

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
21 JULY 2010**

MEMBERS

* Cllr G J Fielden - Chairman

* Cllr D W May - Vice-Chairman

* Cllr H D Bastone	∅ Cllr P W Hitchins
* 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 M Hannaford	* Cllr R J Vint
∅ Cllr J D Hawkins	* Cllr A Ward
* Cllr M J Hicks	* Cllr J A Westacott MBE

* Denotes attendance

∅ Denotes apology for absence

In attendance and participating:
Cllrs R M Lawrence and I Longrigg

Officers in attendance:

All Agenda Items: Head of Development Management, Senior Planning Officer,
Solicitor and Senior Member Support Officer.

DM.13/10 MINUTES

The minutes of the meeting of the Committee held on 23 June 2010 were confirmed as a correct record and signed by the Chairman.

DM.14/10 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 but none were made.

DM.15/10 PUBLIC PARTICIPATION

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

- 46/0594/10/F: Objector – Mr Goodliffe: Enclosure of current terrace area adjoining existing café and beachshop to provide inside seating space for existing café and extension of café opening hours – Beach Hut, South Milton, Kingsbridge TQ7 3JY;
- 54/0800/10/F: Supporter – Mr Andy Smith: Extension to nursing home – Hyne Town House, Strete, Dartmouth TQ6 0RU
- 55/1039/10/F: Objector – Mr Derek Brown: Householder application for alteration and extension – West Wing, Warren Road, Thurlestone TQ7 3NT;
- 41/0957/10/F & 41/0959/10/LB: Supporter – Mr Charles Thompson: Conversion of lower section of outbuilding to form holiday let/ancillary accommodation and Listed building consent for conversion of lower section of outbuilding to form holiday let/ancillary accommodation – Horsecombe Farm, Higher Batson, Salcombe TQ8 8NF;
- 35/2138/09/F: Objector – Carole Farrand: Supporter – Mr John Rogers: Conversion of redundant barn to workshop use involving internal alterations, improved access and new septic tank (Reapplication of 35/0886/09) – Green Oven Barn, Barn off B3207 Modbury to California Cross at Mary Cross, Modbury

DM.16/10 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 motions (which were 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 54/0800/10/F (Extension to nursing home – Hyne Town House, Strete, Dartmouth TQ6 0RU) 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 numbers 41/0957/10/F and 41/0959/10/LB – conversion of lower section of outbuilding to form holiday let/ancillary accommodation and Listed Building consent for conversion of lower section of outbuilding to form holiday let/ancillary accommodation – Horsecombe Farm, Higher Batson, Salcombe TQ8 8NF, the Senior Planning Officer began his presentation by explaining that in 2009, Members had approved a scheme to convert the first floor of this building. The ground floor was to remain to preserve the nature of the building when set against the Listed Building. He showed a number of photographs and plans and advised that officers were recommending refusal of this application, as it would remove the simple functional use and appearance of the building.

During discussion, the following points were raised:

- Both Local Ward Members advised the Committee that the applicant had spent his time whilst living at Horsecombe Farm improving the site where he lived and felt that the proposed improvements would, in fact, improve the area and complement the Listed Building.
- A number of other Members agreed that the proposal would constitute an improvement rather than be to the detriment.

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

The proposed design would enhance the curtilage of the Listed Building and the AONB.

- c) In respect of application 35/2138/09/F – conversion of redundant barn to workshop use involving internal alterations, improved access and new septic tank. Re-application of 35/0886/09 – Grenoven Barn, Barn off B3207 Modbury to California Cross at Mary Cross, Modbury, the Head of Development Management began his presentation by showing a number of photographs of the barn and surrounding area. Plans were also shown of various elevations, and he advised Members that, although the application was recommended for conditional approval, the rooflights on the western elevation were an issue as they were not in keeping. He also advised that since his report had been published, objections had been received from a neighbour on a number of elements of the application. The application was for B1 light industrial use; at the time of submission this had been for a business sewing horse blankets, however this had now changed to two businesses installing kitchens and bathrooms and reconditioning sash windows. The applicants had demonstrated that there was a viable business use and therefore the application was recommended for approval.

