

South Devon Area of Outstanding Natural Beauty

# **AONB Partnership Committee Meeting**

to be held at

**10am on Friday 14<sup>th</sup> June 2019**

at

**Chillington Village Hall**

## **Annex to Item 7a Planning Update**



## Quarterly Summary of Planning Related Activity

### Purpose

1. This report provides a brief update on planning and development related activity since the March 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 21 applications between 1<sup>st</sup> March and 30<sup>th</sup> May 2019. In 2018-19, the AONB Unit were consulted on 155 applications and in 2019-20 the AONB Unit have been consulted on 13 new applications to date.

Summary of activity:

- 23 completed responses that LPAs have determined
- 7 completed responses that LPAs are yet to determine
- 31 responses currently in development
- 3 pre-applications responded / in development

Note that the 24 applications with completed responses and an LPA decision as at the March 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>23 Applications - Completed Responses - LPA decision made</b>					
1449/18/FUL	Fort Bovisand, Bovisand Engineering works to stabilise the cliff	Conditional Approval	No objection subject to conditions	N	Responded via email and Rock armour focus
0087/18/FUL	Site of Former Workshop, Gould Road, Salcombe New building - ground floor marine retail unit with two dwellings above.	Conditional Approval	<b>No objection</b>	N	Email sent re low impact and policy Est/P2
1499/18/FUL	Site at SX 750 389 Port Waterhouse East Portsmouth Salcombe Erection of rural worker's dwelling	Conditional Approval	<b>Initial Objection withdrawn</b>	Y	Verbal advice provided and incorporated into SHDC Landscape Specialist response Following amendments, initial objection withdrawn. AONB harm reduced.
P/2018/0861	Berry Head Hotel Brixham 5 holiday apartments with parking & stores	Approved	<b>No objection</b>	TBC	OPA approved
3265/18/OPA	Leat Head West Charleton Erect single dwelling and access	Refusal		N	Minimal visual impact to the AONB, below protocol threshold
0047/19/ARC	Tides Reach Hotel Salcombe Application for approval of details reserved by condition 20 of planning consent 2826/15/FUL	Approved		N	Detailed response not required. Advice on lighting provided

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
4022/18/OPA	Development Site at Sanderson's Field Kingston Outline application for 9no. homes (Resubmission of 3965/17/OPA)  appeal reference APP/K1128/W/19/3218474	Refusal  Appeal 15.4.19	Objection	Y	Architects responded to the AONB response. An appeal to the Planning Inspectorate is being pursued PINS Case ref number 3226585 linked to case 3218474
3862/18/FUL	Dockan Andurn Estate Down Thomas Replace existing dwelling and garage (add annexe accommodation)	Conditional Approval	Objection	N	
4238/18/FUL	Higher Soar Farm, Malborough Change of use - agricultural building to residential dwelling (Resubmission of 0608/18/FUL)	Refusal	Objection	N	Joint response led by SHDC Landscape Specialist
1500/18/FUL	Aune Valley Meat Rake Farm Loddiswell Erection of extension with decking, provision of new entrances to shop and tea room and provision of additional 25 parking spaces. READVERTISED	Conditional Approval	Holding objection	N	Verbal advice provided regarding landscaping and incorporated into SHDC Landscape Specialist response, LVIA requested Revised plans received, further response required
1690/18/HHO	The Old Rectory East Portlemouth Convert and extend boathouse to form ancillary living accommodation READVERTISED	Refusal	No objection subject to conditions	N	Response submitted including dialogue with case officer and SHDC Landscape Specialist. Included subsequent SV and amended response Additional documents received, further response required
2224/18/FUL	The Garden Flat, Bar Lodge Salcombe READVERTISEMENT (Revised Plans) Replacement dwelling	Conditional Approval		N	Response provided and incorporated into SHDC Landscape Specialist response Revised plans submitted
2748/18/OPA	Landfall Court Wood Newton Ferrers Demolish derelict self-contained annex, replace with detached dwelling	Refusal		N	Under consideration Minimal landscape issues
3321/18/FUL	The Cove Guest House Torcross Replacement single dwelling (Renewal of planning application in respect of consent 53/2267/15/F)	Withdrawn		Y/N	Similar application granted permission 23/12/2015 with a 3-year build condition. Considered to be inappropriate design for the location.
3801/18/FUL	Tamarisks Hope Cove TQ7 3HH Extend ground and first floor to the main building, front dormer, side wing and a new ancillary accommodation studio above existing garages (Re-submission of 2269/18/FUL)	Withdrawn		N	Consulted 29.11.18
0013/19/VAR	Land off Culver Park Close Kingsbridge Application for variation of condition 2 (approved plans) of planning permission 0674/17/FUL	Conditional Approval		N	
4182/18/FUL	Lower Coombe Royal Kingsbridge Erection of 4 safari lodges for glamping holiday accommodation and pedestrian access	Conditional Approval		N	
P/2018/0498	Football Ground (Brixham AFC) Erection of 6 x floodlights	Approval	Holding objection	N	Based on GHB SAC impacts and awaiting NE response
0271/19/FUL	Redundant Barn at Gratton Farm Loddiswell Associated development for change of use of building to flexible uses following 0565/18/PAU	Conditional Approval		N	
0179/19/FUL	Brownstone Manor Farm Holbeton Field access for farm vehicles	Conditional Approval		N	Raised by member of the public. This is a retrospective application.

