
- 44/1048/09/F: Supporter – Mrs Amanda Burden: Retrospective application for siting of mobile home for horticultural worker for three year period – Kimberley Nurseries, Slapton, Kingsbridge TQ7 2QT.

**DC.53/09 SITE INSPECTIONS****(a) Applications deferred at this meeting****RESOLVED**

That a Site Inspection Group comprising the Chairman and four other Members who were present at the meeting be appointed to consider applications deferred at this meeting for that purpose.

**(b) Report of the Site Inspection Group held on 25 January 2010****(i) (58/2002/09/F) Resubmission of 58/0981/09/F for erection of detached dwelling with integral garage in garden, south of existing dwelling – 44 Hawthorn Park Road, Wembury PL9 0DB**

A report was presented of the Committee Site Inspection Group in respect of the above planning application, which contained a recommendation that the application be conditionally approved.

A Member of the Site Inspection Group introduced the item and stated that the Group had looked in detail at the application site and felt that the application was in keeping with other properties and, therefore, should be conditionally approved. A Local Ward Member disagreed with this view, and asked that, in future, little credence be given to the use of poles to indicate proposed building dimensions, as they did not give a true impression. Other Members of the Group agreed with the Member of the Site Inspection Group and the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED**:

'That in respect of application number 58/2002/09/F the application be conditionally approved'.

It was then:-

**RESOLVED**

That in respect of application number 58/2002/09/F, the application be conditionally approved.

DC.54/09 **PLANNING APPLICATIONS**

The Head of Planning and Building Control submitted details of planning applications as indicated in Appendix A to these minutes.

During discussion of these planning applications, the following motions (which were in contradiction to the planning officer recommendations in the published agenda report, or were determined by a Chairman's casting vote) were **PROPOSED** and **SECONDED** and on being put to the vote were either **CARRIED** or **LOST**:-

- a) In respect of application 56/2036/09/LB & 56/2037/09/F - retrospective Listed Building Consent for alterations and extension to dwelling – resubmission of 56/1166/09/LB & retrospective application for alterations and extension to dwelling – resubmission of 56/1165/09/F – 4 Plymouth Road, Totnes TQ9 5PH, the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED**:-

'That a site inspection be held.'

It was then:-

**RESOLVED**

That the planning applications considered at this meeting be determined as indicated in Appendix A to these minutes.

(Meeting commenced at 2.00 pm and concluded at 3.10 pm).

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Chairman

## APPENDIX A

**(i) 41/1894/09/F and (ii) 41/1893/09/CA**

- (ii) Demolition of existing building (B2 use) and replacement with a live/work unit, and (ii) Conservation Area for demolition of existing building (B2 Use) and replacement with a live/work unit – the Bothy, Church Street, Salcombe, TQ8 8DH – Mrs A Johnstone

### SALCOMBE

Town Council's Views - Awaited

Officer Update – Reported Salcombe Town Council views.

Recommendation – Conditional Approval

**Committee Decision – Conditional Approval**

### Conditions

**(i) 41/1894/09/F**

- 1 - TIM3 (Standard time limit 3 years)
- 2 - NH05 (Accord with Plans)
- 3 - Non Standard Live/Work Units
- 4 - HWY14 (Retain Parking)
- 5 - MAT10 (Roofing Ventilation Details)
- 6 - MAT8 (Roofing Natural Slate)
- 7 - MAT12 (Eaves and Verges details)
- 8 - MAT23 (Timber Doors and Windows Reserve Details Vents)
- 9 - MAT11 (Eaves Verges Hips and flues details)
- 10 - MAT30 (Full Details (ducts, flues, vents etc))
- 11 - Non Standard Wildlife and Countryside Act
- 12 - MAT22 (Joinery Details)
- 13 - Non Standard Unsuspected Contamination
- 14 - MAT17 (Stonework Sample Panel)
- 15 - MAT16 (Local Stone)
- 16 - MAT27 (Rooflights Patent Glazing Details)
- 17 - Non Standard Privacy screen details to be approved
- 18 - Non Standard Notwithstanding garage door details to be approved
- 19 - Non Standard Wildlife

**(ii) 41/1893/09/CA**

- 1 - TIM4 (Listed building time limit 3 years)
  - 2 - NH05 (Accord with Plans)
  - 3 - LBC9 (Demolition Period)
  - 4 - LBC10 (Tidy Site after Demolition)
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**(i) 56/2036/09/LB & 56/2037/09/F**

(i) Retrospective Listed Building Consent for alterations and extension to dwelling – resubmission of 56/1166/09/LB and (ii) Retrospective application for alterations and extension to dwelling – resubmission of 56/1165/09/F – 4 Plymouth Road, Totnes, TQ9 5PH – Ms S Lippell

**TOTNES**

Town Council's Views – No objection

Officer Update – One additional letter from the occupier of no.5 Plymouth Road explaining he was not able to attend the Committee meeting was received.

Recommendation – Conditional Approval (both applications)

**Committee Decision – Site Inspection**

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**56/2105/09/DC**

Resubmission of planning application 56/1210/09/DC for alterations and extension to existing dwellings to create a single dwelling Regulation 3, LPA own development, Chief Executive delegated authority dated 26 June 2009 – 18 Leechwell Street, Totnes, Devon, TQ9 5SX – Mrs J Stubbs

**TOTNES**

Town Council's Views – Views awaited

Officer Update – Town Council, no objection.

Recommendation – Conditional Approval

**Committee Decision – Conditional Approval**

**Conditions**

- 1 - TIM3 (Standard time limit 3 year)
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**08/2312/09/DC**

Creation of new weighbridge and recycling compound Regulation 3, LPA own development – Waste Transfer Station, Torr Quarry Industrial Estate, East Allington, Kingsbridge, TQ9 7QQ – Mr D Incoll (SHDC)

**BUCKLAND-TOUT-SAINTS & WOODLEIGH**

Buckland-Tout-Saints Parish Council's Views – None received

Woodleigh Parish Council's Views – Have verbally indicated that they have no objections to this proposal.

Officer Update – Reported DCC views, EHO views & Woodleigh PC's views.

Recommendation – Conditional Approval

**Committee Decision – Conditional Approval**

**Conditions**

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### **SALCOMBE**

Town Council's Views - Awaited

Officer Update – Reported Salcombe Town Council views.

Recommendation – Conditional Approval

**Committee Decision – Conditional Approval**

### **Conditions**

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**TOTNES**

Town Council's Views – No objection

Officer Update – One additional letter from the occupier of no.5 Plymouth Road explaining he was not able to attend the Committee meeting was received.

Recommendation – Conditional Approval (both applications)

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Officer Update – Town Council, no objection.

Recommendation – Conditional Approval

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**BUCKLAND-TOUT-SAINTS & WOODLEIGH**

Buckland-Tout-Saints Parish Council's Views – None received

Woodleigh Parish Council's Views – Have verbally indicated that they have no objections to this proposal.

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Officer Update – Reported Salcombe Town Council views.

Recommendation – Conditional Approval

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