

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT  
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,  
23 JUNE 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 M Hannaford

\* Cllr J D Hawkins

\* Cllr M J Hicks

\* Cllr P W Hitchins

\* 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 apology for absence

In attendance and participating:

Cllr B E Carson (for application number 05/0416/10/F)

Also in attendance and not participating:

Cllr M J Howarth

Officers in attendance:

All Agenda Items: Head of Development Management, Area Planning Officer,  
Solicitor and Senior Member Support Officer.

**DM.06/10 APPOINTMENT OF VICE CHAIRMAN**

The Chairman advised that the Vice-Chairman was unable to attend the meeting as he had another engagement, and therefore it was necessary to appoint a replacement.

It was then:

**RESOLVED**

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

**DM.07/10 MINUTES**

The minutes of the meeting of the Committee held on 19 May 2010 were confirmed as a correct record and signed by the Chairman.

**DM.08/10 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 and the following were made:

Cllr Squire declared a prejudicial interest in planning applications 58/0346/10/F (Removal of seasonal occupancy restriction 6 January to 1 March to permit all year round holiday occupancy only) – 5 Bovisand Park, Bovisand Lane, Down Thomas, Plymouth PL9 0AE and 58/0492/10/F (Removal of seasonal occupancy restriction 6 January to 1 March to permit all year round holiday occupancy only) – 4 Bovisand Park, Bovisand Lane, Down Thomas, Plymouth PL9 0AE, by virtue of him having relatives and friends who own chalets at Bovisand Park. After speaking as a Ward Member, he subsequently, left the room during discussion of these items and votes thereon.

Cllr Fielden declared a personal interest in planning application 05/0416/10/F ((Householder application for proposed roof alterations and extension to provide sheltered balcony, first floor accommodation and timber cladding of external elevations) – Follyfoot, Challaborough, Kingsbridge TQ7 4JB, by virtue of knowing the applicant and previously employing the applicant's sister. Subsequently he took part in the discussion and vote thereon.

Cllrs Cane and Steer declared a personal interest in planning application 57/0598/10/O (Outline application for provision of agricultural dwelling) – Dunwell Farm, Ugborough, Ivybridge PL21 0HL. Cllr Cane declared his interest by virtue of the land agents having worked with him in the past and his continuing to do business with them. Cllr Steer declared his interest by virtue of him doing business with the land agents. Both Members proceeded to take part in the discussion and vote thereon.

**DM.09/10 PUBLIC PARTICIPATION**

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

- 58/0346/10/F: Objector – Ms Debbie Macleod, Supporter Mrs Susanna Webb: Removal of seasonal occupancy restriction 6 January to 1 March to permit all year round holiday occupancy only – 5 Bovisand Park, Bovisand Lane, Down Thomas, Plymouth PL9 0AE;

- 58/0492/10/F: Objector – Ms Debbie Macleod, Supporter Mr Peter Lewis: Removal of seasonal occupancy restriction 6 January to 1 March to permit all year round holiday occupancy only – 4 Bovisand Park, Bovisand Lane, Down Thomas, Plymouth PL9 0AE;
- 05/0416/10/F: Supporter – Mrs Louise Franklin - Householder application for proposed roof alterations and extension to provide sheltered balcony, first floor accommodation and timber cladding of external elevations - Follyfoot, Challaborough, Kingsbridge TQ7 4JB;
- 57/0598/10/O: Supporter – Mrs Amanda Burden: Outline application for provision of agricultural dwelling – Dunwell Farm, Ugborough, Ivybridge PL21 0HL.

## DM.10/10 PLANNING APPLICATIONS

The Head of Development Management 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 was determined by a Chairman's casting vote) was **PROPOSED** and **SECONDED** and on being put to the vote was either **CARRIED** or **LOST**:-

- a) In respect of application 05/0416/10/F – Householder application for proposed roof alterations and extension to provide sheltered balcony, first floor accommodation and timber cladding of external elevations – Follyfoot, Challaborough, Kingsbridge TQ7 4JB, the Area Planning Officer introduced the item by explaining that there was a design issue in relation to the proposed extension to the property. He showed a number of photographs of the property from various views and the surrounding area. He also showed plans of the existing and proposed layout of the property. He explained that the proposal was to extend the roof space for additional lounge/sitting room accommodation, with an external balcony area with balustrade. The property would be timber clad. Officers felt that the large recess with glazing and the balcony area would be unacceptable.

During discussion, the following points were raised:

- The Local Ward Member advised Members of the Committee that he had visited the site with the Chairman. In his view, he did not feel that the proposal would seriously affect anyone else, and in fact there had been no objections from neighbours to the proposed extension. The balcony area would give a view to the sea, which currently was obstructed by the roof of a commercial building and a garage. The ground floor footprint would not change, the application merely sought to match the existing extension to the same size as the original house. He felt that the proposal would be an improvement, and urged the committee to approve the application;

- A number of Members felt that there was a mix of different styles of property in Challaborough and that there were already buildings that looked like the proposed property, and that the design would fit in.