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
0732/19/FUL	Molescombe Farm Chillington Provision of a storage building	Conditional Approval		N	
2483/18/FUL	1 Old Coastguard Cottages Wembury Construction of a new quay to improve access	Consented	Holding objection	N	Further information provided by applicant
1908/18/FUL	Redcroft Dartmouth Road Stoke Fleming Replace existing bungalow with 4 dwelling houses	Conditional approval		N	Email to DM officer provided regarding design to reduce impact. No objection - subject to conditions  Extension to 14.6.19
<b>7 Applications - Response submitted - LPA still to determine</b>					
P/2017/1133	Land to the South of White Rock Adjacent to Brixham Road Aka Inglewood Paignton Development of up to 400 dwellings with public house and primary school with nursery		Objection	N In setting	Application re-assessed following revisions Extension to 31.7.19 Whilst a major development not para 172 major as outside AONB
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
4214/18/FUL	Land at Holwell Farm St Anns Chapel Residential development for 13 dwellings with parking	DMC Approval		Y	Landscape impacts but Neighbourhood Plan site and village housing initiative.
<b>31 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
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	Due at 19.6.19 DMC		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			Y	Under consideration  Additional information requested from agent/applicant
2496/18/ARM	Land West of Collaton Cross Application for removal of reserved matters – 70 dwellings, allotments...)			Y	Under consideration Revised plans submitted

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
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
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	
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			N in setting	Proposed joint AONB/SHDC Landscape Specialist response
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	
4152/18/FUL	Land at The Holt Hope Cove Erection of 3 dwellings		Objection	Y/N	AONB advice to Case Officer following discussion with Landscape specialist and NT
DCC/4038/2018	SX 595, 552, Challonsleigh Farm, Smithaleigh Construction of Waste Transfer Building; asbestos compound; waste treatment plant; weighbridge READVERTISED			N	Additional environmental information provided – located 'in the setting' Further environmental information received No response required
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				
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	
0355/19/FUL	Field at SX 503 498 West of Renney Road Down Thomas Wembury Erection of 6no. homes and associated access				
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)				
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				
P/2019/0198	Nurton House, Castor Road, Brixham Extension and alterations to roof line and internal elevations				

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
0763/19/FUL	Seadrift Embankment Road Kingsbridge Replacement detached dwelling, garage and associated works				
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)				Proposal is a significant departure from scheme with outline consent. Likely to
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)				
0852/19/FUL	Land at SX 861 514 North of Seymour Drive Dartmouth Development of 9no. dwellings and associated works			N In setting	Objection in development linked to planning history, role and function of site
1140/19/FUL	Waterside Curlew Drive West Charleton Estuary Shoreline Erosion Defences				
0449/19/FUL	Land adjacent to Waterpool Road Dartmouth Erection of three dwellings with associated access and landscape				
1268/19/ARC	Underdeck, Cliff Road, Salcombe Application for approval of conditions 3, 4 and 5 of consent 0450/18/HHO				
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				
1330/19/ARC	Noss-On-Dart Marina Bridge Road Kingswear Application for approval of condition 28 (CEMP) of planning consent 2161/17/OPA				
0042/19/FUL	Gerston Point West Alvington Retrospective application for change of use of land to domestic use with carport and storage building				
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				
1423/19/FUL	Land Adjacent Sea View West Hill Heybrook Bay Erection of new 3 bedroom detached dwelling with subterranean garage and driveway				
1596/19/HHO	Aunecliff Folly Hill Bigbury On Sea Householder application for extension and alterations to existing dwelling, including detached garage, and outdoor pool				

## Recommendations

### 4. The Partnership Committee is recommended to:

- i. Note the level of resource commitment currently applied to development management consultations 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.