

PLANNING COMMITTEE

18 JULY 2023

Present:

Councillors C Parker (Chair), Bradford (Vice-Chair), Atkins, Bullivant, Hall, Hook, MacGregor, Nutley, Nuttall, Palethorpe, Parrott, Purser, Sanders, Clarence (Substitute) and Gearon (Substitute)

Members in Attendance:

Councillor Ryan

Apologies:

Councillors Farrand-Rogers, Goodman-Bradbury, J Taylor and Williams

Officers in Attendance:

Kay Fice, Scrutiny Officer

Rosalyn Eastman, Business Manager, Strategic Place

Gary Crawford, Planning Officer

Artur Gugula, Planning Officer

Christopher Morgan, Trainee Democratic Services Officer

Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer

42. MINUTES

It was proposed by Councillor Nutley and seconded by Councillor Purser that the minutes of the previous meeting be signed as a correct record.

A vote was taken – the result was unanimously in favour.

Resolved

That the minutes be agreed as a correct record and signed by the Chair.

43. DECLARATIONS OF INTEREST.

44. CHAIRS' ANNOUNCEMENTS

The Committee were informed that the date of the next Planning Committee meeting had been moved from 15 August to 22 August at 11am.

45. PLANNING APPLICATIONS FOR CONSIDERATION - TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION AS SET OUT BELOW.

46. 23/00181/FUL LAND REAR OF 25 BADLAKE HIL, DAWLISH

The Planning Officer presented the application to the Committee

Public Speaker, Supporter – Spoke on:

- Good driveway visibility
- No highways objection
- Confirmed full drainage statement
- Air source heat pumps

Comments from Councillors included:

- Concerns about driveway length
- Concerns about bin collection
- Concerns about drainage
- Concerns about lightspill
- Black metal roof is unattractive
- Possible loss of trees
- Need for improved biodiversity
- Bat/bird boxes
- Support from biodiversity officer
- Control of hedge
-

In response to comments, Officers clarified that:

- Safety measures were in place
- Conditions related to various concerns
- Ensure hedge row remains trimmed

It was proposed by Cllr Bullivant and seconded by Cllr Macgregor that permission be granted subject to the conditions in the report.

An amendment was proposed by Cllr Hook and seconded by Cllr Nuttall that permission be granted subject to the conditions in the report plus an extra condition using policies EM9/EM12 to ensure hedge row compliance.

A vote was taken, see attached – the proposal was accepted and became the substantive motion.

A vote was then taken on the substantive motion – the result was unanimously in favour.

Resolved

That permission be granted subject to conditions addressing the following matters, the precise number and form of which shall be delegated to the Business Manager – Strategic Place:

1. Standard three year time limit
2. Works shall proceed in accordance with approved plans.
3. No part of the development hereby permitted shall be commenced until a programme of percolation tests has been carried out in accordance with

BRE Digest 365 Soakaway Design (2016), and the results approved in writing by the Local Planning Authority.

4. No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority.
5. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to, and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.
6. The dwelling hereby approved shall not be occupied until the bird boxes, bat box and bee brick shown on drawing no. 22/17/04B have been installed in full.
7. Prior to the dwelling reaching damp proof course level, full details and/or samples of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.
8. The dwelling hereby approved shall not be brought into use until the parking areas detailed on the approved plans have been completed and these areas shall thereafter be retained for the life of the development.
9. Some Permitted development restrictions on proposed property.
10. Securing Installation of carbon reduction features
11. Ensure hedge row is compliant with policies EM9 and EM12

47. 22/01808/FUL - BROOM PARK, SHALDON

The Planning Officer presented the application to the Committee

Public Speaker, Objector – Spoke on:

- Dwelling too large
- Overdevelopment
- Too close to coast
- Loss of outlook
- Too tall
- Out of character

Public Speaker, Supporter – Spoke on:

- Increased space for members of family
- Air source heat pumps
- Bat/bird boxes
- Dwelling has been moved back as suggested by neighbour
- Limited view from street
- Design based on houses in area
- Provides greater benefit than approved dwelling

Comments from Councillors included:

- Large dwelling

Planning Committee (18.7.2023)

- Moved back by 5.7 meters
- Sloped design
- Overdevelopment/overbearing
- Close to undeveloped coast
- What was difference with original footprint?
- Is there increased loss of light?
- Similar dwellings in Shaldon
- Direction of windows

In response to comments, Officers clarified that:

- There is already outline permission for a dwelling
- Footprint largely unchanged as building is being shifted backwards
- No greater impact caused by change

It was proposed by Cllr Clarence and seconded by Cllr Macgregor that decision be deferred for a Members Site Visit.

A vote was taken, see attached.

Resolved

That decision be deferred for a Members Site Visit.

48. S73 MAJOR DECISIONS SUMMARY

The Committee noted the Major Decisions Summary sheet.

49. APPEAL DECISIONS - TO NOTE APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE.

The Committee noted the appeals decisions made by the planning inspectorate.

The meeting started at 10.00 am and finished at 11.20 am.

Chair
Cllr Colin Parker

Planning Recorded Vote Roll Call Minute Item 46

COUNCILLORS	FOR	AGAINST	ABSTAIN
CLLR JOAN ATKINS		X	
CLLR PHIL BULLIVANT		X	
CLLR CHRIS CLARANCE		X	
CLLR KEELEY GEARON		X	
CLLR ALEX HALL	X		
CLLR JACKIE HOOK	X		
CLLR ANDREW MACGREGOR		X	
CLLR JOHN NUTLEY	X		
CLLR CHARLES NUTTALL	X		
CLLR DAVID PALETHORPE	X		
CLLR JOHN PARROTT	X		
CLLR STEPHEN PURSER		X	
CLLR SUZANNE SANDERS	X		
CLLR JANET BRADFORD		X	
CLLR COLIN PARKER	X		
TOTAL	8	7	

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Planning Recorded Vote Roll Call

COUNCILLORS	FOR	AGAINST	ABSTAIN
CLLR JOAN ATKINS	X		
CLLR PHIL BULLIVANT	X		
CLLR CHRIS CLARANCE	X		
CLLR KEELEY GEARON	X		
CLLR ALEX HALL	X		
CLLR JACKIE HOOK	X		
CLLR ANDREW MACGREGOR	X		
CLLR JOHN NUTLEY	X		
CLLR CHARLES NUTTALL	X		
CLLR DAVID PALETHORPE	X		
CLLR JOHN PARROTT	X		
CLLR STEPHEN PURSER	X		
CLLR SUZANNE SANDERS	X		
CLLR JANET BRADFORD	X		
CLLR COLIN PARKER	X		
TOTAL	15		

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Planning Recorded Vote Roll Call Minute Item 47

COUNCILLORS	FOR	AGAINST	ABSTAIN
CLLR JOAN ATKINS	X		
CLLR PHIL BULLIVANT		X	
CLLR CHRIS CLARANCE	X		
CLLR KEELEY GEARON		X	
CLLR ALEX HALL		X	
CLLR JACKIE HOOK	X		
CLLR ANDREW MACGREGOR	X		
CLLR JOHN NUTLEY	X		
CLLR CHARLES NUTTALL	X		
CLLR DAVID PALETHORPE	X		
CLLR JOHN PARROTT	X		
CLLR STEPHEN PURSER		X	
CLLR SUZANNE SANDERS		X	
CLLR JANET BRADFORD	X		
CLLR COLIN PARKER		X	
TOTAL	9	6	

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