

South Devon Area of Outstanding Natural Beauty

AONB Partnership Committee Meeting

to be held at

10am on Friday 18th September 2020

Remote Video Meeting
via Microsoft Teams

Agenda & Papers



South Devon AONB Staff Unit, Follaton House, Totnes, TQ9 5NE
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AONB Partnership Committee Membership

Members nominated by local authorities

Devon County Council	Cllr Roger Croad Cllr Jonathan Hawkins (officer advising: Peter Chamberlain)
Plymouth City Council	Sarah Foque
South Hams District Council	Cllr Rosemary Rowe Cllr Bernard Taylor (officer advising Graham Swiss)
Torbay Council	Cllr Anne Brooks (officer advising Tracy Brooks)

Members nominated by statutory agencies

Environment Agency	Rob Price
Forestry Commission	Kate Tobin
Historic England	Ross Simmonds
Natural England	Eamon Crowe

Members co-opted by the AONB Partnership Committee

National Trust	Richard Snow
Plymouth University	John Martin (Vice Chairman)
Independent	John Green (Chairman)

Community Representatives

Amenity groups	Geoffrey Osborn
Business community	Kate Ryder
Coast and marine sector	Vacant
Community/voluntary groups	Peter Sandover
Environmental organisations (NGOs)	Ed Parr-Ferris
Landowning/farming community	Robert Steer
Parish Councils	Lynne Maurer
Tourism community	Samantha Dennis

AONB Unit staff attending

AONB Manager	Roger English
AONB Office Manager	Vanessa Gray
AONB Projects Officer	Adam Davison

Agenda

Item 1 (5 mins)	Introductions & apologies for absence	
Item 2	Declarations of Interests	
Item 3 (5 mins)	Minutes of the last Partnership Committee meeting (13 th March 2020) for approval & any matters arising	Page 4
Item 4 (15 mins)	AONB Management 4a) COVID-19 related impacts on AONB management and Round Table Partner update	Page 10
(25 mins)	4b) Government reforms of the planning system in England	Page 11
(25 mins)	4c) Climate and Biodiversity Crisis – emerging Interim Devon Carbon Plan	Page 16
Item 5 (10 mins)	AONB Partnership matters 5a) AONB Partnership Committee Meeting Structure	Page 19
(5 mins)	5b) Glover Review – diversity and AONB governance	Page 21
Item 6	For Information 6a) Current and recent key planning applications 6b) Planning update covering the last six months 6c) AONB Staff Unit Activity Report	Page 26 Separate report Addendum to follow

Agenda timings are provided as a guide

Agenda Item 3

**MINUTES OF THE MEETING OF THE
SOUTH DEVON AREA OF OUTSTANDING NATURAL BEAUTY
PARTNERSHIP COMMITTEE**

**HELD AT KINGSEAR VILLAGE HALL
ON FRIDAY 13th MARCH 2020**

1. INTRODUCTIONS & APOLOGIES FOR ABSENCE**Those present were:**

Peter Chamberlain	PC	Devon County Council
Cllr Rosemary Rowe	RR	South Hams District Council
Graham Swiss	GS	South Hams District Council
Cllr Anne Brooks	AB	Torbay Council
Tracy Brooks	TB	Torbay Council
Richard Snow	RS	National Trust
John Martin	Vice-chair	Plymouth University
John Green	Chair	Independent
Geoffrey Osborn	GO	Representative: amenity groups
Kate Ryder	KR	Representative: business community
Lynne Maurer	LM	Representative: parishes
Samantha Dennis	SD	Representative: tourism community
Roger English	RE	AONB Manager
Vanessa Gray		AONB Office Manager – minute taker

Also attending:

Adam Davison	AD	AONB Project Officer
Nicky Bailey	NB	AONB Community Projects Officer

Apologies for absence were received from:

Cllr Jonathan Hawkins		Devon County Council
Cllr Roger Croad		Devon County Council
Cllr Bernard Taylor		South Hams District Council
Tom Jones		South Hams District Council
Kate Tobin		Forestry Commission
Eamon Crowe		Natural England
Rob Price		Environment Agency
Peter Sandover		Representative: community/voluntary groups
Ed Parr Ferris		Representative: environmental organisations (NGOs)
Robert Steer		Representative: landowning and farming

Observers

Individuals and representatives from various groups attended as observers.

CORONAVIRUS (COVID-19) UPDATE

Please note this meeting of the South Devon AONB Partnership Committee took place before Government social distancing measures announced on 16th March. Dates, decisions and other information given at the meeting may have now been overtaken by events and current Government advice.

2. DECLARATIONS OF INTERESTS

2.1 No interests were declared

3. MINUTES OF THE 6th DECEMBER 2019 PARTNERSHIP COMMITTEE MEETING FOR APPROVAL & ANY MATTERS ARISING

3.1 The notes of the last meeting were accepted as true record.

3.2 It was noted that most actions had been completed.

3.2.1 With regards to the South Devon AONB Partnership response to Glover review proposals: The delayed formal response to the Review proposals from Defra is now expected by the end of this year. The AONB Manager encourages Members to feedback comments and questions on the Glover Review proposals.

ACTION 1 (ALL): In particular, Members are requested to provide feedback on the National Landscape Service proposal to the AONB Manager by 27th March

3.2.2 The AONB Manager updated Members on the action to arrange a meeting with Torbay Council to discuss five-year land supply. The AONB Manager informed Partnership that the five-year housing supply will be a critical factor at the Inglewood/White Rock planning appeal, where the planning inspectorate will now effectively decide this issue.

3.2.3 The format of the public presentation and open forum will continue as now, with a review taking place at the next meeting of the Partnership.

3.2.4 Action 7 is carried forward as Countryside Stewardship fits into the agenda for the next Partnership Committee meeting that will be focussing on activity surrounding the new Environmental Land Management Scheme (ELMS).

4A ADOPTION OF THE REFRESHED SOUTH DEVON AONB PLANNING PROTOCOL

The AONB Manager updated Members on the final draft of the South Devon AONB Planning Protocol, incorporating minor amendments arising from limited feedback received following the 6th December 2019 Partnership Committee meeting. There followed a wide-ranging discussion on planning matters.

The AONB Chair asked Partnership to vote to adopt the refreshed South Devon AONB Planning Protocol

RESOLVED: Partnership Committee members voted to adopt the refreshed South Devon AONB Planning Protocol.

The AONB Manager will progress adoption of the refreshed Protocol with the four Local Planning Authorities of South Hams, Torbay, Devon and Plymouth Councils as well as the Marine Management Organisation. A report on progress will be provided at the next Partnership meeting taking place on 26th June.

ACTION 2 (RE): The AONB Manager will pass the following additional comments put forward by Geoffrey Osborn, representative for amenity groups, to South Hams District Council for comment:

- i. Mention AONB when advertising planning applications that are either within or in the setting
- ii. Mention AONB in relevant areas on the SHDC website planning page
- iii. The AONB Manager should have the right to speak at Development Management Committee meetings

4B ROUND TABLE PARTNER UPDATES

4b.1 Special COVID-19 update

- i. Where dates are mentioned, these are subject to latest Government advice and may be liable to change.

- ii. Cllr Rowe – the majority of Follaton House based South Hams District Council staff are able to work from home. The situation is being closely monitored however it is likely to affect meetings going forward.
- iii. Graham Swiss - South Hams District Council has stepped up advice. Already in place is a small group of named officers that have liaison responsibility with targeted areas such as Parish/Town Councils, voluntary groups etc. Further information available via South Hams District Council website.
- iv. AONB Manager – as the AONB staff unit is hosted by South Hams District Council, the team will follow instructions and protocols issued by them. In terms of Partnership and AONB matters, it is recognised that the range of Partners may have differing approaches to the COVID-19 situation. Venues may also impose different things. The AONB Manager informed Partnership that the staff unit will follow District Council advice and is also able to work from home.
[Post meeting note: The AONB staff unit are willing to offer assistance for the local Corona \(COVID-19\) response effort where our skillset assists. The major funders of core AONB function would have priority should a conflict arise.](#)

4b.2 Samantha Dennis, representative for tourism

- i. Anthony Mangnall MP has asked for a round table for tourism to be set-up. A list of attendees is being compiled with a view to meeting every other month.

4b.3 Graham Swiss, South Hams District Council

- i. The Supplementary Planning Document is in the process of adoption by South Hams District Council, estimated to be in place mid-2020.

4b.4 Tracy Brooks, Torbay Council

- i. The Inglewood (White Rock) application, in setting of the AONB in Paignton, is going to appeal.

4b.5 Lynne Maurer, representative for Parish Councils

- i. Contacted all Parish and Town councils in the AONB. A range of feedback has been received. It was then
RESOLVED The AONB Manager will respond to issues raised in the Parish comments via LM.
- ii. Also researching Neighbourhood Plans and how these handle AONB matters.

4b.6 Cllr Rowe, South Hams District Council

- i. Supplementary Planning Document adoption is going forward at a special meeting of South Hams District Council taking place on 25th June.

4b.7 Richard Snow, National Trust

- i. Proposed a site visit to South Down farm to look at how the National Trust Land Outdoors and Nature programme is working and address any concerns. Suggested the next Partnership meeting could take place at a venue nearby, such as Malborough.

4b.8 Peter Chamberlain, Devon County Council

- i. Slapton Line Partnership update.
 - Current strategy is now the Slapton Adaptation Plan. Will work with local community and organisations to plan for the future in line with this strategy. South Hams District Council will host and provide a dedicated officer.
 - The plan to move the Monument to a more secure location is ongoing. There are complex issues, however it is hoped to achieve this by end of 2020.
- ii. Ash Dieback
 - Initial offer of forty free tree packs was oversubscribed.
 - Further funding now obtained, to be formally launched at the County Show.
 - Those unsuccessful in the initial offer will be contacted regarding this further offer from May onwards.

