

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE  
HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY, 15 APRIL 2009**

**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

Officers in attendance:

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

**DC.63/08 MINUTES**

The minutes of the meeting of the Committee held on 11 March 2009 were confirmed as a correct record and signed by the Chairman.

**DC.64/08 URGENT BUSINESS**

The Chairman advised those present that he had agreed for two items of urgent business to be raised at this meeting. These were recorded as follows:-

1. The Chairman informed Members that under minute reference DC.38/08 (f), from the meeting of the Development Control Committee held on 29 October 2008, a correction had been necessary to amend the application number to read 03/1588/08/F. He assured Members that this in no way changed the contents of these minutes, it was just a case of an incorrect application number only;

2. The Head of Planning and Building Control informed those present that the Householder Appeals Service had officially gone live on 6 April 2009. This meant that relevant secondary legislation would come into force, bringing legal weight to a new, expedited procedure for householder appeals which proceed on the basis of written representations (to be known as the "Householder Appeals Service").

It was noted that during a householder appeal, there would be no opportunity to make further representations by any party. Therefore, in instances where the Committee overturned an officer recommendation and subsequently the outcome was a refusal, it was especially important that Committee minutes were sufficiently detailed as to the reasoning for the Committee's decision. Following a query, it was also noted that both applicants and the Council could file for costs if so minded (depending on the decision outcome of an appeal).

#### DC.65/08 **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.66/08 **PUBLIC PARTICIPATION**

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

- 37/0089/09/F – Objector; Mr Harvey;  
Resubmission of application 37/1261/08/F for the demolition of existing dwelling and erection of replacement dwelling – Crispins Cottage, Bridgend, Newton Ferrers, Plymouth PL8 1AW;
- 30/0214/09/F – Objector; Mr Gunter – Supporter; Mr Drake;  
Creation of two storey extension – 13 Raddicombe Close, Hillhead, TA5 0HB;
- 37/0178/09/F – Supporter; Mr Studd – Supporter; Mr Lavender;  
Retrospective application for amendments to planning approval 37/0560/08/F for demolition of existing dwelling and replacement with new three bedroom dwelling and associated landscaping – Riverhaven, Riverside Road East, Newton Ferrers, PL8 1AE;
- 33/0116/09/F – Supporter; Mr Cox;  
Demolition and replacement of dwelling and garage – 2 Great Lane, Marlborough, Kingsbridge, TQ7 3SA;
- 53/2398/08/F – Supporter; Mr Bottomley;  
Conversion of agricultural barn to unit of holiday accommodation – Barn at SX804421, Island Farm, Stokenham, Kingsbridge.

DC.67/08 **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.

DC.68/08 **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 number 37/0089/09/F (resubmission of application 37/1261/08/F for the demolition of existing dwelling and erection of replacement dwelling – Crispins Cottage, Bridgend, Newton Ferrers, Plymouth, PL8 1AW) the following motion was then **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED**:-

'That planning permission be refused.'

Reasons

Following a lengthy debate, the majority of the Committee felt that the design of the proposal was unsympathetic to the landscape and would lead to a detrimental visual impact in an Area of Outstanding Natural Beauty.

- (b) In respect of application number 30/2419/08/O (dwelling rear of Gidleigh House – building site to rear of Gidleigh House, Higher Street, Kingswear, Dartmouth, TQ6 0AG) the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED**:-

'That a site inspection be held.'

- (c) In respect of application number 30/0214/09/F (creation of two storey extension – 13 Raddicombe Close, Hillhead, TQ5 0HB) the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED**:-

'That a site inspection be held.'

- (d) In respect of application number 37/0178/09/F (retrospective application for amendment to planning approval 37/0560/08/F for demolition of existing dwelling and replacement with new three bedroom dwelling and associated landscaping – Riverhaven, Riverside Road East, Newton Ferrers, PL8 1AE) the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED**:-

‘That a full Committee site inspection be held.’

- (e) In respect of application number 33/0116/09/F (demolition and replacement of dwelling and garage – 2Great Lane, Marlborough, Kingsbridge, TQ7 3SA) the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **LOST**:-

‘That a site inspection be held.’

- (f) In respect of application number 53/2398/08/F (conversion of agricultural barn to unit of holiday accommodation – barn at SX804421, Island Farm, Stokenham, Kingsbridge) the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED**:-

‘That the application be conditionally approved and delegated authority be granted to the Head of Planning and Building Control, in consultation with the Chairman of the Development Control Committee and the local ward Member, to determine the conditions for the application.’

#### Reasons

On the whole, Members felt that the scheme had merit and was a sustainable use for this building which, it would felt, would enhance the area. Although a number of Members were against it on the grounds as laid out in the officer report, the majority of Members supported it being conditionally approved.

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 5.25 pm).

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Chairman

**APPENDIX A****37/0089/09/F**

Resubmission of application 37/1261/08/F for the demolition of existing dwelling and erection of replacement dwelling – Crispins Cottage, Bridgend, Newton Ferrers, Plymouth, PL8 1AW – Mr & Mrs R Pillar

**NEWTON & NOSS**

Parish Council's Views – Refuse: Unacceptable design, detracting from the character of the area. The glass box on the frontage is totally out of place and large plain windows are too plain to enhance the overall design.

Officer Update – Full presentation, but no new material raised.

Recommendation – Conditional Approval

**Committee Decision – Refused****Reason for Refusal:**

The dwelling would be out of character with Bridgend and so be damaging to the appearance of the settlement, which is within an Area of Outstanding Natural Beauty, by virtue of the extent of glass and the size and proportion of fenestration. The development would therefore be contrary to Development Plan Policies C03, C06, SHDC3, CS7 and CS9.

