

South Devon Area of Outstanding Natural Beauty

# **AONB Partnership Committee Meeting**

to be held at

**10am on Friday 15<sup>th</sup> March 2019**

at

**Follaton House, Repton Room**

## **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 December 2018 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 19 applications between 30<sup>th</sup> November 2018 and 28<sup>th</sup> February 2019. In this financial year, the AONB Unit has been consulted on 147 applications to date.

Summary of activity:

- 24 completed responses that LPAs have determined
- 17 completed responses that LPAs are yet to determine
- 23 responses currently in development
- 2 pre-applications responded / in development

Note that the 20 applications with completed responses and an LPA decision as at the December PCM are considered closed and are not reported again in the table below.

3. The following table summarises the planning caseload:

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
<b>24 Applications - Completed Responses - LPA decision made</b>					
0679/18/FUL	Deer Park Inn Stoke Fleming Replace existing building with 14no. new apartments	Conditional Approval	Y		Verbal advice provided and incorporated into SHDC Landscape Specialist response Note: previous OPA approved
0122/18/FUL	Westward Grand View Road Hope Cove Replacement dwelling and associated holiday accommodation	Withdrawn	Objection		Verbal advice provided and incorporated into SHDC Landscape Specialist response AONB Manager contributed to Design Review Panel session
0489/18/FUL	Winters Marine Lincombe Boat Yard Salcombe Replace boat storage building with new	Conditional Approval			Verbal advice provided
P/2018/0340	Former Wall Park Holiday Centre Wall Park Road Brixham Residential park home to replace one touring caravan pitch	Approval	No objection - subject to conditions		Discussed with TC DM officer
3475/17/OPA	Land south of Townstal Road Dartmouth Residential development of up to 210 dwellings,	Conditional Approval	Objection	In the setting	AONB position judging reserved matters currently with SHDC officers.
1891/17/FUL	Torr View Forge Torr Quarry Industrial Estate Kingsbridge Replace industrial unit with 6no. units	Conditional Approval	No objection - subject to conditions		Verbal advice provided and incorporated into SHDC Landscape Specialist response

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
1349/18/CLE	Stadbury Grange Aveton Gifford Application for a Lawful Development Certificate - use of agricultural field as amenity land.	Refusal		N	Raised by a member of the public and discussed with DM officer Response 3 sent
1780/18/ARM	Land at SX711 394 Adjacent to Malborough Park Malborough Application for approval of reserved matters for 50no. Dwellings	Conditional Approval		Y	Note connection with 1781/18/FUL Discussed re hedgerow, comments not needed Revised plans submitted
1781/18/FUL	Land at SX711394 adjacent to Malborough Park Change of use of agricultural field to ancillary public open space	Conditional Approval			Verbal advice given Note connection with 1780/18/FUL Comments not needed
2306/18/FUL	Woodley Wood Woodleigh Demolish existing dwelling and erect of new dwelling	Conditional Approval	Objection	TBC	Under consideration
DCC/4080/2018	Land adjacent Barton Pines, Blagdon Lane, Blagdon Remodelling of field ground profiles to reposition spoil heap	Conditional Approval	n/a	n/a	Outside of AONB and setting
3473/18/FUL	Stoke Fleming Village Hall Install 10m high lighting column for night landing of Devon Air Ambulance	Conditional Approval	No objection	N	Discussion with DAA community consultation officer. Limited impact on the AONB
3660/18/FUL	Land at SX 864 550, South of The Ham Car Park, Dittisham Install 10m high lighting column for night landing of Devon Air Ambulance	Conditional Approval	No objection	N	Discussion with DAA community consultation officer. Little or no landscape implications
P/2018/1009	Land Rear Of 190 Northfields Lane, Brixham Erection of 2 dwelling houses. (Revised landscape plan received 8.11.18)	Approval	No objection	N	Originally a holding objection whilst awaiting further detail. Further details received showing the proposed mitigation is acceptable.
1703/18/FUL	Higher Gabberwell House Kingston Retrospective application: change of use of land to residential garden, erection of garage & boundary fencing	Conditional Approval		N	Email response to DM officer re respectful treatment of village edge character /materials
2066/18/FUL	Lantern Lodge Hotel, Hope Cove READVERTISEMENT (Revised plans) Demolish hotel and construct 9 holiday let apartments, 1 unit of owner's/manager's accommodation and 5 residential apartments	Refusal		TBC	Under consideration Revised plans submitted
0825/18/VAR	Sherford New Community Land Variation of conditions to accommodate proposed changes of the Masterplan in respect of the 'Sherford New Community'.	Conditional Approval		N	Under consideration
3153/18/FUL	Field At Ford Road Wembury Construct dwelling	Refusal		N	Relates to refused application 0594/17/OPA and dismissed appeal APP/K1128/W/17/3176148
3320/18/ARC	Noss Marina Application for approval of details reserved by conditions 31 and 60 of planning consent 2161/17/OPA	Approved			Emailed DHNA Harbour Master
3415/18/VAR	Yalton East Portlemouth Variation of condition 2 following grant of planning consent 3327/16/FUL	Conditional Approval		N	
3568/18/FUL	April Cottage, Overseas Estate, Stoke Fleming Replacement dwelling	Conditional Approval		N	
3774/18/NMM	Noss Marina Non-material amendment following planning consent 2161/17/OPA	Conditional Approval			Application includes reasons a sheet pile wall is not possible. Approached for comments to include whether AONB consider this a non-material change.

