

South Devon Area of Outstanding Natural Beauty

# **AONB Partnership Planning Update**

**6 December 2019**



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## Six Month Summary of Planning Related Activity

### Purpose

1. This report provides a brief update on planning and development related activity since the June 2019 AONB Partnership meeting pertinent to the South Devon AONB.

### Key Activity

#### Planning Caseload

2. Local Planning Authorities (LPAs) have formally consulted the AONB Unit on 42 applications between 31<sup>st</sup> May and 30<sup>th</sup> November 2019, totalling 55 to date for the year 2019/2020.

Summary of activity:

- 34 completed responses that LPAs have determined
- 5 completed responses that LPAs are yet to determine
- 34 responses currently in development
- 8 pre-applications responded / in development

Note that the 23 applications with completed responses and an LPA decision as at the June PCM are considered closed and are not reported again in the table below. Wording in **bold** appeared on the last planning update, with any changes/updates noted in normal text.

3. The following table summarises the planning caseload:

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
<b>34 Applications - Completed Responses - LPA decision made</b>					
3193/18/ARM	Land to the rear of Green Park Way, Chillington Reserved Matters application. 64 dwellings following grant of Outline consent 0771/16/OPA	Refusal		N in setting	Refer to comments made in relation to the Outline Application and Pre-App reserved matters meeting
2434/18/ARM	Allocated Site K5 Land at SX 729 440 West Alvington Hill Kingsbridge Application for approval of reserved matters - erection of up to 60no. dwellings, 0.5 hectares of employment land	Refusal		Y	Under consideration  Additional information requested from agent/applicant
3480/18/ARM	Land at SX550 522 North of Canes Orchard Brixton Reserved Matters application for the approval of appearance, 31 dwellings following grant of Outline permission 1825/16/OPA	Conditional Approval		N in setting	Proposed joint AONB/SHDC Landscape Specialist response
0355/19/FUL	Field at SX 503 498 West of Renney Road Down Thomas Wembury Erection of 6no. homes and associated access	Refusal			
P/2019/0198	Nurton House, Castor Road, Brixham Extension and alterations to roof line and internal elevations	Approval			
0763/19/FUL	Seadrift Embankment Road Kingsbridge Replacement detached dwelling, garage and associated works	Conditional Approval			

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0127/19/ARM	Development Site at SX 612 502 North of Church Hill Holbeton Reserved matters application of outline approval 25/1720/15/O (erection of 14 dwellings and associated works)	Withdrawn			Proposal is a significant departure from scheme with outline consent.
0852/19/FUL	Land at SX 861 514 North of Seymour Drive Dartmouth Development of 9no. dwellings and associated works	Refusal		N In setting	Objection in development linked to planning history, role and function of site
0449/19/FUL	Land adjacent to Waterpool Road Dartmouth Erection of three dwellings with associated access and landscape	Refusal			
1268/19/ARC	Underdeck, Cliff Road, Salcombe Application for approval of conditions 3, 4 and 5 of consent 0450/18/HHO	Approved			
1139/19/FUL	Fisherman's Beach, East Portlemouth Construction of boat store, sea defence works to protect public bridleway, along with associated bridleway restoration works	Conditional Approval			
1330/19/ARC	Noss-On-Dart Marina Bridge Road Kingswear Application for approval of condition 28 (CEMP) of planning consent 2161/17/OPA	Split decision			Partial discharge in relation to area of the site; dust and noise assessments still required.
0042/19/FUL	Gerston Point West Alvington Retrospective application for change of use of land to domestic use with carport and storage building	Refusal			
1087/19/FUL	Sun Bay Hotel Inner Hope to Outer Hope Hope Cove READVERTISEMENT (Revised Plans Received) Proposed ancillary accommodation for the main Sun Bay Hotel. Two bedroom annexe wing located on the footprint plot of existing garage / store	Conditional Approval			
1423/19/FUL	Land Adjacent Sea View West Hill Heybrook Bay Erection of new 3 bedroom detached dwelling with subterranean garage and driveway	Withdrawn			
1596/19/HHO	Aunecliff Folly Hill Bigbury On Sea Householder application for extension and alterations to existing dwelling, including detached garage, and outdoor pool	Withdrawn			
4152/18/FUL	Land at The Holt Hope Cove Erection of 3 dwellings	Refusal	Objection	Y/N	AONB advice to Case Officer following discussion with Landscape specialist and NT
0782/19/FUL	The Weald East Portlemouth Proposed reconstruction of garage with extensions to form sail loft, boat storage and ancillary residential accommodation to basement (re- submission of 0025/19/HHO)	Conditional Approval			
1523/19/FUL	Salcombe Harbour Replace existing Harbour Master facilities and extend existing Public Conveniences, including provision of welfare facilities for marine users	Approved		N	

