

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY, 10 DECEMBER 2008**

MEMBERS

* Cllr G J Fielden - Chairman

* Cllr D W May - Vice-Chairman

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

* Denotes attendance

∅ Denotes apologies for absence

Also in attendance and participating:

Cllr M F Saltern (for Item 6: 'Unauthorised Encampment at Bourton Lane, Littlehempston (Minute No. DC.42/08 below refers); and

Cllr N A Barnes (for application number 04/0851/08/O (Outline application for the demolition of 16 Campion View, demolition of Dark Lake Farmhouse and agricultural buildings, the erection of 28 no. houses and construction of new access road – Dark Lake Farm, Blackeven Hill, Roborough, Plymouth PL6 7AD) (Minute No DC.44/08 below refers)).

Officers in attendance:

Head of Planning and Building Control, Area Planning Officer (Western Area), Senior Planning Officers, Planning Assistant, Solicitor, and Member Support Services Manager.

DC.39/08 MINUTES

The minutes of the meeting of the Committee held on 29 October 2008 were confirmed as a correct record and signed by the Chairman.

DC.40/08 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:-

Cllrs R C Steer and J A Westacott declared a personal interest in application number 14/1777/08/O (Erection of building for tyre and exhaust fitting and vehicle servicing – Beacon Park, Dartington, Totnes TQ9 6DX) by virtue of their respective uses of the company and remained in the meeting and took part in the discussion and vote thereon;

Cllr J A Westacott declared a personal interest in application number 34/1838/08/F (Erection of a two storey dwelling with single storey annexe to the side and detached garage – Land north of Kiln Cross at SX865633, Kiln Road, Marldon) by virtue of her knowing of the objector who had registered his wish to speak at this meeting and remained in the meeting and took part in the discussion and vote thereon;

Cllr P W Hitchins declared a personal interest in application number 04/0851/08/O (Outline application for the demolition of 16 Champion View, demolition of Dark Lake Farmhouse and agricultural buildings, the erection of 28 no. houses and construction of new access road – Dark Lake Farm, Blackeven Hill, Roborough, Plymouth, PL6 7AD) by virtue of him knowing of some of the beneficiaries of the Trust who were the applicants for this proposal and remained in the meeting and took part in the discussion and vote thereon;

Cllr B F Cane declared a prejudicial interest in application number 07/1039/08/F (alterations and extension to Nursing Home to provide ten additional bedrooms – The Lawns Nursing Home, Brixton, Plymouth, PL8 2AX) by virtue of the applicant being a close neighbour and therefore left the meeting during the debate and vote on this application;

Cllr D W May declared a personal interest in application number 27-57/0765/08/O (Erection of 540 sq m B1 (Business) Industrial Units – Land adj Ivydale, Godwell Lane, Ivybridge, PL21 0LE) by virtue of him knowing of both the applicant and the objector who had registered his wish to speak at this meeting and remained in the meeting and took part in the discussion and vote thereon;

Cllr D M O'Callaghan declared a personal interest in application number 59/2067/08/F (Resubmission of application 59/1691/08/F for the demolition of existing dwelling and outbuildings, replacement with new dwelling & carport renovation of existing boatstore & slipways – Gerston Point, West Alvington, Kingsbridge, TQ7 3BA) by virtue of her having previously been a member of the South Hams Society (who had submitted representations in objection to this application) and remained in the meeting and took part in the discussion and vote thereon.

DC.41/08 **PUBLIC PARTICIPATION**

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

- 04/0851/08/O – Objector; Mr Williamson – Supporter; Mr Bottomley; Outline application for the demolition of 16 Champion View, demolition of Dark Lake Farmhouse and agricultural buildings, the erection of 28 no. houses and construction of new access road – Dark Lake Farm, Blackeven Hill, Roborough, Plymouth, PL6 7AD;