- iii. Low Carbon Task Force – Developing a carbon plan for Devon
 - Next key stage, a Citizens Assembly of representatives for the communities of Devon, will be held June/July 2020 to obtain views on the draft plan.
 - Have also commenced work on the likely impact of climate change on Devon and adaptations to inevitable changes.
 - Devon Local Nature Partnership with West Country Rivers Trust looking at the impact of climate change on Devon’s natural environment.

4b.9 Geoffrey Osborn, representative for amenity groups

- i. Provided Amenity Groups Feedback on the public open forum sessions
 - Would like the open forum to be incorporated into the main Partnership Committee meeting.
 - Would like Partnership Committee members to be aware of the points raised during these sessions.
 - The AONB Chair informed Partnership that all Members are very welcome to attend these sessions and encourages them to do so whenever possible. The open forum commences at 0935.

ACTION 3 (Chair/RE): Circulate topics raised at the open forum when the draft minutes are circulated.

- ii. Underlined the importance of timely release of agenda papers prior to Partnership meetings and minutes afterwards.

5A NAAONB COLCHESTER DECLARATION ON NATURE AND NATURE RECOVERY NETWORKS

5a.1 The AONB Manager went through the update on the NAAONB Colchester Declaration contained in the papers. The AONB Manager drew attention to

- i. Draft criteria for identification of top species or assemblages provided by the National Association for AONBs.
- ii. Top 5 species or assemblages identified by the South Devon AONB staff unit

ACTION 4 (all):

- Provide feedback on the species that are important to communities/ areas represented by Partnership Committee members, bearing in mind the criteria specified.
- Indicate interest in forming a small working group to assist with developing and delivering this area of work

During the meeting interest in joining a working group was expressed from:

Richard Snow, National Trust

Samantha Dennis, representative for the Tourism community

Lynne Maurer, representative for Parish Councils within the AONB

Post meeting, interest in joining a working group was expressed by Ed Parr Ferris, representative for environmental organisations

5a.2 Ed Parr Ferris, Conservation Manager at Devon Wildlife Trust and partnership representative for environmental groups, provided a pre-recorded video presentation to update Partnership on work taking place to develop a Nature Recovery Network on behalf of Devon Local Nature Partnership.

5B. 2020/21 DRAFT DELIVERY PLAN

The AONB Manager introduced this agenda item, running through the update provided in the papers and adding further information to the key projects mentioned.

5b.1 The AONB Projects Officer, Adam Davison, updated Partnership on the 2020/21 draft delivery plan, a statutory part of the AONB Management Plan. Projects that support Management Plan themes can still be added however work will soon commence on a draft 2021/22 Delivery Plan.

ACTION 5 (all): Contact the AONB Project Officer to add or amend information shown in the listings.

5C. SOUTH DEVON AONB 60th CELEBRATIONS

Nicky Bailey, AONB Community Projects Officer, updated Partnership on 60th celebration activities.

- i. Programme funding obtained from National Lottery
- ii. The celebration activities will take place May to October, with a formal launch in May at our Annual Forum being held earlier in the year than usual.
- iii. A finale event will be held in November.
- iv. A number of ideas were put forward by Members who had been split into small groups to come up with ideas for activities/celebration ideas that increase community engagement and appeal to a wider audience.

Post meeting note: The AONB Community Project Officer is currently evaluating the programme following a conversation with the National Lottery. Partnership Committee members will be updated with the outcome shortly.

6A. RESILIENT LANDSCAPES: MONITORING LANDSCAPE CHANGE

This item will be incorporated into the agenda for the next meeting taking place on 26th June which will have a focus on landscape matters.

The Resilient Landscapes project aims to establish a national monitoring network.

- 6a.1 Natural England with support from the University of Plymouth are aiming to draw together a summary of the current state of English landscapes to assist with a monitoring response to the 25 Year Environment Plan resilient landscapes priority theme. This includes but is not limited to England's designated landscapes and seeks to go further than recent MEOPL (Monitoring Environmental Outcomes in Protected Landscapes) datasets.
- 6a.2 A project steering group has been established which held its first full meeting in early March. Natural England, Defra, National Parks, National Association for AONBs and CPRE are all involved. The South Devon AONB Manager is also part of this steering group.
- 6a.3 Key principles:
 - Understanding what is changing and what people feel about those changes
 - Ability to nest data in support of indicators to cover a variety of spatial scales from National-National Character Areas down to designated landscapes and finer
 - Common standards for indicators and spatial frameworks
 - Maximising the potential of combining data collected at different scales
 - Enabling wide participation, including organisations and real people through crowdsourcing and citizen science
 - Creating a dashboard to easily access and view results
- 6a.4 AONB Partnership members are encouraged to email John Martin via J.Martin-2@plymouth.ac.uk if they would like to be interviewed about this project and share their views, feedback and suggestions.

6B. NATIONAL ASSOCIATION FOR AONBS INCLUDING LANDSCAPES FOR LIFE CONFERENCE 2020

Firstly, the AONB Manager updated Partnership on the Landscapes for Life Conference 2020. The theme for this year's conference is A Climate for Change.

- 6b.1 Taking place in Devon for the first time in more than twenty years. Devon County Council are a key sponsor. Event to be based at Exeter University 7th to 9th July.
- 6b.2 Details of draft programme activities will be included as an addendum to the minutes.
- 6b.3 Tuesday 7th July is site visit day. South Devon AONB involvement includes hosting two site visits
- Focus on coastal change and farming on the coast
 - Trip down the Dart estuary, using Sea Kayak Devon as our guide. To take a close up view of a variety of nature recovery and biodiversity related projects along the Dart corridor, starting at Totnes and finishing in Dartmouth.
- 6b.4 In addition to attendance by the South Devon AONB staff unit, the AONB Manager has budgeted for up to four additional places for interested Partnership Committee members. Early bird booking is expected to be available from next month.

ACTION 6 (all): Inform the AONB Manager of your interest in attending conference.

The AONB Manager also updated Partnership on wider National Association for AONBs matters.

Post meeting note: [Landscapes for Life Conference 2020 has been postponed and will now be held in July 2021.](#)

7A. CURRENT AND RECENT KEY APPLICATIONS

An update on development management matters of note was circulated in the papers.

7B. PLANNING UPDATE COVERING THE LAST QUARTER

Provided as a separate report.

7C. KEY AONB PROJECT PROGRAMMES AND AONB STAFF UNIT PRIORITIES

The AONB Manager recommended looking at the Building Better, Building Beautiful Commission final report: <https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>

2020 PARTNERSHIP COMMITTEE MEETING DATES

Locations and themes for meetings will be announced nearer the time.

- **NEXT MEETING Friday 26th June 2020**

Post meeting note: Based on current advice, this will now be an online/telephone meeting. Depending on prevailing advice nearer the time, the meeting may have to be postponed or cancelled. The AONB Chair proposes that a virtual meeting has a shorter than usual agenda and that the public elements comprising a presentation and open forum are suspended for now.

This position will be kept under review, with Partnership Committee Members thoughts and advice most welcome.

- **FUTURE MEETINGS 2020**

27th November 2020, venue TBC

These minutes remain as draft until approved at the next meeting of the South Devon AONB Partnership Committee.

Item 4a: COVID-19 related impacts on AONB management and Round Table Partner update

Purpose of the report

1. To provide members of the AONB Partnership Committee with an opportunity to briefly highlight COVID-19 related impacts upon your organisation or community of interest, how this has impacted upon management of the AONB and any priorities for action over the next 6 months. This item also provides an opportunity to highlight recent or upcoming activity relevant to the conservation and enhancement of the South Devon AONB and its Management Plan.

Background

2. COVID-19 has had and continues to have wide reaching impacts upon the communities, businesses, visitors and landscape of the South Devon AONB.

AONB Staff Unit

3. The AONB Staff Unit has continued to work effectively and productively at full capacity throughout the pandemic adapting swiftly to the challenges. Work continues via remote systems, mostly from home and is likely to remain this way for the foreseeable future.
4. In general terms, COVID-19 impacts have necessitated the following action:
 - Renegotiation of project deliverables and timescales with some funders, particularly where community engagement forms a significant component and/or staff of partners critical to the project have been or still are on furlough leave;
 - Cancellation, postponement or indefinite pausing of work on a selection of projects until circumstances change; and in some circumstances re-packaging elements to deliver as separate smaller focused projects to maintain momentum;
 - Rapid response and development of new initiatives in response to opportunities;
 - Where possible, significantly altering the timing of planned work to maintain as even a workflow as possible;
 - Reprofiling of financial spend for the year.
5. The table in Addendum 1 to this item is provided for information and is an updated version of the AONB Staff Unit's 2020/21 activity programme, delivered on behalf of Partnership and in support of the AONB Management Plan Delivery Plan. This provides an overview of those work areas with COVID-19 related impacts and a sense of the magnitude to which they have been affected. The AONB Manager will highlight in the meeting a small number of projects to illustrate the diversity of impacts and responses.

Recommendations

6. It is recommended that AONB Partnership Committee members:
 - i. Provide a brief verbal summary of the main COVID-19 impacts upon their organisation or community of interest, AONB management;
 - ii. Note the ongoing work to maintain momentum on AONB Management Plan priorities;
 - iii. Following the meeting, provide to the AONB Manager by 18th October 2020 any further supporting detail on COVID-related impacts upon the management of the South Devon AONB in order that a summary report may be collated, circulated and used as evidence to support future green recovery work.

Item 4b: Government reforms of the planning system in England

Purpose

1. To provide members of the AONB Partnership with a summary of scheduled and proposed changes to the planning system in England that are most pertinent to AONB management.

Background

2. The government is in the process of introducing a wide-range of reforms to the planning system. Some of these are on-going amendments to the current system, some propose the introduction of fundamental changes. Signposts are provided throughout this paper to further information.

The Planning White Paper.

3. ***Planning for the Future***, the planning white paper, published on 5 August, proposes a ‘once in a generation shake-up’ of the English planning system. It is subject to a 12 week. consultation, which potentially marks the start of a major process of reform that will require primary and secondary legislation. The government aims to deliver its reforms by the end of the current parliament. The consultation on the White Paper closes on the 29th October.

