

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY, 12 DECEMBER 2007**

MEMBERS

* Cllr G J Fielden - Chairman

* Cllr I Longrigg - Vice-Chairman

∅ Cllr N A Barnes	* Cllr D W May
∅ Cllr H D Bastone	* Cllr D M O'Callaghan
* Cllr J Brazil	* Cllr J T Pennington
* Cllr B F Cane	∅ Cllr R Rowe
* Cllr R J Carter	* Cllr J W Squire
∅ Cllr S E Cooper	* Cllr R C Steer
∅ Cllr P Coulson	* Cllr R J Vint
* Cllr J D Hawkins	* Cllr A Ward
* Cllr M J Hicks	* Cllr J A Westacott
* Cllr P W Hitchins	

* Denotes attendance

∅ Denotes apology for absence

Officers in attendance:

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

DC.35/07 MINUTES

The minutes of the meeting of the Committee held on 14 November 2007 were confirmed as a correct record and signed by the Chairman.

DC.36/07 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. These were recorded as follows:-

Cllr J A Westacott declared a personal interest in application 03/1698/07/F (Erection of 3 bedroomed house – 10 Courtfield, Totnes, TQ9 5RQ) and remained in the meeting during the debate and vote on this application.

DC.37/07 PUBLIC PARTICIPATION

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

- 55/1945/07/RM – Objector – Mr Hugo; Supporter – Mr Jones
Resubmission of application 55/1106/07/RM for construction of single dwelling with separate double garage – Plot 4, Leonards Close, Thurlestone;
- 55/2137/07/RM – Objector – Mr Hugo
Resubmission of application 55/1157/07/RM for erection of dwelling with separate double garage – Plot 5 (Phase 1), Leonards Close, Thurlestone;
- 55/2138/07/RM – Objector – Mr Hugo
Resubmission of application 55/1158/07/RM for erection of single dwelling with separate garage – Plot 3 (Phase 1), Leonards Close, Thurlestone, Kingsbridge;
- 41/2119/07/CU – Supporter – Ms Yabsley
Change of use to photographic studio/retail gallery – Unit 2, Island Square, Island Street, Salcombe, TQ8 8DP

DC.38/07 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 Site Inspection Group held on 26 November 2007**(i) 03/1698/07/F – erection of 3 bedroomed house – 10 Courtfield, Totnes, TQ9 5RQ**

Members considered a report of the committee site inspection group in respect of the above planning application, which had included a recommendation that the planning application be refused.

Those Members who were in attendance at the site inspection commented that the proposed balcony, and its associated loss of privacy for neighbouring properties, was the cause of concern. It was noted that, if the proposal had not incorporated the balcony, Members may have been more inclined to

recommend conditional approval of the application.

It was then:-

RESOLVED

That in respect of application number 03/1698/07/F, the application be refused due to the balcony element of the proposal leading to overlooking and a loss of privacy to neighbouring properties

DC.39/07 PLANNING APPLICATIONS

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

RESOLVED

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

DC.40/07 WITHDRAWN APPLICATION

The Committee noted that application number 14/2236/07/F, (amendments to approved planning application 14/1670/05/F for erection for single storey dwelling – Longcause House Cottage, Dartington, Totnes, TQ9 6DQ) had been withdrawn by the applicants prior to the start of the meeting.

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

Chairman

DEVELOPMENT CONTROL COMMITTEE – 12 DECEMBER 2007

The following matters were reported to and noted by the Committee during consideration of DC.39/07 and Appendix A:-

55/1945/07/RM	Letters circulated	36 of objection 8 of comment 1 of support
55/2137/07/RM	Letters circulated	30 of objection 3 of comment
55/2138/07/RM	Letters circulated	30 of objection 4 of comment
41/2119/07/CU	Letters circulated	1 of objection 2 of comment 1 of support

APPENDIX A

55/1945/07/RM

Resubmission of application 55/1106/07/RM for construction of single dwelling with separate double garage – Plot 4, Leonards Close, Thurlestone, Kingsbridge – Mr & Mrs A Jones