- 27-57/0765/08O – Objector; Mr Gittens – Supporter: Mr Bottomley; Erection of 540 sq m B1 (Business) Industrial Units – Land adj Ivydale, Godwell Lane, Ivybridge, PL21 0LE;
- 34/1838/08/F – Objector; Mr Squire; Erection of a two storey dwelling with single storey annexe to the side and detached garage – Land north of Kiln Cross at SX865633, Kiln Road, Marldon;
- 41/1901/08/F – Supporter; Mr Forrest-Jones; Resubmission of application 41/1374/08/F for alterations & additions to existing dwelling to include revised parking arrangements, replacement garages, external swimming pool, conversion of undercroft to accommodation & associated works – Underdeck, Cliff Road, Salcombe, TQ8 8JQ;
- 28/1836/08/F – Supporter; Mr Newcombe; Resubmission of application 28/0773/08/F for the demolition of existing dwelling and replacement with two new dwellings with associated parking, landscaping and internal access arrangements – Widegates, 56 Embankment Road, Kingsbridge, TQ7 1LA;
- 42/1584/08/F – Supporter; Mr Stephens; Retrospective application for the erection of garden shed and carport to replace front face of outhouse building – 8 Dartmoor Cottages, Wotter, Plymouth, PL7 5HN;
- 11/1539/08/F & 11/1540/08/LB – Supporter; Mr Bottomley; (i) Conversion of redundant barn to two dwellings and annexe with garaging, and (ii) Listed Building Consent for two dwellings and annexe with garaging – Lower Warcombe Barn, Kingsbridge, TQ7 4BW.

DC.42/08

UNAUTHORISED ENCAMPMENT AT BOURTON LANE, LITTLEHEMPSTON

A report was considered which sought to determine the expediency of taking enforcement action against occupiers of an unauthorised encampment on land under the ownership of Devon County Council.

The lead Executive Member for Housing made reference to a letter from the Assistant Gypsy and Traveller Liaison Officer of Devon County Council. The letter made reference to the local links (e.g. employment, education and medical practices) of the travellers residing at Bourton Lane. In addition, the letter also stated that whilst there had been no reported involvement in any criminal activity by the occupiers, there had been a recorded incident committed against them. It was noted that this statement was supported by a submission received from the Diverse Communities Officer, who was based at Ashburton Police Station.

Members were informed that the Council had held meetings with the travelling community over the last year and had kept the local residents at Bourton Lane fully engaged during this process. A letter was also highlighted from a nearby landowner which stated that works in connection with clearing the site had been recently undertaken.

The lead Executive Member also advised that he had visited the site recently with officers and supported the view that the site was totally unsustainable and unsuitable to become a permanent site. As a consequence, the Member supported the recommendations (as outlined in the presented agenda report) but hoped that the Committee could support the inclusion of some minor amendments. These amendments were in relation to the correct job title of the Head of Planning and Building Control and that delegated authority be given to him, in consultation with the lead Executive Members for Housing and Development Control and the local Ward Member.

The local Ward Member informed that Littlehempston Parish Council had continually pressed for the site to be cleared and was grateful for the item being included on the agenda at this meeting. In the local community, most residents wished to be able to enjoy the Bourton Lane area once again. Whilst stressing that no complaints had been received about the on site behaviour, the Member did not feel the site was appropriate to be a permanent site but did acknowledge the difficult balancing act in finding a suitable alternative location.

The Devon County Council local Ward Member highlighted extracts from the presented agenda report and in particular made reference to the importance of the ten year time limit not being exceeded; the encampment being in open countryside and within an Area of Great Landscape Value, and the site being in conflict with the adopted local plan and was therefore totally unsustainable. As a further amendment to the officer recommendation and in his capacity as both the local County Council Ward Member and a Member of the County Gypsy and Traveller Committee, the Member wished to be added as a consultee prior to any actions being taken.

In discussion, a Member took a contrary view whereby she remained unconvinced that enforcement action was justified in this instance. The Member stated that there were currently only two authorised sites in Devon and questioned where the travellers would be relocated. In acknowledging the current lack of sites, the Committee instructed officers to ensure alternative provision was progressed outside of the usual Local Development Framework process.