<https://www.gov.uk/government/consultations/planning-for-the-future>

4. The White Paper is underpinned by the aspiration that new homes need to be beautiful and sustainable, and delivered more quickly and in greater numbers. The key proposals relate to:
 - i. Plan-making. The preparation process and content of local plans will be substantially changed. Their key role will be to identify land in three categories:
 - *Growth* areas – ‘suitable for substantial development’, where outline planning consent would be granted automatically;
 - *Renewal* – ‘suitable for some development’, where there would be a presumption in favour of development being consented for the specified suitable uses, intended for ‘existing built areas where smaller-scale development is appropriate’;
 - *Protected* areas - where development will be restricted – ‘justify more stringent development controls to ensure sustainability’. These would include AONBs, Green Belt, and the open countryside.

For the Growth and Renewal areas, LPs will set-out suitable uses and specific parameters for development can be specified for each category. Growth areas should include sub-areas for self and custom build housing. In the Protected areas, what is permissible will be cross-referenced to the NPPF;

- ii. Development Management (DM) policies will be established at the national level, with the NPPF being the primary source of policies. LP policies would be limited to clear and necessary site or area-specific requirements (‘development standards’);
- iii. A radical, digital-first approach to modernise the planning process. LPs should be visual and map-based – interactive, fully digitised and web-based. The government will publish a guide to the new LP system, to include a model template for plans. There will be a greater emphasis on data, enabling new digital civic engagement processes and new ways for people to make comments;
- iv. Improving the process of planning is only the starting point. The government wants to enable the creation of beautiful places, the creation of visions of how places can be, high quality development, and provision of the facilities to support it. There should be a greater focus on

‘asking for beauty’ and a much greater use of design guidance and codes – that should be prepared locally with community involvement. The codes should be binding on decisions about development. This will be supported by a national body based on the ideas developed by the Building Better, Beautiful Commission, with a fast-track system for “beautiful” developments. Local authorities will be tasked with applying this ‘in ways which reflect local character and community preferences’;

- v. Sustainability: climate change – amend the NPPF to target areas where a reformed planning system can most effectively help mitigate and adapt to climate change. Introduction of a Future Homes Standard as a first step towards Net Zero Homes, with the intention that all new homes will be carbon neutral by 2050. Aim that homes built under the new planning system will not need retrofitting in the future. The role of LPAs in setting energy efficiency standards for new-build developments will be clarified. New, high standards will need to be monitored and enforced – LPAs will be able to re-assign resources to do this.
Valued green spaces will be ‘protected for future generations’ by allowing for more building on brownfield land and all new streets to be ‘tree-lined’;
 - vi. Improving infrastructure delivery. Replacing S106 planning obligations and the CIL with a new Infrastructure Levy – to be charged as a fixed proportion of the development value, with mandatory nationally-set charges;
 - vii. The Infrastructure Levy should deliver affordable housing provision. It is important to continue to deliver on-site AH at least at present levels. With S106 removed, the scope of the levy would be extended so that LAs would be able to use funds to secure AH. This could be secured by in-kind delivery on site, with LAs specifying the forms and tenures (working with a nominated AH provider). Provision by the developer would be ‘offset’ from the final total amount liable to the levy. Need to ensure that developers are incentivised to deliver high build and design quality. LAs could also accept Levy payments in the form of land;
 - viii. Ensuring more land is available for homes and development. Local housing targets will be determined nationally and will be binding. The focus will be on areas where affordability pressures are greatest, and on the speeding-up of development delivery.
5. The proposed reforms focus on streamlining the planning process to accelerate the delivery of new homes. To facilitate this the proposals include:
- i. Local Plans will be required by legislation to meet a statutory timetable for production of 30 months;
 - ii. Local Plans will be subject to a single ‘sustainable development’ test (replacing the tests of ‘soundness’). Removal of the need for Sustainability Appraisal and the Duty to Co-Operate. A ‘slimmed-down’ assessment of deliverability will be introduced.
 - iii. The government wants to see a quicker, simpler framework for assessing environmental impacts and enhancement opportunities; the current frameworks for assessment can lead to duplication and be very long. It is proposed that the new system will be quicker and help speed-up decision-making, result in the requirements for EA being simpler to understand, and should take advantage of opportunities for environmental improvements.
 - iv. Local communities will be consulted from the very beginning of the planning process by ‘harnessing the latest technology through online maps and data’;
 - v. Every area must have a local plan in place. At present, only c.50 percent of local areas have a plan;

- vi. The planning process is to be turned into a 'rules based system'. This should speed-up the planning application process and result in greater certainty, and therefore result in fewer appeals;
 - vii. The creation of a fast-track system for 'beautiful buildings' and establishing local design guidance for developers to build and preserve 'beautiful communities'.
6. It is proposed that Neighbourhood Plans will be retained. The government will consider if their content should become 'more focused' and if there is the scope to extend the concept to 'very small areas'. The NP process should also utilise digital technology. NPs will potentially be able to play a significant role in setting-out local design guidance.
 7. Another element is to place a greater emphasis on the enforcement of planning standards and decisions, and robust action if rules are broken. By freeing-up LPAs from many existing requirements, the expectation is that they will be able to focus more on enforcement.

Changes to the current planning system

8. The government also published on 5 August a companion consultation, **Changes to the current planning system**. The consultation period for these proposals closes on 1 October.

<https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

Four shorter-term measures to improve the immediate effectiveness of the current system form the core of the changes. These are:

- i. Changes to the standard method for assessing local housing need. It is proposed to revise the standard method to increase the overall number of homes being planned for and to achieve a more appropriate distribution. It remains to be seen what the exact implications of this in terms of housing numbers, will be on a district-by-district basis. However, any resultant increase in housing numbers within local authority areas in south Devon is likely to have at least a 'knock-on' effect on the AONB, in terms of increased visitor numbers, greater recreational pressure, etc.;
- ii. Delivering First Homes, sold at discount to market price for first-time buyers. Following a consultation on the First Homes proposals in February 2020, the government has published its response and is now consulting on the detail of the planning proposals. This includes setting a requirement that 25% of all affordable housing secured through developer contributions should be First Homes. The consultation seeks opinions on options for the remaining 75% of affordable housing secured through developer contributions, and views on transitional arrangements, level of discount, interaction with the Community Infrastructure Levy and how it is proposed that First Homes would be delivered through exception sites;
- iii. Temporarily lifting the small sites threshold, below which developments do not need to contribute to Affordable Housing – to 40 or 50 units. This is part of a plan to help support small and medium-sized building companies in the wake of the CO-19 crisis. It is proposed to temporarily raise the threshold below which developers do not need to contribute to affordable housing, to up to 40 or 50 units for an 18-month period. In designated rural areas, the consultation proposes to maintain the current threshold. It also seeks views on whether there are any other barriers for SMEs to access and progress sites.
- iv. An important exemption from this applies to designated rural areas, where local planning authorities can set a lower threshold of five units or fewer in their plans. The government acknowledges that rural local authorities secure greater proportions of their housing supply as

affordable on average when compared to urban local authorities. In designated rural areas, it is therefore proposed to maintain the current threshold. This is of great significance to the South Devon AONB, as all of South Ham's parishes (with the exception of Dartmouth, Ivybridge, Kingsbridge, and Totnes) are designated as Rural Areas (by the Housing Act 1985). SHDC introduced the lower threshold and this has also been adopted as policy in the JLP.

9. Extend the current Permission in Principle (PiP) to major development. It is proposed to increase the threshold for PiP by application, to cover sites suitable for major housing-led development, rather than being restricted to just minor housing development.
10. Other changes to the current system are already taking place. These include the introduction of a new Use Class Order with associated Permitted Development (PD) Rights, and new PD Rights.
11. Since 1987, the uses of land and buildings have been grouped into various categories, known as "use classes". Significant changes to the Use Classes Order have come into effect. Introduced by the government on 20th July and coming into effect on 1st September 2020, the new use class regulations have been brought in to help support the government's economic initiatives. Under the changes, many of the previous use classes have disappeared, and instead a range of different types of businesses – including many of those previously labelled A1, A2, A3, B1, B2, D1 and D2 have been brought together in the new Use Class E. This means that planning permission will no longer be needed in order to change from one type of business to another within this wide-ranging 'commercial, business and service' use class. The Government's hope is that, by bringing these uses together and allowing movement between them, businesses will have greater freedom to adapt to changing circumstances and to respond more quickly to the needs of their communities.
12. New Permitted Development Rights came into effect on 31st August 2020. These are for additional storeys to dwelling houses, additional storeys to create dwellings, and for demolition and rebuild for residential use. This follows the introduction of new permitted development rights for upwards extensions to purpose-built blocks of flats and forms part of the Government's promised package of radical planning reform to support economic recovery and housing delivery.

Consultation responses

13. For each of the live consultations a series of specific questions are asked following the proposals: 26 questions and opportunities for supporting statements in **Planning for the future**; and 35 questions and opportunities for explanation in **Changes to the current planning system**.
14. The local planning authorities and the National Association for AONBs through the AONB network's planning officers, coordinated by the Chilterns AONB will be developing responses.
15. Careful consideration is required of the proposals including likely positive and negative impacts, before developing comments to feed back to the National Association for AONBs and development of a South Devon AONB specific response that focuses upon the most pertinent proposals and questions.

Recommendations

16. AONB Partnership Committee members are recommended to:
 - i. Note the scope and content of the two live consultations and consider the likely implications, opportunities, and challenges for the future management of the South Devon AONB;

- ii. Highlight any specific areas of the consultations for which the development of a South Devon AONB response is considered particularly important;
- iii. Indicate your interest in working with the AONB Manager to inform responses from the South Devon AONB Unit on behalf of the Partnership to the two consultations.

Item 4c: Climate and Biodiversity Crisis: emerging Interim Devon Carbon Plan

Purpose

1. This report updates AONB Partnership members on action taken at a County scale since its 4th December meeting in response to the declared Climate Emergency and Biodiversity Crisis. A summary of action taken to develop an Interim Devon Carbon Plan is provided before going on to introduce a short list of key subjects that are likely to require difficult decisions to be made. The meeting will provide an opportunity to debate these and begin shaping a Partnership perspective, with an opportunity to introduce other topics as required.