THURLESTONE

Parish Council's Views – Objection – dwelling is too large for the site

Officer Update – None

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Conditions

- 1 - TIM2 (Outline – Reserved Matters time limit 2 and 3 years)
- 2 - MIS6 (Reiteration)
- 3 - MAT8 (Roofing Natural Slate)
- 4 - MAT11 (Eaves, Verges, Hips and Flues Details)
- 5 - MAT14 (Walls, Render, Details)
- 6 - MAT23 (Doors and Windows Reserve Details Vents)
- 7 - MAT17 (Stonework Sample Panel)
- 8 - MAT15 (Walls, Weatherboard, Colour, Finish)
- 9 - MAT28 (Flue)
- 10 - Non Standard
Landscaping
- 11 - Non Standard
Means of Enclosure

55/2137/07/RM

Resubmission of application 55/1157/07/RM for erection of dwelling with separate double garage – Plot 5 (Phase 1), Leonards Close, Thurlestone, Kingsbridge – Ferndale Homes (Mr R Lee)

THURLESTONE

Parish Council's Views – Objection – dwelling is too large for site

Officer Update – None

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Conditions

- 1 - TIM2 (Outline – Reserved Matters time limit 2 and 3 years)
 - 2 - MIS6 (Reiteration)
 - 3 - MAT8 (Roofing Natural Slate)
 - 4 - MAT11 (Eaves, Verges, Hips and Flues Details)
 - 5 - MAT14 (Walls, Render, Details)
 - 6 - MAT23 (Doors and Windows Reserve Details Vents)
 - 7 - MAT17 (Stonework Sample Panel)
 - 8 - MAT15 (Walls, Weatherboard, Colour, Finish)
 - 9 - MAT28 (Flue)
 - 10 - Non Standard
Landscaping
 - 11 - Non Standard
Means of Enclosure
-

55/2138/07/RM

Resubmission of application 55/1158/07/RM for erection of single dwelling with separate garage – Plot 3 (Phase 1), Leonards Close, Thurlestone, Kingsbridge – Mr & Mrs N Redfern

THURLESTONE

Parish Councils' Views – Objection – dwelling is too large for the site

Officer Update – None

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Conditions

- 1 - TIM2 (Outline – Reserved Matters time limit 2 and 3 years)
- 2 - MIS6 (Reiteration)
- 3 - MAT8 (Roofing Natural Slate)
- 4 - MAT11 (Eaves, Verges, Hips and Flues Details)
- 5 - MAT14 (Walls, Render, Details)
- 6 - MAT23 (Doors and Windows Reserve Details Vents)
- 7 - MAT17 (Stonework Sample Panel)
- 8 - MAT15 (Walls, Weatherboard, Colour, Finish)
- 9 - MAT28 (Flue)
- 10 - Non Standard
Landscaping
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Means of Enclosure

41/2119/07/CU

Change of use to photographic studio/retail gallery – Unit 2, Island Square, Island Street, Salcombe, TQ8 8DP – Ms L Yabsley

SALCOMBE

Town Council's Views – Refusal – the policy set by SHDC is that Island Street is primarily an industrial area, however the street has become saturated by retail outlets. The STC wish this application to be refused on the grounds that it is against policy. It was requested that a letter be sent to SHDC who own this property so as to remind them that they are in breach of the policy set by themselves.

Officer Update – None

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Conditions

1 – TIM3 (Standard 3 year time limit)

2 – USE1 (Personal)

3 – Non Standard

Retail Use

14/2236/07/F

Amendments to approved planning application 14/1670/05/F for erection for single storey dwelling – Longcause House Cottage, Dartington, Totnes, TQ9 6DQ – Mr K Sykes

DARTINGTON

Parish Council's Views – No objections

Officer Update –

Recommendation – Refusal

THIS APPLICATION WAS WITHDRAWN