It was then:

RESOLVED

1. That prior to enforcement action being taken, an immediate welfare and needs assessment be undertaken to enable the Council to consider any special or extenuating circumstances that may be put forward to support continued tolerance of the unauthorised encampment;
2. That subject to compliance with resolution 1 (above), delegated authority be granted to the Head of Planning and Building Control, in consultation with the lead Executive Members for Housing and Development Control and the local County and District Council Ward Members, to proceed with enforcement action with a recommended 18 month compliance period, which sought to prevent the unauthorised encampment from becoming immune from such action due to the 10 year time limitation and in consideration that this particular site location conflicts with the adopted Structure Plan, Local Plan policies and Local Development Framework Core Strategy policy relating to unsustainable development in open countryside, visual impact, its unsuitability as a location for a Gypsy/Traveller site and an inadequate road network.

DC.43/08 **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 November 2008**

- (i) **(07/1039/08/F) Alterations and extension to Nursing Home to provide ten additional bedrooms – The Lawns Nursing Home, Brixton, Plymouth, PL8 2AX**

Members considered a report of the Committee Site Inspection Group in respect of the above planning application, which had included a recommendation that the proposal be conditionally approved.

In discussion, a local Ward Member (who was also the Chairman of the Site Inspection Group) reiterated his concerns which he had raised on site. The Member felt that the proposed ten metre breach to the Development Boundary was sufficient reason to refuse this application and questioned the purpose of such Development Boundaries if they were to be infringed upon. In response, the Area Planning Officer (APO) advised that the current Countryside Policy did permit such extension works and as a consequence, there was no policy conflict in this instance.

In contrast to the views of the local Member, other Members who had attended the Site Inspection could see no legitimate planning reason to refuse this application.

It was then:

RESOLVED

That in respect of application number 07/1039/08/F, the application be conditionally approved.

Conditions

- 1 - TIM3 (Standard time limit 3 years)
- 2 - MAT2 (Samples submitted)
- 3 - MAT12 (Eaves and Verges Details)
- 4 - Non Standard
Car Park Construction Detail
- 5 - Non Standard
Car Park Provision
- 6 - TRE2 (Tree Protection Details)
- 7 - Non Standard
Land Contamination
- 8 - Non Standard
Land Contamination
- 9 - Non Standard
Land Contamination

Reasons for Approval

1. This application has been determined in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 which states that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. This application has been determined in accordance with approved Development Plan Policies; relevant Government planning policy guidance; and approved in the absence of any other overriding material considerations and having given due weight to all other matters raised in this application including technical and other representations received. The relevant Policies are South Hams Local Plan SHDC1, SHDC3, SHDC12, SHDC13, SHDC15 and LDF Core Strategy CS7 and CS9.

2. All consultations and representations, and relevant planning history, have been given due consideration and balanced accordingly when formulating this recommendation and conditions. Particular attention was given to the fact that the proposed extension straddled the Development Boundary. It is clear that whilst part of the site occupied by the extension lies within an area designated as 'countryside' in the Local Plan that planning policies do not prevent the alteration and extension to existing buildings. It is not considered that the proposal will set an undesirable precedent for future development proposals.

Informatives

This recommendation refers to drawings nos. TLNH./01 (location plan), TLNH./02, TLNH./03, TLNH./04 received on 27 May 2008 and car park layout plan received on 9 September 2008.

(ii) (58/1645/08/F) Resubmission of 58/0912/08/F for new detached dwelling to replace existing – Development site formally known as Zenith, Train Road, Wembury, Plymouth

Members considered a report of the Committee Site Inspection Group in respect of the above planning application, which had included a recommendation that the proposal be conditionally approved.

RESOLVED

That in respect of application number 58/1645/08/F, the application be conditionally approved.

Conditions

- 1 - TIM3 (Standard time limit 3 years)
- 2 - Non Standard
Contaminated Land
- 3 - Non Standard
Landscaping
- 4 - Non Standard
Retention of hedgebank
- 5 - MAT14 (Walls Render Details)
- 6 - MAT15 (Walls Weatherboard Colour Finish)
- 7 - MAT17 (Stonework Sample Panel)
- 8 - MAT8 (Roofing Natural Slate)
- 9 - HWY19 (Surface Water)
- 10 - HWY3 (Access Details)

Reasons for Approval

- 1 This application has been determined in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 which states that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. This application has been determined in accordance with approved Development Plan Policies; relevant Government planning policy guidance; and approved in the absence of any other overriding material considerations and having given due weight to all other matters raised in this application including technical and other representations received. The relevant Policies are Structure Plan CO3,CO5,CO6, South Hams Local Plan SHDC3 SHDC13 and SHDC15 and LDF Core Strategy policies CS7 and CS9.
- 2 All consultations and representations, and relevant planning history, have been given due consideration and balanced accordingly when formulating this recommendation and conditions.