Background

2. Members of the AONB Partnership Committee received an initial report and presentation on 4th December 2019 on action being coordinated at a County scale to respond to the emergency, including developing a Devon Carbon Plan as the principal tool to drive climate change mitigation actions. A Net Zero Task Force made up of fourteen specialists and chaired by Patrick Devine-Wright of Exeter University drives development of the Carbon Plan supported by dedicated Devon County Council resources including Project Manager Emily Reed and a Communications Intern. See www.devonclimateemergency.org.uk for further information and resources.
3. Although Covid-19 has delayed aspects of this work including the ground breaking Citizens' Assembly, good progress has been made. The emergency has not disappeared and urgent action is still required. In addition to the Devon Carbon Plan itself, supporting linked plans and actions are being developed at all levels and follow a series of local Climate emergency and biodiversity crisis declarations last year. All AONB partner local authorities and most partner organisations, Parish Councils, businesses, community groups etc. are developing their own internal and public facing plans or supporting delivery of other plans in some way. All plans recognise that action is needed at a strategic, corporate, community and individual level.
4. As well as working to create a Devon Carbon Plan which will be a roadmap to a net-zero carbon Devon; Devon Climate Emergency (DCE) partner organisations are also working on many projects in the short term. Members of the South Devon AONB Partnership and the work of the AONB Staff Unit are making significant contributions toward this work.

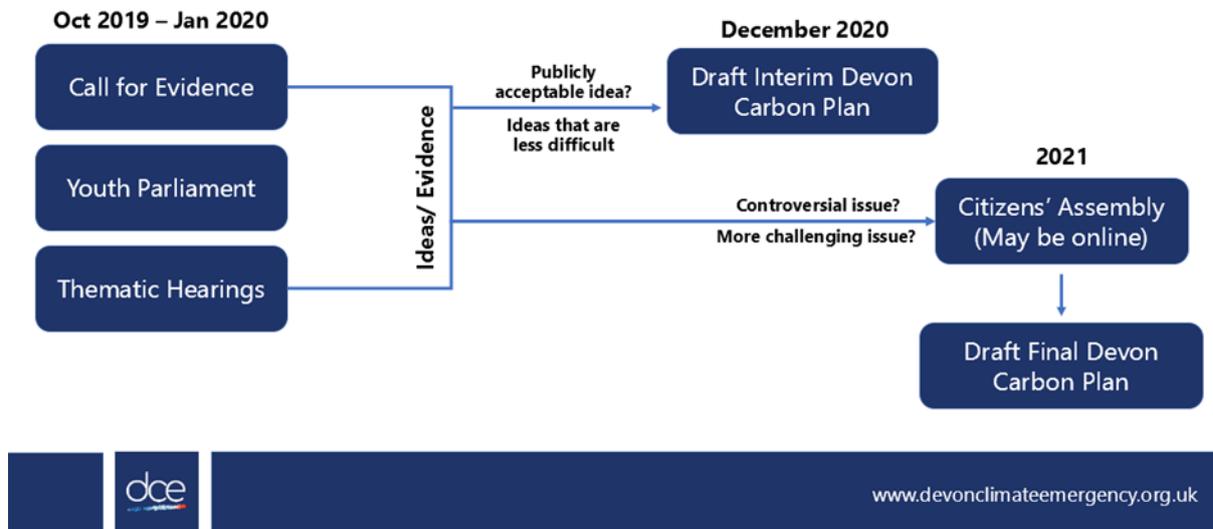
Devon Carbon Plan

5. Although the Call for evidence has been completed yielding 859 submissions, a Youth parliament comprised of 75 students met and Thematic hearings¹ were held on:
 - Food, land and sea;
 - The built environment;
 - Mobility;
 - Energy and waste; and a
 - Summary hearing (covering spatial planning, behaviour change, procurement and industrial strategy)

Covid-19 has necessitated a revised process for developing the Devon Carbon Plan. This is summarised below:

¹ Key findings from the thematic Hearings can be found at www.devonclimateemergency.org.uk/thematic-hearings

Revised Devon Carbon Plan Process



6. A draft Interim Devon Carbon Plan will be published for consultation in early December 2020 and following consideration of responses the finalised Interim Plan is scheduled to be completed in early 2021.
7. The emerging plan will need to cover a wide range of topics and issues in order to effect the kind of radical change that is essential to achieving success. Current activity of the Net-Zero Task Force, supported by specialists includes:
 - Working to create an Interim Devon Carbon Plan
 - Reviewing the emerging actions and identifying research required ahead of the citizens' assembly
 - Determining which organisations have the levers to implement the actions and discussing the draft actions with them
 - Understanding the carbon impact of the emerging actions to help prioritise them
 - Identifying interdependences between the actions
8. Based on the latest available data (2017), 65% of Devon's carbon emissions come from a combination of On-road transportation (28%); Agriculture, Fishing, Forestry and Land Use (19%), Buildings (18%).

Challenging Areas

9. Since its formal introduction in 2004, the statutory AONB Management Plan comprising its strategy and delivery plan together with the AONB Unit action programme has consistently featured a wide range of positive actions in support of climate change adaptation, mitigation and biodiversity. These actions also make an important contribution to delivery of the 25 Year Environment Plan and Glover Landscapes Review proposals.

The AONB Network's prospectus for Defra and wider government includes:

- Protecting and recovering nature
- Safeguarding and enhancing landscapes
- Connecting people with the environment to improve health and well-being
- Strengthening a green economic recovery

10. For the latter, our contribution to economic recovery must support the delivery of our statutory purpose and reduce the impact of climate change; support nature recovery; promote more sustainable patterns of consumption and production. This will involve driving long term changes in behaviours.
11. Many Net Zero response actions within and affecting the South Devon AONB are likely to align well and contribute positively to both conserving and enhancing natural beauty AND the priorities for achieving Net Zero Carbon. However, to effect the degree of radical change that is required may require some actions that do not align with the statutory purpose for AONBs. There are a range of subjects central to achieving Net Zero ambitions that will undoubtedly require difficult decisions to be made and potentially compromises. Five such subjects are likely to be:
 - Renewable electricity
 - Future agriculture
 - Settlement distribution, hierarchy, rural renaissance and relocalisation
 - Land Use Framework
 - Food
12. As a Partnership we will need to better understand what radical change could and should look like in the context of these subjects and our valued landscape in order that we are well placed to contribute positively and constructively to the consultation on the Interim Carbon Plan and future iterations that respond to controversial and challenging issues. The consultation is scheduled to launch after our November Partnership Committee but will likely close before our March meeting.

Recommendations

13. AONB Partnership Committee members are recommended to:
 - i. Note the potential synergies, opportunities and challenges for the future management of the South Devon AONB;
 - ii. Highlight any specific aspects of the subjects raised or any additional subjects where difficult decisions may be required together with constructive solutions;
 - iii. Indicate your interest in working with the AONB Manager as part of a small Task And Finish style group to inform a constructive response by the South Devon AONB Unit on behalf of the Partnership to the Interim Carbon Plan consultation, when launched.

Item 5a: Partnership Committee Meeting structure

Purpose

1. This item reviews the structure of the South Devon AONB Partnership Committee meetings.

Background

2. At the Partnership Committee meeting in June 2019, it was agreed that presentations prior to its meetings would be trialled in order to encourage more members of the public to attend. And that these presentations would be followed by a 15 minute session at which members of the public would have the opportunity to make a statement to the Chair on matters related to the South Devon AONB.

Review

3. Prior to the Partnership meeting held in December 2019 a presentation was made by Gary Jolliffe entitled 'Till the Coast is Clear', which started at 9am and this was followed by an open session at which members of the public were given the opportunity to make a statement of up to 3 minutes. The same format was followed prior to the Partnership meeting in March 2020, with the presentation being given by Grant Bettinson from CITIZAN, focusing on the South Devon Rivers Discovery Programme.
4. In both cases the presentations started at 9am and lasted just over half an hour. The session for public statements then followed, ending at approximately 9:50am. Members of the public were then encouraged to stay on to observe the Partnership Committee meetings.
5. The trial structure has attracted more members of the public than has been typical for a Partnership meeting over recent years.

Options

6. It is recognised that there are benefits of increased public attendance at the AONB Partnership Committee meetings. Members of the Partnership are encouraged to give their views on the benefits and disadvantages of the presentations and the session for statements from the public, including their timings.
7. The following options can then be considered:
 - Continue with the structure and timing that has been trialled
 - Retain the structure, but alter the timing such that the public statements form part of the Partnership Committee meeting starting at 10am
 - Decide not to continue with the presentations
 - Decide not to continue with the session for public statements

Provisional meeting dates

8. Proposed dates for 2021 Partnership Committee meetings
 - 12th March 2021
 - 25th June 2021
 - 26th November 2021

Recommendations

9. AONB Partnership Committee members are recommended to:
 - i. Consider the options and approve the continuation of the presentation and session giving members of the public the opportunity to make a statement to the Chair;
 - ii. Decide on whether they wish for the session for public statements to follow the start of the Partnership Committee meeting, with the meeting being suspended to enable all members to hear the statements.

Item 5b: Glover Review matters

Purpose

1. To provide an opportunity for AONB Partnership members to return to the Glover Review proposals a year after their publication and receive an update on the national response. At the request of several members of the Partnership, the item also provides an opportunity to consider proposal 26 and governance in the context of the South Devon AONB.