During discussion, it became obvious that there were a number of concerns shared by both Members and local objectors. There were no clear answers on what would happen to the effluent from the building, and if a pump was to be used, how would it be powered. In addition, there were questions over how any machinery would be powered. There were several questions on the water supply and whether neighbours who lived lower down the slope might potentially have their supplies contaminated.

As a result, it was then **PROPOSED** and **SECONDED** and on being put to the vote declared **CARRIED**:-

'That the application be deferred for further information relating to water supplies, treatment of effluent and power sources.'

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 4.15 pm).

Chairman

APPENDIX A

46/0594/10/F

Enclosure of current terrace area adjoining existing café and beachshop to provide inside seating space for existing café and extension of café opening hours – Beach Hut, South Milton, Kingsbridge, TQ7 3JY – Mrs T Costin

SOUTH HUISH

Parish Council's Views – Objection

Objection because the site doesn't need a restaurant. It is one of the few unspoilt areas and not suitable for this type of development.

Officer Update – Advised Members about criticism by the Parish Council that there had not been formal notification of intended revised opening hours.

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Conditions

1. TIM3 (Standard Time Limit, 3 years)
2. NH05 (Accord with plans)
3. USE13 (Hours of Opening)
4. NS (External Lighting)

54/0800/10/F

Extension to nursing home – Hyne Town House, Strete, Dartmouth, TQ6 0RU – Mr & Mrs S Mould

DARTMOUTH

Town Council's Views

Objection – Impact upon neighbouring Listed Building & Conservation Area, scale and massing, impact on Daylight, no conservation appraisal.

Officer Update - None

Recommendation – Conditional Approval

Committee Decision – Deferred for site inspection

55/1039/10/F

Householder application for alteration and extension – West Wing, Warrant Road, Thurlestone, TQ7 3NT – Mr & Mrs A Walker

THURLESTONE

Parish Council's Views -

Objection – harm to street scene and overbearing

Officer Update – None

Recommendation – Conditional Approval

Committee Decision – Conditional Approval

Conditions

- 1 TIM3 (Standard Time Limit)
- 2 NH05 (Accord with Plans)
- 3 Non Standard Unsuspected Contamination
- 4 MAT1 (Matching Materials)
- 5 CON8 (Rooflights)
- 6 HWY14 (Retain Parking)

(I) 41/0957/10/F & (II) 41/0959/10/LB

(i) Conversion of lower section of outbuilding to form holiday let/ancillary accommodation.

(II) Listed Building consent for conversion of lower section of outbuilding to form holiday let/ancillary accommodation – Horsecombe Farm, Higher Batson, Salcombe TQ8 8NF – Mr C Thompson

SALCOMBE

Town Council's Views – No objection

Officer Update – None

Recommendation – Refusal (both applications)

Committee Decision – Delegated approval to Head of Service in order to apply appropriate planning conditions.

Conditions (41/0957/10/F)

- 1 - TIM3 (Standard Time Limit 3 years)
- 2 - NH05 (Accord with Plans)
- 3 - MAT23 (Timber Doors & Windows)
- 4 - MAT22 (Joinery)
- 5 - MAT27 (Patent Glazing/Rooflights)
- 6 - RES22A (Removal of Permitted Development)
- 7 - RES30A (No Windows)

Conditions (41/0959/10/LB)

- 1 - TIM4 (Standard Time Limit 3 years)
- 2 - NH05 (Accord with Plans)
- 3 - MAT23 (Timber Doors & Windows)
- 4 - MAT22 (Joinery)
- 5 - MAT27 (Patent Glazing/Rooflights)

35/2138/09/F

Conversion of redundant barn to workshop use involving internal alterations, improved access and new septic tank. Re-application of 35/0886/09 – Green Oven Barn, Barn off B3207 Modbury to California Cross at Mary Cross, Modbury – Ms V Brooks

MODBURY

Parish Council's Views -
No Objection – conditions recommended

Officer Update – NONE

Recommendation – Conditional Approval

Committee Decision – Deferred to seek clarification on nature of sewage treatment works, opportunities for solar power, and availability of mains electricity.