Informatives

The plans drawings and other documents which this recommendation relates to are as follows:-

D/02,05,10,20D,21,24,25,26,30,31,32,33D,35,36,40,41,42 and 43
received on 22 August 2008

DC.44/08

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 motions (which were in contradiction to the planning officer recommendations in the published agenda report, or were 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 number 34/1838/08/F (Erection of a two storey dwelling with single storey annexe to the side and detached garage – Land north of Kiln Cross at SX865633, Kiln Road, Marldon), the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED**:-

'That a site inspection be held.'

- (b) In respect of application number 14/1777/08/O (Erection of building for tyre and exhaust fitting and vehicle servicing – Beacon Park, Dartington, Totnes TQ9 6DX), the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED:-**

‘That the application be conditionally approved.’

Reason

Members felt that in light of Council Corporate Priority 2 (Good Jobs) and the proven need to secure employment in the area, they were minded to support this application. Some Members made reference to other similar industrial use buildings also being on the Beacon Park site and felt that it was a suitable location for such an enterprise. In terms of granting approval, the Committee wished to see appropriate conditions in relation to landscaping and the storage of tyres.

- (c) In respect of application number 41/1901/08/F (Resubmission of application 41/1374/08/F for alterations & additions to existing dwelling to include revised parking arrangements, replacement garages, external swimming pool, conversion of undercroft to accommodation & associated works – Underdeck, Cliff Road, Salcombe, TQ8 8JQ), the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED:-**

‘That the application be conditionally approved.’

Reason

In respect of this application, Members made reference to the application being supported by Salcombe Town Council. The Committee did not feel that the design of the proposals was so unreasonable to justify it being refused and highlighted that there would be no direct impact upon the street scene.

- (d) In respect of application number 59/2067/08/F (Resubmission of application 59/1691/08/F for the demolition of existing dwelling and outbuildings, replacement with new dwelling & carport renovation of existing boatstore & slipways – Gerston Point, West Alvington, Kingsbridge, TQ7 3BA), the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED:-**

‘That a full Committee site inspection be held.’

- (e) In respect of application number 28/1836/08/F (Resubmission of application 28/0773/08/F for the demolition of existing dwelling and replacement with two new dwellings with associated parking, landscaping and internal access arrangements – Widegates, 56 Embankment Road, Kingsbridge, TQ7 1LA), the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED:-**

‘That planning permission be conditionally approved.’

Reason

The majority of Members felt that the design fitted well in the landscape and made reference to the number of trees which would shield virtually all of the mass of the two dwellings.

- (f) In respect of application number 42/1584/08/F (Retrospective application for the erection of garden shed and carport to replace front face of outhouse building – 8 Dartmoor Cottages, Wotter, Plymouth, PL7 5HN), the following motion was **PROPOSED** and **SECONDED** and on being put to the vote was declared **CARRIED**:-

‘That a site inspection be held.’

- (g) In respect of application numbers (11/1539/08/F & 11/1540/08/LB (i) Conversion of redundant barn to two dwellings and annexe with garaging, and (ii) Listed Building Consent for two dwellings and annexe with garaging – Lower Warcombe Barn, Kingsbridge, TQ7 4BW), 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.

(Meeting commenced at 2.00 pm and concluded at 5.45 pm).

Chairman

APPENDIX A

04/0851/08/O

Outline application for the demolition of 16 Campion View, demolition of Dark Lake Farmhouse & agricultural buildings, the erection of 28 no. houses and construction of new access road – Dark Lake Farm, Blackeven Hill, Roborough, Plymouth, PL6 7AD – Accumulation and Maintenance Trust

BICKLEIGH

Parish Council's Views – No objection

Officer Update – Natural England raised no objection subject to imposition of conditions recommended.