Background

2. Initiated in May 2018, the Review of England's Designated Landscapes conducted by a panel of six and led by Julian Glover, published its findings including 27 proposals on the 21st September 2019. Five areas were focused upon and form the detail of the report. They are:
 - Landscapes alive for nature and beauty
 - Landscapes for everyone
 - Living in Landscapes
 - More special places
 - New ways of working

Government response and implementation

3. The AONB network along with other National Landscapes have already been responding to Review recommendations as far as possible within existing resources. However, changes to policy, legislation and resourcing are required in order to enable a substantive and meaningful response. A formal response from the government is anticipated this year and we understand there is likely to be a speech on the environment from the Prime Minister timed to coincide with the anniversary of the publication of the Review.
4. The National Association for AONBs and the AONB network has continued to work closely with Defra officials since publication of the review, participating in regular meetings of the National Landscapes Stakeholder Reference Group providing additional data, evidence and case studies when requested. Over the last few weeks the NAAONB has worked closely with Defra to help officials make a case to Treasury for increased funding to AONB partnerships and conservation boards. The case is summarised in a prospectus for the AONB Network entitled "*An offer to the nation*" (see separate Addendum 1 to this item) that conveys the sense of ambition within the AONB network. The offer centres upon four key themes:
 - Protecting and enhancing nature
 - Safeguarding and enhancing landscapes
 - Connecting people with the environment to improve health and wellbeing
 - Strengthening economic recovery

Our contribution to economic recovery must support the delivery of the statutory purpose for AONBs; reduce the impacts of climate change; support nature recovery; and promote more sustainable patterns of consumption and production. This will involve driving long term changes in behaviours.

5. These are bold and ambitious but challenging asks of any government at this current time amongst other priorities for resources and action in this spending round, including amongst other things: supporting individuals and the economy to recover from Covid-19; building resilience in the public

sector; and the EU transition. National Landscapes have an important role to play in contributing to all those areas of activity whilst furthering statutory purposes, outcomes of the Glover Review and 25 Year Environment Plan priorities.

6. In the last week Natural England, in its position as national advisor on landscape, submitted advice to Government on the Glover Landscapes Review (see separate Addendum 2 to this item). The advice addresses:
 - i. A new, integrated National Landscapes Service
 - ii. A multifunctional Nature Recovery Network with national landscapes at its heart, forming part of England's national infrastructure
 - iii. Extending the benefits of national landscapes to all of England's communities
 - iv. Primary and Secondary Legislation requirements
 - v. Greater parity between AONBs and National Parks
 - vi. A new generation of national landscapes to tackle the joint challenges of climate, nature and wellbeing.

Proposal 26 – Reformed governance and inclusion

7. Glover Review proposal 26 was for:

“Reformed governance to inspire and secure ambition in our national landscapes and better reflect society”
8. The report raised concerns over the composition and operation of National Park boards and went on to suggest that many of these same concerns applied to AONB boards and partnerships. Through the NAAONB, the AONB network have sought to provide clarification, further evidence and information to Defra, in order that the current AONB model of governance is fully understood along with the strengths and weaknesses of that model. However, along with the model are a number of challenges for us to consider and respond to. From the report these can be summarised as:
 - Board/Partnership size, accountability and efficiency
 - Diversity including under-represented or missing groups; gender balance; age balance
 - The need for representation from people who emphasise the purposes of securing nature and connecting people with our special places.
 - The need for less focus on planning matters and day to day administration
9. For ease, data on the composition of AONB Partnerships and Boards taken from the Glover Review final report is repeated in Appendix 1 to this item. The tables should assist members in evaluating the current structure of the South Devon AONB Partnership and enable comparisons with the other English AONBs. Note that data in these tables was anonymised by Defra.

Recommendations

10. AONB Partnership Committee members are recommended to:
 - i. Note the scope and level of ambition within the prospectus submission to Defra from the NAAONB
 - ii. Note the advice to government from Natural England on the Glover Landscapes Review
 - iii. Share their views on the challenges and opportunities for South Devon AONB governance presented by proposal 26, together with any positive solutions for consideration.

Appendix 1 – Data tables taken from the Glover Review final report, September 2019**AONBs****Number of AONB board members and gender diversity**

AONB	Members (no. of posts)	Gender (M/F)	
1	24	14	10
2	34	24	10
3	22	16	6
4	26	22	4
5	29	23	6
6	18	10	8
7	37	25	8
8	12	8	4
9	22	12	10
10	19	12	7
11	31	20	11
12	21	11	8
13	18	13	5
14	13	10	2
15	26	14	5
16	32	18	14
17	21	13	8
18	19	14	5
19	29	20	9
20	14	6	8
21	13	10	3
22	21	15	6
23	12	5	7
24	25	16	5
25	18	12	6
26	25	17	8
27	40	26	14
28	5	4	1
29	24	15	8
30	26	19	7
31	22	14	8
32	12	8	4
33	21	13	8
Total in 33 AONBs	731⁸⁴	479	233

⁸⁴ This covers figures for 33 AONBs, not all 34. It also includes 19 vacancies, so only 712 positions were filled as at 1 July 2019.

BAME and disability diversity within the boards

Figures provided showed five members from BAME backgrounds and three with a declared disability across all AONB boards. This represents a 0.7% BAME and 0.4% disability representation across the entire board membership.⁸⁵

Age ranges of board members and average age of all members⁸⁶

AONB	0-24	25-44	45-54	55-64	65-74	75+	Average Age
1	0	2	3	4	2	1	55
2	0	0	8	9	4	1	61
3	0	2	3	6	2	0	55
4	0	0	3	14	7	5	60
5	0	3	6	5	8	2	58
6	0	2	9	4	4	0	47
7	0	1	5	12	14	1	62
8	0	3	4	8	6	0	57
9	0	3	3	21	13	0	60
10	0	3	7	6	5	0	55
11	0	9	10	11	2	0	49
12	0	3	4	2	7	3	62
13	0	1	1	0	3	0	58.6
14	0	6	12	4	2	1	50
15	0	3	6	3	0	0	50
16	0	3	2	14	0	0	53
17	0	3	5	3	5	1	56.6
18	0	0	6	6	5	2	61
19	0	0	0	0	0	0	0
20	0	4	4	10	4	0	55
21	0	4	4	7	3	0	47
22	0	3	6	10	9	1	55
23	0	6	13	4	3	0	49
24	0	2	4	6	6	0	57
25	0	1	3	6	9	2	52.9
26	0	2	8	13	6	2	58
27	0	3	9	9	2	1	54
28	0	0	2	8	2	0	55
29	0	1	2	3	6	2	60
30	0	3	6	3	6	1	57
31	0	0	8	7	11	0	61
Average age across 31 AONBs							53.8

⁸⁵ Figures cover 33 AONBs. It is important to note that there may be members who prefer not to disclose their ethnicity or any disability, so there is a possibility these figures may under-represent the true picture.

⁸⁶ Figures as provided for 31 AONBs. Average ages were calculated directly by many AONBs. We used a mid-point of the age ranges to calculate average ages for nine AONBs.

Number of members serving eight years or more, and the number of years of the longest-serving member (regardless of appointment type).⁸⁷

AONB	8 years	12 years	16 years	20 years	24 years	Longest serving
1	3	3	4	1	0	20
2	5	0	0	2	1	28
3	0	4	0	0	0	14
4	0	0	0	0	0	7
5	1	0	0	1	0	21
6	1	1	0	0	0	12
7	6	3	0	0	0	14
8	1	0	1	0	0	17
9	1	2	3	0	0	19
10	1	0	0	0	0	10
11	16	2	2	1	0	17
12	4	0	2	1	0	21
13	2	1	3	1	0	20
14	5	0	0	0	0	15
15	8	1	0	0	0	14
16	2	0	0	0	0	
17	2	1	0	0	0	12
18	12	5	3	2	0	21
19	0	0	0	0	0	6
20	21	0	1	0	0	14
21	7	15	0	0	0	12
22	5	3	1	2	1	42
23	2	1	4	0	0	17
24	7	0	0	2	0	21
25	1	0	0	0	0	11
26	4	2	0	0	0	15
27	20	5	2	2	0	17
28	8	5	3	0	1	25
29	0	0	2	0	0	16
30	5	2	0	0	0	12
31	2	2	3	0	0	16
32	0	0	0	0	0	24
33	0	0	11	0	0	16
Average longest serving members and years served						17.1

⁸⁷ Figures provided for 33 AONBs.

Item 6a: Current and recent key applications

Purpose

1. To highlight to AONB Partnership Committee members development management matters of particular note.

Live applications of particular note

2. **2089/20/FUL** Fish Hoek South Town Dartmouth. Alter and extend 2 dwellings and erect 2 new dwellings. A heavily revised scheme following the withdrawal of an earlier version.
3. **20/01184/FUL** Land At Bovisand Road Staddiscombe Plymouth, Conversion of two barns to 2 no. dwellings. New application following earlier refusal of similar scheme. Unsympathetic conversion on the skyline/settlement edge that will result in change in character from agricultural to industrial/residential on the edge of Plymouth administrative area.
4. **3627/19/ARM** Land at SX857508, Townstal Road Dartmouth, Approval of reserved matters for layout, scale, appearance and landscaping for 116 dwellings; together with other related applications.
5. **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.
6. Appeal **APP/X1165/W/20/3245011** relating to P/2017/1133 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.
7. **2556/20/FUL** Springfield, East Charleton. Engineering works to create camping and caravanning site. A retrospective application for ground works that followed Camping and Caravan Club Site Certification earlier in the year.
8. A full list of planning cases the AONB Unit has been involved in over the last six month period is provided for information purposes within Item 6b.

Recent appeal cases of note in the South Devon AONB

9. Appeal Ref: **APP/K1128/W/20/3247610** Gramercy Boathouse, Warfleet, Dartmouth, Devon TQ6 9BZ. A full application for the removal of existing property, proposed new four bedroom dwelling and boathouse.
10. The Appeal was dismissed. The main issue was “*whether the proposed development preserves or enhances the character or appearance of the Dartmouth Conservation Area and its effect on the South Devon Area of Outstanding Natural Beauty*”.
11. Amongst other points, the Inspector concluded:

16. Therefore, contrary to the appellant’s argument that the development would appear as an additional point of quality design interest on the shoreline, adding to the setting of the CA, I am of the view that it would create harm to its significance as detailed above, neither preserving or enhancing it in any way. The development would harm the AONB, not only in terms of its size and massing detracting from the landscape within which it would sit, but also the departure from

traditional materials proposed in its proposed construction. Similarly, for the reasons above, the proposed development would harm the existing character and appearance of the townscape and landscape.