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
3859/18/HHO	25 Sandquay Road, Dartmouth Attic conversion with rear dormer and Velux balcony to front.	Conditional Approval		N	Consulted 29.11.18
3751/18/VAR	Salcombe Brewery Kingsbridge	Conditional Approval			Requested levels of luminance, hours/times of operation
<b>17 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	Y	Application re-assessed following revisions
1449/18/FUL	Fort Bovisand, Bovisand Engineering works to stabilise the cliff				Responded via email and Rock armour focus
1908/18/FUL	Redcroft Dartmouth Road Stoke Fleming Replace existing bungalow with 4 dwelling houses				Email to DM officer provided regarding design to reduce impact. No objection - subject to conditions
0087/18/FUL	Site of Former Workshop, Gould Road, Salcombe New building - ground floor marine retail unit with two dwellings above.		No objection		Email sent re low impact and policy Est/P2
1499/18/FUL	Site at SX 750 389 Port Waterhouse East Portlemouth Salcombe Erection of rural worker's dwelling		Initial Objection withdrawn	Y	Verbal advice provided and incorporated into SHDC Landscape Specialist response Following amendments, initial objection withdrawn. AONB harm reduced.
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
2483/18/FUL	1 Old Coastguard Cottages Wembury Construction of a new quay to improve access		Holding objection	TBC	
P/2018/0860	Berry Head Hotel Brixham 5 holiday apartments with parking & stores		No objection	TBC	OPA approved
3041/18/HHO	Tamarinda, Yealm View Road, Newton Ferrers New boathouse (Resubmission of 4421/17/HHO)		Objection		
3265/18/OPA	Leat Head West Charleton Erect single dwelling and access				Minimal visual impact to the AONB
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				Minimal visual impact to the AONB
1735/18/FUL	Waterhead Brake Kingswear Construct 9 dwellings & 4 apartments				Little visual impact
1944/18/FUL	Land adjacent to Higher Gabberwell House Kingston Erection of dwelling		Objection	Y	Joint response led by SHDC Landscape Specialist
0047/19/ARC	Tides Reach Hotel Salcombe Application for approval of details reserved by condition 20 of planning consent 2826/15/FUL				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)		Objection		Architects have responded to the AONB response
3862/18/FUL	Dockan Andurn Estate Down Thomas Replace existing dwelling and garage (add annexe accommodation)		Objection		
4238/18/FUL	Higher Soar Farm, Malborough Change of use - agricultural building to residential dwelling (Resubmission of 0608/18/FUL)		Objection		Joint response led by SHDC Landscape Specialist
<b>23 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
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		Holding objection		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		No objection subject to conditions		Response submitted including dialogue with case officer and SHDC Landscape Specialist. Included subsequent SV and amended response Additional documents received, further response required
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			N in setting	Refer to comments made in relation to the Outline Application and Pre-App reserved matters meeting
2224/18/FUL	The Garden Flat, Bar Lodge Salcombe READVERTISEMENT (Revised Plans) Replacement dwelling			N	Response provided and incorporated into SHDC Landscape Specialist response Revised plans submitted
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
2496/18/ARM	Land West of Collaton Cross Application for removal of reserved matters – 70 dwellings, allotments...)			Y	Under consideration Revised plans submitted
2748/18/OPA	Landfall Court Wood Newton Ferrers Demolish derelict self-contained annex, replace with detached dwelling			N	Under consideration Minimal landscape issues
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. Officer aware and happy with timescale
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)				

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
	K4) appeal reference APP/K1128/W/16/3156062				
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
3321/18/FUL	The Cove Guest House Torcross Replacement single dwelling (Renewal of planning application in respect of consent 53/2267/15/F)			Y/N	Similar application granted permission 23/12/2015 with a 3-year build condition. AONB currently consider this and 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)				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				
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				
4210/18/SCR	Land at Gnaton Farm Yealampton Proposed cable route for Creacombe solar farm				
4152/18/FUL	Land at The Holt Hope Cove Erection of 3 dwellings				AONB staff met with SHDC officers
4182/18/FUL	Lower Coombe Royal Kingsbridge Erection of 4 safari lodges for glamping holiday accommodation and pedestrian access				
P/2018/0498	Football Ground (Brixham AFC) Erection of 6 x floodlights		Holding objection		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				
0179/19/FUL	Brownstone Manor Farm Holbeton Field access for farm vehicles				Raised by member of the public. This is a retrospective application.
4214/18/FUL	Land at Holwell Farm St Anns Chapel Residential development for 13 dwellings with parking				
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

## **Recommendations**

4. The Partnership Committee is recommended to:
  - i. Note the level of resource commitment currently applied to development management consultations and 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.