

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT  
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,  
19 MAY 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 J Baverstock (for application numbers 53/0372/10/F and 53/0172/10/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.01/10 MINUTES**

The minutes of the meeting of the Committee held on 14 April 2010 were confirmed as a correct record and signed by the Chairman.

**DM.02/10 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 Bastone declared a prejudicial interest in planning application number 15/0380/10/DC (Provision of two octagonal ticket sale booths on North and South Embankment Regulation 3, LPA own development) – North and South Embankment, Dartmouth) by virtue of him managing businesses in close proximity to the site. Subsequently, he left the room during discussion of this item.

## DC.03/10 **PUBLIC PARTICIPATION**

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

- 30/1504/09/O and 30/1505/09/O: Objector – Mr Michael Calder, Supporter Mr Stephen Corner: Demolition of all existing buildings & removal of existing marina pontoons & buoys. Comprehensive redevelopment comprising a 357 berth marina, up to 4,118sqm Class B1 & B2; 80 sqm marina supporting facilities & 50 sqm club house (Class D2); up to 350 sqm Class A1, up to 7,500 sqm Class C1, A3, A4; up to 5,600 sqm boatyard, boat lifting equipment & seasonal car parking; up to 6,652 sqm car storage facility with the top deck to be used for the storage of boats during winter months, up to 26,995 sqm or 137 houses, viewing platform to the WWII scheduled monument, new car parks in the woodland, internal roads, plaza, formal & informal recreational space, electricity sub station, water treatment works, and Outline planning application for new boardwalk between land adjacent to Higher Ferry slipway at Bridge Road, connecting to former railway cutting at land to south of Noss Marina following the alignment of the Dart Valley Railway to create a permissive footpath – Noss on Dart, Bridge Road, Kingswear, Dartmouth;
- 35/0121/10/F: Objector – Mrs Ruth Corbin, Supporter – Mr Andy Coughlan: Replacement dwelling – Green Vale, Modbury, Ivybridge PL21 0SR;
- 53/0372/10/F: Supporter – Ms Amanda Lubrani: Retention of temporary sales office for a period of nine months – Land adjacent Prospect House, South Hallsands, Kingsbridge TQ7 2EY.

## DC.04/10 **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 scheduled for 26 April 2010**
- (i) **(18/0269/10/F) Change of use from workshop and store to private dwelling. Remove double door at entrance and replace with single door and window with vertical T&G board below – The Platt, The Lane, Dittisham, Devon TQ6 0HB**

The Area Planning Officer advised Members that, following the Committee meeting held on 14 April 2010, this application had subsequently been withdrawn, and therefore the site inspection did not take place.

## DC.05/10 **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 motion (which was 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 53/0172/10/F – Extension of car park into adjacent field – Car Park, Tradesmans Arms, Stokenham, Kingsbridge, TQ7 2SZ, the Area Planning Officer introduced the item by showing photographs which indicated that present parking arrangements were restricted, and explained that the site occupied a sensitive setting. He stated that this was a straightforward proposal, and the judgement that had to be made was pertaining to the visual impact on an important historic setting that the site enjoyed. The conclusion reached was that the proposal would have a detrimental affect on the setting within a Conservation Area and on the listed buildings opposite. In addition, Members should be aware that the County Archaeologist had objected to the application as he felt he had not received sufficient information to evaluate the survival of below ground archaeological deposits across the proposed development site, in what was an archaeologically significant area.

During discussion, the following points were raised:

- The Local Ward Member advised Members of the Committee that the whole village supported this application. He added that a car park was essential for any public house to survive, and in response to concerns over the proposed bank, the applicants had now agreed to use a stock proof fence instead, as was currently in place. In terms of archaeology, he advised that research had been undertaken some time ago, and no items of interest were found;

- A number of Members felt that the Committee should support local businesses, however, there was strong feeling that, should the application be approved, a condition must be included that would allow the car park only to be used as part of the public house. In other words, should there be a later application for change of use, then the car park must revert to its original size;
- Another Member raised concerns over the landscaping, and requested that, care be taken to retain the existing views by ensuring that landscaping along the fence was minimal.

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

To support the Council’s Corporate Priority 2m to create the conditions for the growth and maintenance of quality economic activity.

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 5.00 pm).