Temporary increase in AONB Unit Landscape Planning capacity

12. Competing pressures on the AONB Manager's time during this exceptional year and a consistently demanding Development Management caseload have resulted in delays with the provision of landscape planning advice on key cases to the AONB's local planning authorities. In order to provide a temporary boost to Landscape Planning advice capacity within the AONB Unit until financial year end, the Core Funding Group agreed on the 3rd September to redirecting a modest sum of COVID-19 related savings to enable a short term support contract to be let. The AONB manager is following up several possible mechanisms to secure support for planning advice and aims to have this in place as soon as practicably possible.

Recommendations

13. AONB Partnership Committee members are recommended to:
- i. Note the commitment to a temporary increase in Landscape Planning advice capacity within the AONB Unit until financial year end.
 - ii. Continue to alert the AONB Manager at the earliest possible opportunity to cases where protected landscape matters are pertinent and share views on live applications.

South Devon Area of Outstanding Natural Beauty

AONB Partnership Committee Meeting

to be held at

10am on Friday 18th September 2020

Remote Video Meeting
via Microsoft Teams

Papers Addendum 1 to Agenda Item 4a

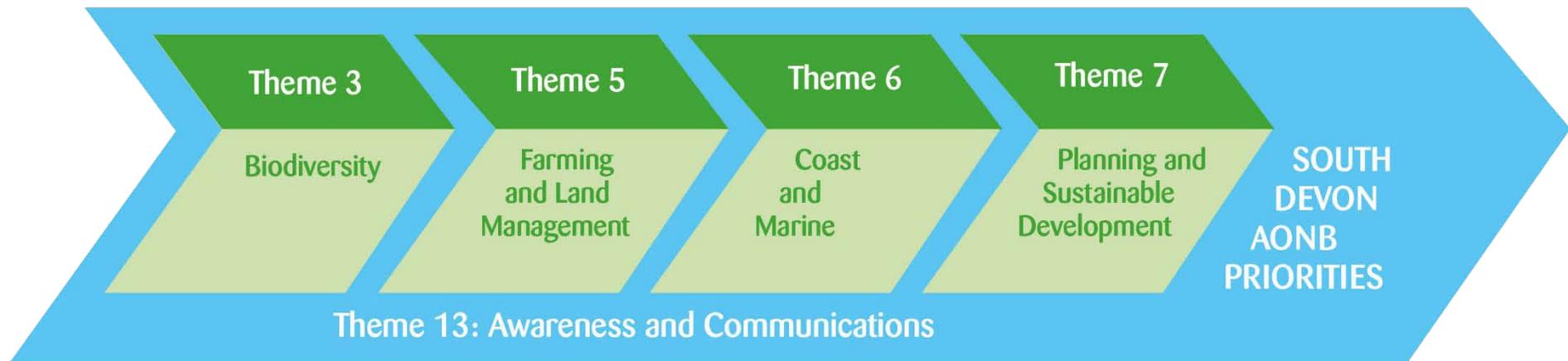


Addendum 1 to Item 4a

South Devon AONB Unit led core and project activity in support of the South Devon AONB Management Plan Delivery Plan for April 2020 to March 2021

The AONB Management Plan and operating model of the South Devon AONB Partnership is one founded on shared responsibility and joint action. The Management Plan directly relates to the strategic aims of the Defra 25 Year Environment Plan, Landscapes Review (Glover Review) and NAAONB priorities.

The AONB Partnership focus areas reflect current issues by prioritising projects that deliver benefits to land management, biodiversity, planning and those based on estuaries and the coast. Communication and wider education activities are also essential actions for the team. Priority themes aside, the AONB Staff Unit will work with partners to respond to all the themes in the plan taking advantage of funding opportunities where appropriate.



This table aligns the South Devon AONB Unit Action Plan and work priorities for April 2020 to March 2021 with Glover Review chapters. The Glover Review made 27 headline proposals in 5 areas to make landscapes greener, more beautiful and open to everyone.

Project Alignment with Glover Review				
1: Landscapes Alive for Nature and Beauty	2: Landscapes for Everyone	3: Living in Landscapes	4: More Special Places	5: New Ways of Working

The delivery of some projects and budgets will be affected by the impact of Covid-19 in 2020/21

No / Low impact	Budget on track
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Medium impact	Budget potential underspend
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High impact	Budget underspend
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C = Core	E = Estuaries	P = Projects	CF = Carry forward
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- = Low £ impact	+ = High £ impact
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	Action	Fiscal quarters	Planned outputs	Expected outcomes	Glover review	Budget impact
Current Actions to be completed						
1	As CaBA co-hosts complete and publish the Strategy and Action Plan for the South Devon River Catchments		Produce an online Strategy and Action Plan document	Promote the SDCP, generate new membership, support a pro-volunteering ethos and drive projects towards delivery	2	Hosting income secure
2	Update Planning Protocol between the South Devon AONB Partnership and the four Local Planning Authorities / Marine Management Organisation		A jointly agreed approach to roles, responsibilities and consultation triggers for the production of development plans and assessment of applications for development.	Transparency of process. Decision-taking and plan-making that conserves and enhances natural beauty. Targeted use of the limited South Devon AONB planning resource.	5	No budget implications
3	Conclude work to update the South Devon AONB website, including a responsive design for effective use on mobile devices		Launch new Website	Increased website use from mobile device users	2	Complete
4	Produce panels to interpret the historic environment, sand dunes and hay meadow of Bantham Ham		Interpretation panels to be sited at Bantham Ham	Improved visitor experience and knowledge of nature conservation	2	On track
5	Develop and submit proposals for undergrounding overhead power lines at East Prawle to the approved Western Power Distribution (WPD) voluntary initiative for the regulatory period 2015-2023 and beyond		To provide the SWPLG with a project pipeline	Landscape character enhancement in the SDAONB	1	No budget implications
6	Deliver the Explore South Devon countryside project in partnership with South Devon Local Action Group		Complete installation of all interpretation panels, enhanced content for online walks and drone footage for production of a film for website	Improved visitor experience and knowledge of heritage and nature conservation	2	On track
7	Promote the use of 2019 – 2024 AONB Management Plan		Various communication channels to elected members, planners and members of the public	Raised awareness of the AONB designation and policy framework	2	No budget implications
8	Manage the Torcross Sherman Tank restoration element of the Coastal Revival Fund grant on behalf of Slapton Line Partnership		Hard landscaping improvements and tank refurbishment	A more resilient local feature	2	Delayed
Programmed actions to be continued						

	Action	Fiscal quarters	Planned outputs	Expected outcomes	Glover review	Budget impact
9	Develop full application against allocation to underground low voltage powerlines at Prawle Point, as part of the Western Power Distribution and the South West protected landscapes programme		Underground 1km of wirescape at Prawle Point	Landscape character improvement	1	No budget implications
10	Maintain the AONB communications programme		Produce AONB e-bulletins, website, social media feeds, press releases, etc.	Raised awareness of the designation	1	On track
11	Update and maintain slipway/ferry panels along the AONB coast and estuaries		Maintenance, updating and replacement of existing panels x8	Informed coast path and ferry crossing users	2	Complete
12	Maintain and promote the AONB geocache network		Maintenance of facility	Public recreational facility upkeep	2	No budget implications
13	Hold informative AONB exhibitions at selected events and shows connected with the 2020/21 project programme		6x AONB exhibition days	Raised awareness of the South Devon AONB	2	Underspend
14	Deliver projects and activity as set out in the South Devon AONB Estuaries Management Plan		Promote projects in the South Devon Catchments Partnership Action Plan	Support a pro-volunteering ethos with practical improvement projects in the Yealm, Erme, Avon, Salcombe-Kingsbridge and Dart estuaries	1	No budget implications
15	Support Wembury Marine Centre partnership work		Attend management meetings and contribute to delivery of outreach programme with Partners	Improved Partnership working	2	No budget implications
16	Support the implementation of the Devon Greater Horseshoe Bat Project through the project partnership. Finishes in Dec 2020		Attend steering group and task and finish groups	Improved conservation status of South Devon GHB populations	1	No budget implications
17	Implement the final year of the Countryside Stewardship Facilitation programme in the Avon Valley, with a consortium of local groups and 87+ member farmers		Provide landowner advice, habitat enhancements and connectivity improvements. Delivery of relevant workshops and training sessions	Increased nature recovery through improved land management for biodiversity	1	On track
18	Bees in the South Devon Landscape project		Supported NERC funded research project with Exeter University and PhD student	Create a more robust scientific baseline to support future biodiversity projects	1	No budget implications Complete
19	Support 'Bee behaviour in dim light' research using the SDAONB as an outdoor laboratory		Complete year 3 of the BBSRC SW Biosciences Doctoral Training Partnership	Better understand the effects of artificial lighting on foraging behaviour in our South Devon	1	No budget implications

	Action	Fiscal quarters	Planned outputs	Expected outcomes	Glover review	Budget impact
20	Support pollinator and natural nightscapes research using the SDAONB as an outdoor laboratory		Complete year 1 of the BBSRC SW Biosciences Doctoral Training Partnership	Create a more robust scientific baseline to support future biodiversity and tranquillity projects	1	No budget implications
21	Support landscape research based on bees using the SDAONB hedgerow network as an outdoor laboratory		Complete year 1 of the BBSRC SW Biosciences Doctoral Training Partnership	Create a more robust scientific baseline to support nature recovery projects	1	No budget implications
22	Deliver a programme of activities linked to key AONB messages and detailed in the South Devon AONB Communications Plan		Provide engagement opportunities for local people and visitors	Engaging people with nature and landscape	2	No budget implications
23	Working in partnership with the AONB Parishes, continue the rollout and installation programme of AONB Gateway signs		AONB Gateway/Village signs installed for a further 2 Parishes	Increased Parish ownership and awareness of the South Devon AONB designation	2	Low budget impact
24	Provide annual information about the AONB and a programme of events		Develop and print the 2020 South Devon AONB 'Explorer' publication	Increase the understanding and enjoyment of AONB special qualities	2	Underspend
25	Undertake 10 AONB Fixed Point Photography locations followed by an analysis of landscape change within the views		Complete 10 FPP visits in 20/21 and landscape change analysis	Provide monitoring of landscape condition	3	No budget implications
26	Complete a gap analysis of protected landscape monitoring activity to update the State of the AONB Report		Complete and update SoR	Provide data to monitor landscape change	3	No budget implications
27	Service and coordinate the AONB Partnership Committee, AONB Core Funding Group and AONB Estuaries Partnership		Provide agendas and reports, develop and publish an AONB Annual Report, organise and run an AONB Open Annual Forum	Provide Partnership Committee governance support	5	Possible underspend
28	Support the St Sylvester's Church, Chivelstone NLHF renovation group to engage the local community and deliver events		Provide contracted support in the engagement of local people and interpret the history and significance of the church in the AONB landscape	Partnership work to secure significant NLHF grant	2	No budget implications
29	Facilitate and lead a programme of beach cleans		Provide engagement opportunities for people	Education and raising awareness of plastic pollution and contribute to cleaner beaches	2	No budget implications