Recommendation – Conditional Approval

Committee Decision – Conditional Approval subject to Section 106 Agreement to secure:-

- Affordable Housing Provision;
- POSSR off site financial contribution;
- Strategic Landscaping; and
- Survey and Maintenance requirement for construction traffic route.

Conditions

- 1 - TIM1 (Standard three year time limit)
 - 2 - TIM2 (Reserved Matters)
 - 3 - RES1 (Outline Large Schemes)
 - 4 - RES14 (Exclude Sketch)
 - 5 - RES16 (Completion of Roads)
 - 6 - RES37 (Parking to Standards)
 - 7 - CONTAM1 (Contamination)
 - 8 - Non Standard
Land Contamination: Site Investigation Scheme
 - 9 - Non Standard
Land Contamination: Verification Report
 - 10 - Non Standard
Surface Water Drainage Details
 - 11 - Non Standard
Bat Mitigation Measure
 - 12 - HGE1 (Hedgerows & Bank Protection Details)
 - 13 - Non Standard
Construction Methodology Statement
 - 14 - LAN1 (Landscape Site Survey)
 - 15 - LAN2 (Landscape Assessment)
 - 16 - TRE1 (Tree Protection Details)
 - 17 - WLD6 (Wildlife Species: Protection)
-

27-57/0765/08/O

Erection of 540 sq m B1 (Business) industrial units – Land adj Ivydale, Godwell Lane, Ivybridge, PL21 0LE – Mr F Nurse

IVYBRIDGE & UGBOROUGH

Town Council's Views – Objected to this application on the basis of traffic matters in that the local roads were not suitable for the additional heavy traffic envisaged and that the safety of other road users such as pedestrians, cyclists and horse riders would be compromised. Members also had concerns over the noise levels likely to be generated by such a development. It was noted that a number of letters of objection had been received and that 19 members of the public had attended the public participation session of the Committee Meeting in order to voice their concerns over the proposed application.

Overall Members considered the proposed development to be unacceptable in a residential area.

Parish Council's Views – Objection proximity to and access through residential area. Surplus of industrial units locally. Affordable housing preferred.

Officer Update – Additional condition restricting use of Godwell Lane

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Conditions

- 1 - TIM1 (Outline Reserved Matters to be made in 3 years)
 - 2 - TIM2 (Outline Reserved Matters time limit 3 and 2 years)
 - 3 - LAN4 (Landscape Concept Plan: Full)
 - 4 - MAT2 (Samples submitted)
 - 5 - IND2 (Parking)
 - 6 - IND1 (Outline)
 - 7 - IND4 (Servicing)
 - 8 - IND7 (Exclusion Of G.D.O.)
 - 9 - IND8 (External Storage)
 - 10 - Non Standard
- No use of Godwell Lane
-

52/2038/08/F

Resubmission of application 52/2298/07/F for extension and alterations to create additional dwelling – 4 Barn Park, Stoke Gabriel, Totnes, TQ9 6SR – Mr M Radant

STOKE GABRIEL

Parish Council's Views – No objections

Officer Update – None

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Conditions

- 1 - TIM3 (Standard time limit 3 years)
 - 2 - MAT1 (Matching Materials)
 - 3 - RES22A (Exclusion Of G.D.O - new October 2008)
 - 4 - RES22 (Ex GDO – fences/walls, means of access)
 - 5 - TRE3 (Tree Protection and Works)
 - 6 - LAN5 (out of date do not use Landscape Plan: Details)
 - 7 - Non Standard
Landscaping
 - 8 - Non Standard
Provision of Garaging and Driveway for Each Dwelling
 - 9 - Non Standard
Contaminated Land
-

55/1926/08/RM

Amendments to approval 55/0634/08/RM for new games room above double garage – Plot 7 The Mead, Leonards Close, Thurlestone – Southern Properties

THURLESTONE

Parish Council's Views – Objection: approved house is large enough already

Officer Update – None

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Conditions

- 1 - TIM2 (Outline - Reserved matters time limit 3 and 2 years)
 - 2 - MIS6 (Reiteration)
 - 3 - MAT8 (Roofing Natural Slate)
 - 4 - MAT11 (Eaves Verges Hips and flues details)
 - 5 - MAT14 (Walls Render Details)
 - 6 - MAT23 (Timber Doors and Windows Reserve Details Vents)
 - 7 - MAT17 (Stonework Sample Panel)
 - 8 - MAT15 (Walls Weatherboard Colour Finish)
 - 9 - MAT28 (Flues colour and height)
 - 10 - Non Standard
Landscaping
 - 11 - Non Standard
Means of Enclosure
 - 12 - MIS4 (Alternative Permission)
-