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Chairman

## APPENDIX A

### (i) 30/1504/09/0 & (ii) 30/1505/09/0

- (I) **30/1504/09/0** : Demolition of all existing buildings & removal of existing marina pontoons & buoys. Comprehensive redevelopment comprising a 357 berth marina, up to 4,118sqm Class B1 & B2; 80 sqm marina supporting facilities & 50 sqm club house (Class D2); up to 350 sqm Class A1, up to 7,500 sqm Class C1, A3, A4; up to 5,600 sqm boatyard, boat lifting equipment & seasonal car parking; up to 6,652 sqm car storage facility with the top deck to be used for the storage of boats during winter months, up to 26,995 sqm or 137 houses, viewing platform to the WWII scheduled monument, new car parks in the woodland, internal roads, plaza, formal & informal recreational space, electricity sub station, water treatment works.
- (II) **30/1505/09/0** : Outline planning application for new boardwalk between land adjacent to Higher Ferry slipway at Bridge Road, connecting to former railway cutting at land to south of Noss Marina following the alignment of the Dart Valley Railway to create a permissive footpath  
Noss-on-Dart, Bridge Road, Kingswear, Dartmouth TQ6 0EA & Broadwalk, Dart Valley Railway Line, bridge Road, Kingswear – Noss Marina Limited

### KINGSWEAR

Parish Council's Views – See Report

Officer Update – Revised comments from Natural England and Environment Agency. Letter from South Devon College.

Recommendation – Conditional Approval (both applications) subject to:

- Any necessary referral to the Secretary of State;
- Completion of a S.106 Agreement based on the Heads of Terms set out in Appendix 2, and;
- The following planning conditions, and any necessary additions and modifications.

### Committee Decision – Agreed recommendations

**Conditions – As in the report plus amendments as necessary**

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**35/0121/10/F**

Replacement dwelling – Green Vale, Modbury, Ivybridge, PL21 0SR – Mr & Mrs D Gill

### MODBURY

Parish Council's Views –

Recommend Refusal for the following reasons:

- Overdevelopment of the site
- Dwelling would have a detrimental affect on the landscape, being more visible
- Proposal is in contravention of Development Policy DP15 'Development in the Countryside'

Officer Update – None

Recommendation – Conditional Approval

**Committee Decision – Conditional Approval**

**Conditions**

- 1 – TIM3 (Standard 3 year time limit)
- 2 – NH05 (Accord with Plans)
- 3 – Non Standard  
Removal of Bungalow
- 4 – MAT11 ( Eaves, Verges, Hips, Details)
- 5 - MAT14 (Render Details)
- 6 – MAT17 (Stonework Sample)
- 7 – MAT23 (Window/Door Details)
- 8 - MAT30 (Full Details, Ducts/Flues/Vents etc)
- 9 – MAT 8 (Natural Slate)
- 10 – RES22A (Exclusion of GPDO)
- 11 – NE01 (Landscaping)
- 12 – Non Standard  
Unsuspected Contamination

**53/0372/10/F**

Retention of temporary sales office for a period of nine months – Land adjacent Prospect House, South Hallsands, Kingsbridge TQ7 2EY – Amara Estates Ltd

**STOKENHAM**

Parish Council's Views – Objection – it was felt that there were insufficient grounds after considerable period of time for the retention of such a structure. It is also detrimental to the AONB and is on a prominent position on the coastal path.

Officer Update – None

Recommendation – Conditional Approval

**Committee Decision – Conditional Approval**

**Conditions**

- 1 - NH05 (Accord with Plans)
- 2 - Non Standard  
Removal of Temporary Sales Office
- 3 - Non Standard  
Restricted Use of Sales Office

**53/0172/10/F**

Extension of car park into adjacent field – Car Park, Tradesmans Arms, Stokenham, Kingsbridge, TQ7 2SZ – Mrs C Saunders

**STOKENEHAM**

Parish Council's Views – Support

Officer Update – None

Recommendation – Refusal

**Committee Decision – Conditional Approval**

**Conditions**

- 1 – TIM3 (Standard time limit 3 years)
- 2 - NH05 (Accord with Plans)
- 3 – Non Standard Landscape Details
- 4 – Non Standard Boundary Treatment
- 5 – Non Standard Car Park Surfacing
- 6 – Non Standard Car Park Reinstatement
- 7 – Non Standard Archaeological Assessment

**34/0458/10/F**

Householder application for widening of vehicular access and erection of 1.5m wall either side of entrance – Green Westerland House, Old Totnes Road, Marldon, Paignton TQ3 1RR – Mr P Tucker

**MARLDON**

Parish Council's Views – Support

Officer Update – None

Recommendation – Conditional Approval

**Committee Decision – Conditional Approval**

**Conditions**

- 1 – TIM3 (Standard time limit 3 years)
- 2 – NH05 (Accord with Plans)
- 3 – HG4 (Hedge Retention)
- 4 – MAT16 (Local Stone)

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**15/0380/10/DC**

Provision of two octagonal ticket sale booths on North and South Embankment Regulation 3, LPA own development – North & South Embankment, Dartmouth, Devon – Mr James Stubbs, SHDC, Head of Property Services

**DARTMOUTH**

Town Council's Views – Refusal – sufficient kiosks on the Embankment, some unused

Officer Update – None

Recommendation – Conditional Approval

**Committee Decision – Conditional Approval**

**Conditions**

- 1 – TIM3 (Standard time limit 3 years)
- 2 – HN05 (Accord with Plans)
- 3 – Non Standard Matching Materials