	Action	Fiscal quarters	Planned outputs	Expected outcomes	Glover review	Budget impact
30	Deliver Local and National agricultural events to highlight the importance of farming in the landscape		Partnership work to support Lambing Live, Big Day out on the farm	Highlight the contribution farming and land management make to AONB biodiversity and the natural capital/ecosystems services	1	Possible underspend
31	Deliver the South Devon element of the Pacific Oyster Citizen Science Project		Map the population density of this invasive non-native species around SDAONB estuary shores	Understand the distribution and ecology of Pacific Oysters and initiate the control of them on local estuaries	1	Income earned reduced slightly
32	Provide advice to Local Authorities, public bodies and other organisations on s85 CROW Act and AONB duty of regard and South Devon AONB special qualities		Engage with Local Authority colleagues, public bodies and other organisations	Clearer understanding of the SDASONB vision and Management Plan distinguishing it from adjacent countryside	1	No budget implications
33	Provide advice to Local Authorities, public bodies and other organisations on estuarine & marine ecology		Engage with Local Authority colleagues, public bodies and other organisations	Enhanced conservation of estuarine & marine environments in the SDAONB	1	No budget implications
34	Support the development and delivery of CITiZAN (Coastal and Intertidal Zone Archaeological Network) – South Devon Rivers Discovery Programme		Year1 of the 3 year project	Coastal and estuarine historic environment community research and recording supporting a pro-volunteering ethos	2	No budget implications
35	Contribute AONB Unit staff time to Partnerships that further the conservation and enhancement of the South Devon AONB		See list of partnerships below	Provide substantive delivery mechanisms for AONB Management Plan priorities.	3	No budget implications
New actions to be started						
36	Deliver a 60th anniversary programme for the AONB		Deliver requirements of the NLHF £10k grant	Engage people with the local landscape	2	Delayed spend
37	Lead on the development of a Life on the Edge development phase application with partners		Submit NLHF Stage 1 application in September 2020	Secure £200k NHLF grant aid for the LotE development phase	1	£6k spent
38	Develop with Buglife a collaborative bid to the Green recovery Challenge Fund focused on Bees at risk, East Prawle		Submit NLHF Stage 1 application in September 2020	Secure £200k Defra grant aid for the LotE pilot at East Prawle	1	Possible budget implications

	Action	Fiscal quarters	Planned outputs	Expected outcomes	Glover review	Budget impact
39	Use the Wembury Corridors and Connections Project Plan to develop projects and Deliver an initial phase of Wild Wembury project to address priorities.		Work with partners to deliver biodiversity focussed projects	Contribute towards sustainable community involvement in Wembury	1	No budget implications
40	Seek resources to deliver priority access projects identified through the Kingswear-Brixham Routeways and Connections programme.		Work with partners to deliver costed schemes	Improved access in Kingswear-Brixham	3	No budget implications
41	Develop and submit proposals for undergrounding overhead power lines at Sharpham and on priority National Trust coastal land to the approved Western Power Distribution (WPD) voluntary initiative for the regulatory period 2015-2023		Support project pipeline	Landscape character enhancement	1	No budget implications
42	Develop a local food, drink and produce campaign and explore synergies with Dartmoor NP		Work with partners to deliver local food, drink and produce campaign	Increase awareness of the links to management and custodianship of the AONB designated landscape	2	No budget implications
43	Support delivery of the CiTiZAN Project throughout the SDAONB		Support delivery of the CiTiZAN Project	Add to the historic environment record for the AONB and develop volunteer skills, survey and recording effort for the historic environment.	2	No budget implications
44	Develop and Deliver a Y2 Connecting Actively to Nature (CAN) project		Work with CAN to develop a funded project in the SDAONB	Actively connect the over 55s to nature in the SDAONB	2	Potential lower income
45	Develop a Monument Management Scheme bid for Scheduled Ancient Monuments at risk in South Devon within identified target areas		Work with Historic England to develop a project y1 of potential 5 year project	Identify and assess SAMs at identified sites and target areas. Develop project plans to remove from the 'At Risk' register	2	No budget implications
46	Develop a coastal heritage project		Explore possible partnership working with National Trust, arts organisations, SWCPA and funders	Better understanding of heritage assets on the SDAONB coast	2	No budget implications
47	Develop a collaborative vision for coastal management at South Milton and the bordering parishes		Work with communities around South Milton Sands on behalf of the National Trust	Adapt to coastal change and work with coastal processes	2	Potential lower income

	Action	Fiscal quarters	Planned outputs	Expected outcomes	Glover review	Budget impact
48	Art in the Landscape: Connecting People to Nature. Embedding the arts into the strategic plans of the NAAONB and the AONB network that it supports.		Working with NAAONBs	Engage people with the local landscape	2	No budget implications
49	Laurel Prize development with UK Poet Laureate, Simon Armitage and NAAONBs		Working with NAAONBs	Engage people with the local landscape	2	No budget implications
50	RURITAGE – Heritage for Rural Regeneration – Rural gentrification study		Secure SDAONB as pilot area to develop methodology, toolkit and initial analysis.	Develop, implement and monitor AONB rural gentrification study to assess change within settlements and wider countryside	3	No budget implications
Strategic development						
51	Seek match funding for the implementation of further phases of the Wild Wembury project maximising the impact of funding already secured.		Apply for grant aid from various sources to support secured funding	Engage people with the local landscape and enhance habitats	1	No budget implications
52	Secure external funding for AONB Partnership projects and activities.		Secure developer contributions, including Section 106 and CIL payments for AONB Partnership projects and activities	Support sustainable development	5	No budget implications
53	Work with NAAONB, Arts Council and other appropriate funding bodies to develop Arts projects		Develop and deliver a collaborative Arts Programme	Engage people with the landscape	2	No budget implications
54	Work with Winchester University, Plymouth University and Dorset AONB on the development phase of a five year 'Significant Spaces' project,		Evaluate and map the contributions the SDAONB makes to health and well-being.	Better understand the importance of protected landscapes as part of the health and well-being agenda	1	No budget implications
55	Plymouth National Marine Park proposal		Ensure the compatibility of the emerging Plymouth National Marine Park with the area's natural beauty and existing management partnerships.	Create a new designated area	4	No budget implications
56	Input into Torbay Arts and Heritage Strategy		Support the development of the Torbay Arts and Heritage Strategy	Engage people with the SDAONB landscape	2	No budget implications
57	Input into the development of emerging Neighbourhood Plans		Support the development of emerging Neighbourhood Plans in SDAONB	Engage people with the SDAONB landscape	1	No budget implications
Actions relating to the operation of the South Devon AONB Partnership						

	Action	Fiscal quarters			Planned outputs	Expected outcomes	Glover review	Budget impact
58	Support Partnership Committee meetings in 2020				18 th September, 27 th November 2021 TBC	Support AONB governance		No budget implications
59	Hold at least two meetings of the AONB Core Funding Group				Core Funding Group 7th September 2020 2021 TBC	Support AONB governance		No budget implications
60	Hold two meetings of the South Devon AONB Estuaries Partnership Steering Group				South Devon AONB Estuaries Partnership Steering Group 13 May & 3 Nov 2020 2021 TBC	Support Estuaries Partnership governance		No budget implications
61	Hold a 2020 AONB Public Open Forum.				Venue TBC	Provide transparency and access to AONB governance		No budget implications
62	Update the AONB Partnership's Business Strategy document				Review and revise the existing document			No budget implications
63	Update the five-year income generation strategy for consideration and adoption by the AONB Partnership				Review and revise the existing document			No budget implications
64	Monetise select areas of knowledge and services provided by the South Devon AONB Staff Unit				Create an earned income stream	Create a mechanism for generating new sources of funding.		No budget implications
65	Work towards establishing a South Devon AONB Trust (CIO)				Decide on a suitable model, contact potential trustees engage HR/solicitors	Create a mechanism for generating, holding and distributing new sources of funding.		No budget implications
66	Develop a local business membership scheme				Decide on a suitable model, contact potential business membership	Build stronger relationships between the management of the special qualities of the AONB landscape and local economic activity.		No budget implications
Actions related to landscape related planning advice								
67	Produce a NPPF policy update amendment to the South Devon AONB Planning Guidance document				Upload an on-line update/addendum	Provide a current policy reference for LA DM officers and others	1	No budget implications
68	Update Version 1 of the South Devon AONB Planning Guidance document				Revise, consult on and re-publish the South Devon AONB Planning Guidance	Provide specific current policy reference and guidance for planners, developers and the public	1	No budget implications
69	Support development of the Plymouth and South West Devon Supplementary Planning Document (SPD)				Plymouth and South West Devon Supplementary Planning Document (SPD)	Provides further detail on towards policies that conserve and enhance the AONB	1	No budget implications