34/1838/08/F

Erection of a two storey dwelling with single storey annexe to the side and detached garage – Land north of Kiln Cross at SX865633, Kiln Road, Marldon, Paignton – Mr W Eastley

MARLDON

Parish Council's Views – No Objection

Officer Update – None

Recommendation – Refusal

Committee Decision – Site Inspection

14/1777/08/O

Erection of building for tyre and exhaust fitting and vehicle servicing – Beacon Park, Dartington, Totnes, TQ9 6DX – Totnes & South Hams Tyre Services Ltd

DARTINGTON

Parish Council's Views – Raised no objections but provide the following comments – concern about the vehicular access onto the A385 and possible ground pollution in the field are mentioned

Officer Update – Late letter from business owner

Recommendation – Refusal

Committee Decision – Approval subject to Landscaping/Storage conditions. Reason to secure employment.

Conditions

- 1 - TIM1 (Outline Reserved Matters to be made in 3 years)
 - 2 - TIM2 (Outline Reserved Matters time limit 3 and 2 years)
 - 3 - Non Standard
Landscaping
 - 4 - Non Standard
External Storage
-

41/1901/08/F

Resubmission of application 41/1374/08/F for alterations and additions to existing dwelling to include revised parking arrangements, replacement garages, external swimming pool, conversion of undercroft to accommodation and associated works – Underdeck, Cliff Road, Salcombe, TQ8 8JQ – Mr Forrest-Jones

SALCOMBE

Town Council's Views – No objection but request that non-reflective glass be used on balustrades and the main window

Officer Update – None

Recommendation – Refusal

Committee Decision – Conditional Approval

Conditions

1 - TIM3 (Standard time limit 3 years)

59/2067/08/F

Resubmission of application 59/1691/08/F for the demolition of existing dwelling and outbuildings, replacement with new dwelling and carport renovation of existing boatstore and slipways – Gerston Point, West Alvington, Kingsbridge, TQ7 3BA – Gravofter Ltd

WEST ALVINGTON

Parish Council's Views – Views awaited

Officer Update – None

Recommendation – Conditional Approval

Committee Decision – Site Inspection

28/1836/08/F

Resubmission of application 28/0773/08/F for the demolition of existing dwelling and replacement with two new dwellings with associated parking, landscaping and internal access arrangements – Widegates, 56 Embankment Road, Kingsbridge, TQ7 1LA – Ash Mill Developments

KINGSBRIDGE

Town Council's Views – Recommends approval

Officer Update – None

Recommendation – Refusal

Committee Decision – Conditional Approval

Conditions

1 - TIM3 (Standard time limit 3 years)

42/1584/08/F

Retrospective application for the erection of garden shed and carport to replace front face of outhouse building – 8 Dartmoor Cottages, Wotter, Plymouth, PL7 5HN – Mr I Stephens

SHAUGH PRIOR

Parish Council's Views - Raised no objection to the development but suggested the imposition of a planning condition requesting the site is tidied up within a certain time frame

Officer Update – Late letter reported

Recommendation – Refusal

Committee Decision – Site Inspection

34/2027/08/F

Erection of conservatory – 6 Parkfield Close, Marldon, Paignton, TQ3 1PF – Mrs Kershaw

MARLDON

Parish Council's Views – No objection

Officer Update – None

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Conditions

1 – TIM3 (Standard time limit 3 years)

(i) 11/1539/08/F & (ii) 11/1540/08/LB

(i) Conversion of redundant barn to two dwellings and annexe with garaging, and **(ii)** Listed Building Consent for two dwellings and annexe with garaging – Lower Warcombe Barn, Kingsbridge, TQ7 3BW – Mrs M Hole

CHURCHSTOW

Parish Council's Views – No comments have been received

Officer Update – None

Recommendation – Refusal (both applications)

Committee Decision – Site Inspection