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3119/19/HHO	Aunecliff Folly Hill Bigbury On Sea Extension and alterations to existing dwelling to include replacement detached garage	Conditional Approval		N	Re-submission of 1596/19/HHO
0709/19/HHO	The Watchouse Byter Mill Lane Stoke Gabriel Second storey and rear extension	Withdrawn		N	
1296/19/FUL	Gramercy Boathouse Dartmouth Replace property with new four bedroom dwelling and boathouse.	Refusal		N	
1849/19/HHO	Beach House East Portlemouth Application for new outbuilding	Conditional Approval		N	
1775/19/FUL	Leasfoot Beach Thurlestone Golf Club New wooden ramp at South-East end of beach and fence to run along the top of the dunes line to the existing ramp at the North-West End	Conditional Approval		N	
1978/19/FUL	Barn SX712376 Higher Soar Farm Malborough Change of use of agricultural building to residential dwelling	Refusal		N	
2024/19/FUL	Land at SX678401 Inner Hope to Outer Hope Change of use of land to provide hard surface car park	Refusal		N	
1191/19/FUL	The Old Bakehouse Tuckenhay Conversion of barn to dwelling	Withdrawn		N	
APPEAL 3769/17/OPA	South Barton Farm Veasy Park Wembury Erection of 15 no. dwelling houses all matters reserved save for access and layout	Appeal dismissed (Refusal)		Y	APP/K1128/W/18/3215689, start date 16Jul19
2349/19/FUL	Korniloff Residential Care Home Bigbury On Sea Change of use from C2 residential institution to C3 single dwellinghouse	Withdrawn		N	
P/2019/0735	Land West Of Brixham Road, Paignton Vary or remove conditions in relation to planning permission P/2013/1229/MRM - Variation of condition P1: Amendments to plans.	Conditional Approval		N	
APPEAL P/2018/0837	Land To Rear Of Broadway Dartmouth Road Brixham Reserved matters relating to P/2015/0097 (Development of up to 10 dwellings and associated infrastructure with all matters reserved other than access.) Tenth unit only	Appeal allowed		N	Appeal ref APP/X1165/W/19/3226831
2583/19/FUL	Land At SX 861 514 North of Seymour Drive Dartmouth 9no. dwellings	Refusal		N	resubmission of 0852/19/FUL AONB not consulted
P/2019/1129	Riviera Bay Holiday Park Brixham Non Material Amendment relating to application P/2014/0141. Revised partial site layout.	Withdrawn		N	
2101/19/FUL	Lantern Lodge Hotel, Hope Cove Demolish hotel , construct 9 serviced short term holiday let apartments, 1 managers accommodation and 5 residential apartments	DMC Approval		N	Resubmission of 2066/18/FUL

