

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY, 10 MARCH 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), Area Planning Officer (Eastern Area), Solicitor and Senior Member Support Officer; Application Number 33/0034/10/F Enabling and Development Officer.

DC.55/09 MINUTES

The minutes of the meeting of the Committee held on 10 February 2010 were confirmed as a correct record and signed by the Chairman.

DC.56/09 URGENT BUSINESS

The Chairman advised that there was one item of urgent business which he had agreed would be dealt with at the end of the meeting as an exempt item (minute DC.62/09 below refers).

DC.57/09 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 and the following were made:

Cllr Carter declared a prejudicial interest in planning application number 33/0034/10/F (development of 17 affordable homes and associated works – Land adjacent to Charnwood, Malborough, Kingsbridge TQ7 3RR) by virtue of him being well known to one of the objectors. Subsequently, he left the meeting during consideration of this application.

DC.58/09 PUBLIC PARTICIPATION

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

- 33/0034/10/F: Supporter – Mr John Yeoman: Development of 17 affordable homes and associated works – Land adjacent to Charnwood, Malborough, Kingsbridge TQ7 3RR
- 37/2040/09/F: Objector – Mr Duncan Tilney; Supporter – Mrs P Irvine: Retrospective householder application for amendments to planning consent 37/0410/08/F for alterations to landscaping to rear garden – Westfield, Riverside Road West, Newton Ferrers, Plymouth PL8 1AD.

DC.59/09 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 10 February 2010

- (i) (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 Chairman advised that the recommendation of the Group was that the application be deferred pending further information.

DC.60/09 **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 motion (which was in contradiction to the planning officer recommendations in the published agenda report, or was 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 37/2040/09/F - Retrospective householder application for amendments to planning consent 37/0410/08/F for alterations to landscaping to rear garden – Westfield, Riverside Road West, Newton Ferrers, Plymouth PL8 1AD, 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.

DC.61/09 **EXCLUSION OF PUBLIC AND PRESS**

RESOLVED

That in accordance with Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during consideration of the following item of business as the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A to the Act is involved.

DC.62/09 **ROWES FARM, STOKE GABRIEL – REASONS FOR REFUSAL**

Members were advised that the decision made at the Committee meeting held on 13 January 2010, in relation to application number 52/1442/09/F – Residential development comprising the erection of 50 houses and associated roads, parking and open space – Rowes Farm, Aish Road, Stoke Gabriel, would now be considered by a public enquiry, as the applicant had since appealed the decision to refuse the proposals. Officers requested that Members give direction on which of the four reasons for refusal should be defended at this appeal, bearing in mind the potential cost implications for the Council.

After some debate, it was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED**, that only reasons 2 and 4, visual impact and residential amenity, both of which were subjective and at the discretion of Members, should be defended.

(Meeting commenced at 2.00 pm and concluded at 3.15 pm).

Chairman

APPENDIX A

33/0034/10/F

Development of 17 affordable homes and associated works – Land adjacent to Charnwood, Malborough, Kingsbridge, TQ7 3RR – Hastoe Housing Association

MALBOROUGH

Parish Council's Views - Support

Officer Update – Natural England raise no objection subject to conditions.

Recommendation – Conditional Approval (subject to S. 106 Agreement)

Committee Decision – Conditional Approval

Conditions

- 1 - TIM3 (Standard 3 year time limit)
- 2 - NH05 (Accord with Plans)
- 3 – Non Standard
External Finishing Materials
- 4 - Non Standard
Boundary Treatments
- 5 - Non Standard
Hardsurfacing Materials
- 6 - Non Standard
Surface Water Disposal
- 7 - Non Standard
Landscape Details
- 8 - Non Standard
Landscape Implementation
- 9 - Non Standard
Unsuspected Contamination
- 10 - Non Standard
GPDO Exclusion
- 11 - Non Standard

Construction Method Statement
12 - Non Standard
Implementation of Safety Audit Recommendation
13 - Non Standard
Completion of Roads and Visibility Splays
14 - Non Standard
Parking and Turning Facilities
15 - Non Standard
Birds
16 – Non Standard
Reptiles
17- MAT17 (Stonework)
18 - Non Standard
Windows/Doors
19 – Non Standard
Solar Panel Detail

37/2040/09/F

Retrospective householder application for amendments to planning consent 37/0410/08/F for alterations to landscaping to rear garden – Westfield, Riverside Road West, Newton Ferrers, Plymouth, PL8 1AD – Mrs Irvine

NEWTON & NOSS

Parish Council's Views – Objection further details awaited in relation to revised plans

Officer Update – None

Recommendation – Conditional Approval

Committee Decision – Site Inspection

41/2264/09/F

Removal of condition 1 (removal of temporary 5 year permission) of planning permission 41/0007/05/F – Land adjacent to water pumping station, Gould Road, Salcombe, TQ8 8DU – Salcombe Estuary Rowing Club

SALCOMBE

Town Council's Views – Strongly support this application

Officer Update – None

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Condition

1 - USE6 Temporary (5 years)

61/0012/10/F

Erection of carport adjacent to existing garage – Preston Farm, Woodleigh, Kingsbridge, TQ7 4DW – Mr Hall

Erection of 65

WOODLEIGH

Parish Council's Views – No comments

Officer Update – None

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Conditions

1 - TIM3 (Standard 3 year time limit)

2 - NH05 (Accord with Plans)

13/0132/10/F

Variation of condition (d) of 13/2171/89/3 to allow for exterior painting of windows, doors, fascias and bargeboards to main dwelling and garage - Blackness Barn, East Cornworthy, Totnes, TQ9 7HQ - Mrs Allen

CORNWORTHY

Parish Council's Views – Awaiting response

Officer Update – Parish Council objections

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Conditions

1 - MIS6 (Reiteration)

2 – NH05 (Accord with plans)

3 – Non Standard

Colour of Windows
