

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON  
MONDAY, 7 JULY 2008**

**(07/0771/08/F) Resubmission of application 07/0140/08/F for the erection of  
five self-contained residential flats plus associated car parking –  
Development Site adjacent to Venn Farm, Brixton, Plymouth**

**Present:** Cllr Carter  
Cllr Fielden (Chairman)  
Cllr Hitchins  
Cllr Steer  
Cllr Westacott

**In attendance and participating:**  
Cllr Squire – Local Ward Member  
Mr M Elliott – Area Planning Officer  
Cllr Curtis – Brixton Parish Council

Cllrs Carter, Fielden, Hitchins and Steer declared a personal interest in the application by virtue of the applicant being a fellow Conservative Group Member of South Hams District Council. Members remained in the meeting and took part in the vote and debate thereon.

In introducing the application, the Area Planning Officer (APO) made particular reference to:-

- (A) the proposal of the development. With the aid of plans, the APO outlined the proposal which was for a two storey building to contain five self contained residential units. The proposed build was on land between a property known as "Rosemount", to the west, and Venn Farmhouse and barns to the east. Adjacent to Rosemount, the new build would be two storey in height and set back from the front of the building by 2.2m and extend by 7.3m and returns to a single storey extension. Provision was also to be made for on site for a total of ten parking spaces and a turning area for vehicles. Furthermore, the APO also advised that a bin storage area had been proposed;
- (B) concern over the proposed bin storage area. The APO advised that recent discussions with the applicants agent and neighbours had led to concerns being raised over the location of the bin storage area which was to be sited in close proximity to a neighbouring property. Therefore, if Members were minded to recommend conditional approval of the application, the APO suggested an additional condition to exclude the bin area and landscape the area instead;
- (C) letters of representation received. The APO advised that a further letter of representation had been received from the occupants of 'Rosemount'. The planning officer advised members that it was suggested that the windows facing the property from the proposed development be obscured and fixed closed. The representations submitted in the letter suggested that the

internal layout of the development could be altered, so that the bathroom be facing 'Rosemount' with obscure glazing and position the bedroom on the elevation facing into the site, thus moving the bedroom window away from the neighbour. Furthermore, concern had been noted with relation to the area between the proposed development and Rosemount. In response, the APO suggested a further condition to restrict fencing, the construction of decking and agree a landscape scheme to ensure no loss of light and amenity occurred to 'Rosemount'.

In conclusion, the APO advised that officers were recommending conditional approval of the application (as set out in the presented report), subject to the following additional conditions; exclusion of bin storage and communal area and agreement of alternative storage area., excluded Permitted Development rights to erect fencing and structures along the border with 'Rosemount', drainage and land contamination.

The Group then proceeded to view the application site, with the dimensions of the proposals pegged out to aid Members.

The Parish Council (PC) representative expressed support for the application subject to inclusion of the additional conditions (as outlined above).

In discussion on the application, Members also supported these additional conditions and advised the APO to discuss with the applicant the suggestion of changing the interior layout of the unit adjacent to 'Rosemount'.

It was then unanimously:-

### **RECOMMENDED**

That in respect of application number 07/0771/08/F, the application be conditionally approved.

### **Conditions**

- 1 - TIM3 (Standard time limit 3 years)
- 2 - MAT8 (Roofing Natural Slate)
- 3 - MAT11 (Eaves Verges Hips and flues details)
- 4 - Non Standard  
Windows
- 5 - Non Standard  
Timber Weatherboard
- 6 - MAT14 (Walls Render Details)
- 7 - RES30 (Windows)
- 8 - RES43 (Parking)
- 9 - Non Standard  
Obscure Glazing
- 10 - Non Standard  
Windows
- 11 - Non Standard

- 12 - Landscaping
- 13 - Exclusion of bin storage
- 14 - Exclude permitted right to erect fencing /Decking
- 15 - Drainage
- 16 - Land contamination