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
<b>5 Applications - Response submitted - LPA still to determine</b>					
1288/18/OPA	Former National Shire Horse Centre, Dunstone Yealmpton Re-develop former Shire Horse Centre with 25no. new dwellings READVERTISED		Objection	Y	Discussion with DM officer ongoing Previous objection stands  Extension to 14.6.19
3041/18/HHO	Tamarinda, Yealm View Road, Newton Ferrers New boathouse (Resubmission of 4421/17/HHO)		Objection	N	
3217/18/FUL	Land adjacent to Mothecombe School House, Beach & Car Park Retain storage building and recycling/litter bins on land adjacent to beach, replace car park hut and alter tea house			N	Minimal visual impact to the AONB
1735/18/FUL	Waterhead Brake Kingswear Construct 9 dwellings & 4 apartments		Objection	Y	Verbal advice given to case officer
1944/18/FUL	Land adjacent to Higher Gabberwell House Kingston Erection of dwelling		Objection	Y	Joint response led by SHDC Landscape Specialist
<b>34 Applications - Responses in development</b>					
4332/17/FUL	Dolphin Shipyard Mill Lane to Stoke Gabriel Road Brixham New quay wall and hardstanding, replace boat shed, refurbish buildings and extend of pontoons READVERTISED		Holding objection	Y	Response submitted - requires further detail Revised plans received; further response required. EA/NE discussing mitigation of foreshore loss
2496/18/ARM	Land West of Collaton Cross Application for removal of reserved matters – 70 dwellings, allotments...)			Y	Under consideration Revised plans submitted
2781/18/FUL	Fish Hoek and Waterside, Dartmouth Alter and extend 2 dwellings and erect 10 new dwellings including refurb slipway, landing steps and provision of floating pontoon			N	Consulted on 12.9.18 Further information required prior to AONB response. Case Officer aware and awaiting AONB response. Additional bat information awaited
3669/18/VAR	Land At Sx 739 438 Derby Road Kingsbridge Variation of condition 7 (approved plans) following grant of planning permission 28/1560/15/O (32 dwellings at allocated site K4) appeal reference APP/K1128/W/16/3156062			Y	
4180/18/FUL	Land East of B3196 Loddiswell Creation of an equestrian livery facility including erection of barn, menage, associated works and change of use of land		Objection	N	Discussion with SHDC landscape specialist resulting in Objection
4210/18/SCR	Land at Gnaton Farm Yealmpton Proposed cable route for Creacombe solar farm			N	Application awaiting finalisation of legal agreement
P/2019/0173	Land South of Yalberton Road (Yannon's Farm) Paignton Reserved matters application, applications P/2014/0983/MOA and P/2018/0977, for the construction of 192 dwellings and associated infrastructure.			N In setting	This is a reserved matters application in the setting of the AONB
P/2019/0267	Land West of Brixham Road Paignton Section 73 application to vary condition P1: Amendments to plans of permission P/2013/1229			N	Appeal in progress AP/2019/0036
0692/19/VAR	Land West of Belle Hill Kingsbridge Application for removal or variation of conditions 3, 5, 18 and 23 of permission 0299/17/OPA			N In setting	Extension of time to 30 <sup>th</sup> August