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**30/2419/08/0**

Dwelling to rear of Gidleigh House – Building site to rear of Gidleigh House, Higher Street, Kingswear, Dartmouth TQ6 0AG – Mr Becket

**KINGSWEAR**

Parish Council's Views – Objection : Overdevelopment, neighbour concerns over stability and privacy from proposed site, it would cause extra on-street parking as there is no provision for parking on site, parking permits from Dart Haven is no guarantee of a parking place, also width restriction in Higher Street for any building work affecting emergency traffic.

Officer Update – Late letter from resident (late response from Landscape Officer) raising objections re: overdevelopment, access, disturbance from construction, and stability of ground.

Recommendation – Conditional Approval (subject to Section 106 Agreement)

**Committee Decision – Site Inspection**

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**30/0214/09/F**

Creation of two storey extension – 13 Raddicombe Close, Hillhead, Devon TQ5 0HB – Mrs C Bessell

**KINGSWEAR**

Parish Council's Views – Objection:

1. Highway safety – This area is a problem area for vehicles. If as the householder application form says, the parking will increase from 4 to 8 spaces this will cause a lot of extra traffic from one house.

2. The plans show an increase to six bedrooms, with no extra toilet facilities, it is felt that this is insufficient.

3. As the proposed building is so close to the boundary the second storey windows could cause a loss of privacy to the adjoining property.

Officer Update – None

Recommendation – Conditional Approval

**Committee Decision – Site Inspection**

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**37/0178/09/F**

Retrospective application for amendments to planning approval 37/0560/08/F for demolition of existing dwelling and replacement with new three bedroom dwelling and associated landscaping – Riverhaven, Riverside Road East, Newton Ferrers, Devon PL8 1AE – Mr A Longhurst

**NEWTON & NOSS**

Parish Council's Views – Objection: privacy of neighbours is affected; increased prominence of glazing and in breach of planning control

Officer Update – Email from neighbour requesting fencing to east and west boundary to be of open construction and that to the east reduced by 450mm.

Recommendation – Conditional Approval

**Committee Decision – full Committee Site Inspection**

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**33/0116/09/F**

Demolition and replacement of dwelling and garage – 2 Great Lane, Malborough, Kingsbridge, TQ7 3SA

## **MALBOROUGH**

Parish Council's Views – Objection on the following grounds:

1. House out of proportion with site
2. Extra height
3. Overlooking neighbours
4. Concern about access for demolition
5. Press advert had incorrect number for this application.

Officer Update – 1) Statement from neighbour reiterating objection: design, height, overlooking and loss of affordable housing. 2) Amended drawing showing reduced dormer width, and survey drawing showing relative neighbouring ridge height.

Recommendation – Conditional Approval

### **Committee Decision – Conditional Approval**

#### **Conditions**

- 1 - TIM3 (Standard three year time limit)
- 2 - CON16 (Details of Bat Provision)
- 3 - Non Standard  
Unsuspected Contamination
- 4 - LAN5 (Landscape Plan : Details)
- 5 – HWY2 (Access)
- 6 - MAT27 (Rooflights Patent Glazing Details)
- 7 - RES22A (Exc. GDO – new October 2008)
- 8 - Non Standard

Retaining Walls

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### **(I) 48/2181/08/F & (II) 48/2181/08/LB**

- (I) Conversion of two redundant barns for holiday letting and ancillary accommodation to house (Cider Barn only), alteration and demolition of two outbuilding replaced by single garage/workshop
- (II) Listed Building Consent for conversion of two redundant barns for residential holiday letting and ancillary accommodation to house (Cider Barn only), alterations & demolition of two outbuildings replaced by single garage/workshop.

## **SOUTH POOL**

Parish Council's Views – Objection:

- Poor Access
- Linkage of cider barn to dwelling, unsympathetic materials
- Holiday use and impact upon percentage of holiday accommodation

Officer Update – None

Recommendation – Conditional Approval (Both Applications)

### **Committee Decision – Conditional Approval**

**Conditions – 48/2182/08/F**

- 1 - TIM3 (Standard time limit 3 years)
- 2 - MAT8 (Roofing Natural Slate)
- 3 - MAT27 (Rooflights Patent Glazing Details)
- 4 - MAT30 (Full Details (ducts, flues, vents etc))
- 5 - MAT23 (Timber Doors And Windows Reserve Details Vents)
- 6 - MAT19 (Stone Alterations And Repairs)
- 7 - Non Standard  
Lining Details
- 8 - TSM1 (Holiday Use)
- 9 - Non Standard  
Contaminated Land
- 10 – RES22A (Removal of G.D.O.)
- 11 – Non Standard  
Parking
- 12 – LAN4 (Landscape Concept Plan : Full)

**Conditions – 48/2181/98/LB**

- 1 – TIM4 (Standard time limit 3 years)
- 2 - MAT8 (Roofing Natural Slate)
- 3 - MAT27 (Rooflights Patent Glazing Details)
- 4 - MAT30 (Full Details (ducts, flues, vents etc))
- 5 - MAT23 (Timber Doors And Windows Reserve Details Vents)
- 6 - MAT19 (Stone Alterations And Repairs)
- 7 - Non Standard (Lining Details)

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**53/2398/08/F**

Conversion of agricultural barn to unit of holiday accommodation – Barn at SX 804 421, Island Farm, Stokenham, Kingsbridge – Mr M Brooking

STOKENHAM

Parish Council's Views – Support:

Councillors see this application usage as an asset in the community providing more holiday beds for the area.

Officer Update – None

Recommendation – Refusal

Committee Decision – Conditional Approval

Conditions:

Delegated authority to clear conditions with Head of Planning, Chairman of Planning Committee, Ward Member and Planning Officers.

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