It was then **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED**:-

‘That the application be conditionally approved.’

#### Reasons for approval

The proposed alterations and extension were in keeping with the surrounding properties and the new building would enhance the local area.

- b) In respect of application 57/0598/10/O – outline application for provision of agricultural building – Dunwell Farm, Ugborough, Ivybridge, PL21 0HL, the Area Planning Officer introduced the item by explaining that the report set out the arguments in relation to this proposal. A previous application had been withdrawn after concerns over siting. A number of photographs were shown of the site, including aerial photographs. There were no landscape issues with this new application, neither were there any objections. However, without the support of the agricultural consultant, officers had no option but to recommend refusal.

During discussion, the following points were raised:

- A number of Members felt that this application demonstrated a genuine need for housing. For the sake of good husbandry, and taking the diverse nature of the farm into account, workers were needed on site;
- A Member felt that this application counted as affordable housing and advised Members that young people who look to farming as a career should be encouraged;
- A number of concerns were raised over the report of the agricultural consultant;
- Members asked that the future use of the property be protected, and officers agreed that an agricultural tie could be used. A Member also asked that permitted development rights be removed, to ensure control over the future size of the proposed dwelling.

It was then **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED**:-

‘That the application be conditionally approved.’

Reasons for approval

The reasons for approval include good husbandry and locating required accommodation on site at the farm for reasons of sustainability.

It was then:-

**RESOLVED**

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

**DM.11/10 REPORT ON ENFORCEMENT WORK**

Members were asked to consider a report on Enforcement Work. Members welcomed the contents of the report and it was duly noted.

**DM.12/10 NOTES OF THE TREE AND HEDGE APPEAL GROUP**

Members were asked to consider the notes of a recent Tree and Hedge Appeal Group held on 3 June 2010. Members accepted the notes, however, one comment was made when a Member of the Tree and Hedge Appeal Group raised concerns over the use of the Helliwell system for risk assessment of trees, as the system was subjective and therefore made it difficult for Members to accept it as a basis for judgement.

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

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Chairman

## APPENDIX A

### 58/0346/10/F

Removal of seasonal occupancy restriction 6 January to 1 March to permit all year round holiday occupation only – 5 Bovisand Park, Bovisand Lane, Down Thomas, Plymouth PL9 0AE – Mr D Glover

### WEMBURY

Parish Council's Views – Objection

The Parish Council are concerned that yearly use of the site and difficulty of ensuring policing of planning conditions. Will result in a precedent for the park to become a residential site.

Officer Update – letter of representation from applicant

Recommendation – Conditional Approval

### Committee Decision – Conditional Approval

#### Conditions

- 1 TIM3 (Standard Time Limit 3 years)
- 2 Non Standard  
Chalet Occupancy
- 3 Non Standard  
Not sole or main place of residence
- 4 Non Standard  
Register of Occupiers

### 58/0492/10/F

Variation of holiday occupancy condition to permit year round holiday occupancy – 4 Bovisand Park Estate, Bovisand Lane, Down Thomas, Devon PL9 0AE

### WEMBURY

Parish Council's Views – Objection

The Parish Council are concerned that yearly use of the site and the difficulty of ensuring any policing of planning conditions. Will result in a precedent for the park to become a residential site

Officer Update – letter of representation from applicant

Recommendation – Conditional Approval

### Committee Decision – Conditional Approval

#### Conditions

- 1 TIM3 (Standard Time Limit 3 years)
- 2 Non Standard  
Chalet Occupancy
- 3 Non Standard  
Not sole or main place of residence
- 4 Register of occupiers

**05/0416/10/F**

Householder application for proposed roof alterations and extension to provide sheltered balcony, first floor accommodation and timber cladding of external elevations – Follyfoot, Challaborough, Kingsbridge, TQ7 4JB – Mr & Mrs Franklin

**BIGBURY**

Parish Council's Views – No objection

Officer Update – None

Recommendation – Refusal

**Committee Decision – Conditional Approval**

**Conditions**

- 1 – TIM3 (Standard Time Limit)
- 2 – NH05 (Accord with Plans)

**57/0598/10/0**

Outline application for provision of agricultural dwelling – Dunwell Farm, Ugborough, Ivybridge, PL21 0HL – TR Johns & Sons Ltd

**UGBOROUGH**

Parish Council's Views – Support

Officer Update – None

Recommendation – Refusal

**Committee Decision – Conditional Approval**

**Conditions**

- 1 – TIM1 (Outline Reserved Matters 3 years)
- 2 – TIM2 (Outline Reserved Matters 3 & 2 years)
- 3 - NH05 (Accord with Plans)
- 4 - RES2 (Outline)
- 5 - RES33 (Agricultural Occupancy)
- 6 - RES34 (Agricultural Dwelling)
- 7 - NE01 (Landscaping)