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0787/19/ARM	Applegate Park Land off Belle Hill Kingsbridge Application for approval of reserved matters of outline approval 0299/17/OPA (Proposed residential development comprising 96 dwellings)			N	Extension of time to 10 <sup>th</sup> October
0936/19/ARM	Land at SX 857 508 adjacent to Townstal Road West of Dartmouth Application for approval of reserved matter of outline approval 15_51/1710/14/O (Appeal APP/K1128/W/15/3039104) for layout, scale, appearance and landscaping for 240 dwellings & details reserved by conditions 6, 7, 8, 9 & 12			N	Extension of time to 30 <sup>th</sup> September
1140/19/FUL	Waterside Curlew Drive West Charleton Estuary Shoreline Erosion Defences			N	Re-advertised, revised plan received
2030/19/FUL	Dinahs Side Dittisham Increase in quay wall and new slipway			N	MMO consultation MLA/2019/00300
3964/18/HHO	The Boathouse South Town Dartmouth READVERTISEMENT (Additional plan) Construct external lift, bridge link and other works			N	
2167/19/FUL	Gara Rock Hotel East Portlemouth 8 additional holiday units within Gara Rock Resort			N	
19/00990/FUL	Land At Bovisand Road Staddiscombe Plymouth Conversion of two barns to 2 no. dwellings			N	Extension of time agreed – 3 Jan 2020
P/2019/0594	39 Wall Park Road, Brixham Construction of three dwellings			N	
2450/19/VAR	Bar Lodge Sharpitor Salcombe Variation of condition 2 following planning consent 2224/18/FUL			N	
2417/19/FUL	Coombe Chalet Shady Lane Stoke Fleming Erection of two replacement residential units			N	
2352/19/OPA	Land At Sx 694 478 Churchfield Aveton Gifford Outline application with all matters reserved for 5-10 residential dwellings				
2736/19/HHO	25 Sandquay Cottage Coombe Road Dartmouth Rear dormer and adjacent roof terrace			N	
3002/19/HHO	Cockleridge Bigbury On Sea Extension, alterations and refurbishment to the existing property, garage and boat store			N	
3035/19/FUL	Beaufort Beadon Road Salcombe Subdivision of dwelling to form additional dwelling			N	
3149/19/FUL	Plantation House Bennett Road Salcombe Demolish building and construct new dwelling			N	Retrospective application
3255/19/FUL	57 Barnabas House Above Town Dartmouth Replacement dwelling			N	
2758/19/ARM	Land Adjacent Parsonage Farm Newton Ferrers Approval of reserved matters - 3139/16/OPA erection of 12no. dwellings, including 6no. affordable for over 55s			N	

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
3251/19/FUL	Holly House Towns Lane Loddiswell New detached single storey dwelling and double garage			N	
3186/19/VAR	Park House Baptist Lane Salcombe Application for variation of condition 2 of planning permission 3419/17/FUL			N	
3422/19/FUL	Land at SX821420 nr. Old Abattoir Torcross Erection of 2no. semi detached dwellings and 2no. semi detached bungalows		Objection	N	Joint response with landscape officer.
2103/18/OPA	Land at SX 549 521 Popplestone Park Brixton Outline application with all matters reserved for 10 units			N	
3450/19/ARM	Field at SX662475 nr. Holwell Farm St Anns Chapel Approval of reserved matters for the development of 9no. dwellings			N	Following outline approval 4097/16/OPA (APP/K1128/W/17/3182100)  Joint response with landscape officer.
3627/19/ARM	Land at SX857508, Townstal Road Dartmouth Approval of reserved matters for layout, scale, appearance and landscaping for 116 dwellings			N	Following outline approval 15_51/1710/14/0 (Appeal APP/K1128/W/15/3039104)
<b>P/2017/1133</b>	Land To The South Of White Rock, Paignton Outline application for residential led development of up to 373 dwellings, principle of a public house, primary school with nursery.			<b>N in setting</b>	Re-consulted following revisions <b>Whilst a major development not para 172 major as outside AONB</b> Was up to 400 Dwellings, no additional plans submitted. This has an Environmental Statement; the proposed development does not accord with the provisions of the development plan
3612/19/FUL	Telecommunication Mast Wembury Point Removal of co mount SSR antenna. Installation of replacement SSR (co-operative) radar. Comprising new steel lattice 15 metre tower, with new SSR antenna overall height 18 metre, and new ground equipment cabin.			Y	

## Recommendations

4. The Partnership Committee is recommended to:
- i. Note the level of resource commitment currently applied to the type of development management consultations, bearing in mind emerging planning protocol, in addition to strategic planning across the local planning authority areas and keep this under review.
  - ii. Continue to provide early notification of significant planning matters to the AONB Manager to enable timely and appropriate action to be taken.