	Action	Fiscal quarters			Planned outputs	Expected outcomes	Glover review	Budget impact
70	Develop and publish a design guide for natural and built environment in the AONB				Partnership project development with SHDC and the private sector	Drive up standards of design and respect for AONB natural beauty and special qualities in development proposals	1	Low budget implications
71	Develop, consult and implement a service offer and rates for pre-application advice to operate alongside Local Planning authorities and statutory agencies				Published service Income generation	Improved protected landscape advice provided early on in the planning process to developers and agents	1	No budget implications
72	Respond to planning applications where there is the potential for significant harm				Follow the Planning Protocol guidance	Protected landscape advice as part of the planning process to developers and agents	1	No budget implications
73	Provide input during the development of Marine Plans, Local Plans, and Neighbourhood Plans				Respond to consultation opportunities	Protected landscape advice as part of the consultation process	1	No budget implications
74	Respond to government and other consultations on relevant policy and legislation				Respond to government and other consultations on relevant policy and legislation	Protected landscape advice as part of the consultation process	1	No budget implications
75	Develop and publish a Construction Environmental Management Plan guide for natural and built environment in the AONB				Produce and upload an online guidance note/document	Improved protected landscape advice provided early on in the planning process to developers	1	No budget implications
76	Evaluate the performance and effectiveness of Landscape and Ecology Management Plans connected with consented developments throughout the South Devon AONB and its setting				Develop a project brief and rationale for MSc/PhD student work	Assessment of local LEMP examples	1	No budget implications
77	Consider natural beauty impacts arising from the Wembury Point 2nd Radar scheme				Prepare a natural beauty compensation package	Compensation funding secured to offset harm to the natural beauty of the AONB at Wembury	1	No budget implications
78	Primrose Trail - support the development of feasibility work necessary to progress the project				Support local groups in the development of feasibility work necessary to progress the project	Protected landscape advice as part of the feasibility study	2	No budget implications

Windfall projects 2020/21

79	NLHF Chivelstone Church				Support the group's delivery phase of the project	Biodiversity related events and conservation work	5	Expected Income
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80	Secure a 1 year extension to Avon Valley Farm Facilitation Group's programme				Support the AVFFG members	Build farmer and land manager collaboration to conserve and enhance SDAONB landscape features	2	Expected Income
81	Develop a Green Recovery Challenge Fund partnership bid to NLHF with Buglife as lead focused on Bees at risk, East Prawle				Support the development of emerging Neighbourhood Plans in SDAONB	Reverse the decline of Devon Special Species and engage new audiences with SDAONB special qualities	1	Spend implications
82	Develop a collaborative NAAONB bid to Green recovery Challenge Fund to support Nature recovery Officers and Grants for nature funding				Support bid development, provide data and evidence	Secure resourcing to scale up the delivery of Nature recovery across the AONB	1	Expected Income

Partnership working - The AONB Unit will lead or contribute to the following partnership groups during 2020/21		
Partnership name	Partnership lead organisation	Budget impact
The SDAONB will support lead partners in responding to Covid-19 impacts		
National Association of AONBs – National Conference, Chairman & Lead Officer meetings & other workshops	NAAONB	
South West National Landscapes' Forum	SWPLF	
Devon AONB Managers' group	DCC	
S Devon AONB Core Funding Group	SDAONB	
S Devon AONB Partnership Committee	SDAONB	
Devon Maritime Forum	DCC	
Devon Landscape Policy Group	DCC	
South Devon Conservation Advisors Forum	SDAONB	
Devon Birds Reserve Management Group	DBs	
AONB Estuaries Partnership Steering Group	SDAONB	
Tamar Estuary Consultative Forum	TECF	
Avon Estuary Conservation Forum	SDAONB	
Yealm Estuary Management Group	SDAONB	
Dart Estuary Forum	SDAONB	
Salcombe-Kingsbridge Estuary Forum	SDAONB	
Slapton Line Partnership Steering Group	SDAONB	
Slapton Nature Reserve Land Management Committee	SLFC	
Wembury Marine Centre Partnership	SDAONB	
Wembury Voluntary Marine Conservation Area group	VMCA	
South Devon Local Action Group Management Board	DR	
Brixham and Kingswear Peninsula Project Group	SDAONB	
South Devon Catchments' Partnership	SDAONB/WRT	
South Devon Outdoors tourism sector group	SDAONB	
Devon Greater Horseshoe Bat project steering group	DWT	
Devon Greater Horseshoe Bat community engagement Task and Finish group	DWT	
Devon Great Horseshoe Bat habitats and land management Task & Finish group	DWT	
South Devon Farm and Land Management Forum	SDAONB	
South Devon AONB Farmers' Sounding Board Group	SDAONB	
Avon Valley Farm Facilitation Group	SDAONB	
Sustainability and Outdoor Learning in Devon	Devon LNP	

South Devon Area of Outstanding Natural Beauty

AONB Partnership

Planning Update

18th September 2020



Six Month Summary of Development Management Activity

Purpose

1. This report provides a brief update on Local planning authority development management consultations since the March 2020 AONB Partnership meeting pertinent to the South Devon AONB.

Key Activity

Planning Caseload

2. Local Planning Authorities (LPAs) and the Marine Management Organisation (MMO) formally consulted the AONB Unit on 73 applications during 2019/2020 and 30 to date for the year 2020/2021.

Summary of activity:

- 24 cases that LPAs have determined
- 8 completed responses on cases that LPAs are yet to determine
- 29 cases under consideration with responses currently in development
- 2 pre-applications responded / in development (Torbay).
- Requests via South Hams District Council for pre-application advice were zero during the same period as the Pre-Application Service was suspended due to Covid-19 impacts for much of the period. An increase in requests for pre-application advice is anticipated over the next few months now that the service has been restarted.
- Informal pre-application advice was provided to Community Housing Initiative groups during the last six month period.

Note that the 20 applications with completed responses and an LPA decision as at the March PCM are treated as closed and are not reported again in the table below. Wording in 'normal' text signifies this appeared on the last planning update, with any changes/updates noted in '**bold**' text.

3. The following table lists the planning cases relevant to the last six month period:

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
24 Applications - LPA decision made					
3041/18/HHO	Tamarinda, Yealm View Road, Newton Ferrers New boathouse (Resubmission of 4421/17/HHO)	APPEAL ALLOWED	Objection	N	APP/K1128/W/20/3245187
1140/19/FUL	Waterside Curlew Drive West Charleton Estuary Shoreline Erosion Defences	Conditional approval	Initial Objection	N	Re-advertised, revised plan received, initial objection removed
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	Withdrawn	Objection	N	Further information required prior to AONB response. Case Officer aware and awaiting AONB response. Additional bat information awaited
3964/18/HHO	The Boathouse South Town Dartmouth READVERTISEMENT (Additional plan) Construct external lift, bridge link and other works	Conditional approval		N	Joint response through SHDC Landscape Specialist
2496/18/ARM	Land West of Collaton Cross Reserved matters	Conditional approval		Y	Revised plans submitted

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
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.	Approval		N In setting	This is a reserved matters application in the setting of the AONB
2450/19/VAR	Bar Lodge Sharpitor Salcombe Variation of condition 2	Conditional approval		N	
3149/19/FUL	Plantation House Bennett Road Salcombe Demolish building and construct new dwelling	Conditional approval		N	Retrospective application
2758/19/ARM	Land Adjacent Parsonage Farm Newton Ferrers Approval of reserved matters	Appeal allowed		N	Appeal concluded APPEAL APP/K1128/W/20/3250847
3251/19/FUL	Holly House Towns Lane Loddiswell New detached single storey dwelling and double garage	Conditional approval		N	
3908/19/FUL	Trehear Kellaton Replacement dwelling	Conditional approval		N	
3651/19/FUL	Heathfield Reservoir Slapton Proposed conversion of former water tank to dwelling	Refusal		N	
P/2019/1307	Torbay Business Park, Paignton Construction of two commercial Units	Conditional approval		N	Committee decision
2070/19/FUL	Frogmore Orchard Ashprington Provision of dwelling	Refusal		N	
3911/19/FUL	Land at Blanksmill Old Coach Road Malborough Application for general purpose agricultural building	Withdrawn	Holding objection	N	
1720/19/FUL	Thurlestone Hotel, Thurlestone Erection of 10 self-contained holiday lets, re-site Badminton Court and additional restaurant	Conditional approval	Initial Holding Objection, then withdrawn	N	Re-advertised, revised description
3376/19/FUL	Cottage Hotel Hope Cove Provision of 2 stores to the rear of existing lobster pot building.	Conditional approval		N	Verbal advice provided
0276/20/FUL	Follets Farm Diptford Gara Bridge Totnes Proposed 15.97m monopole plus 77sqm compound	Conditional approval		N	
0779/20/FUL	Field adjacent to the North of Paignton Road Stoke Gabriel 9 new homes	Refusal	Objection	N	
0827/20/FUL	Lower Well Farm Stoke Gabriel Convert redundant agricultural barns to provide support facilities to new winery	Conditional approval		N	
1093/20/FUL	The Yard Land at SX 698 454 adjoining Osbourne Newton Kingsbridge	DMC approved, decision		N	

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
	Change of use, renovate and extend redundant farm building creating multi-purpose community facility	notice to be issued			
1115/20/FUL	Old Stone Barn at SX 778 426 Frogmore Convert stone barn to flexible use (cafe) and change of use of land	Refusal		N	
1998/20/ARM	Xanadu West Hill Heybrook Bay Application for approval of reserved matters single dwelling	Conditional approval		N	Following outline approval 1560/18/OPA and variation 0422/20/VAR
3272/19/FUL	Goodshelter House East Portlemouth Extension to single storey outbuilding to create 1.5 storey outbuilding	Conditional approval		N	
8 Applications - Response submitted - LPA still to determine					
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
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
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
2167/19/FUL	Gara Rock Hotel East Portlemouth READVERTISEMENT (Revised plans received) 5 additional holiday units within Gara Rock Resort		Objection	N	Application re-advertised, number of units reduced from 8. Revisions awaited
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.		Holding Objection	Y	In the event of approval, a compensation package has been requested proportionate to level of natural beauty harm.
0227/20/FUL	Bantham Estate Yard Bantham Erect new Estate & Harbour office plus grant temporary 18-month consent for continued use of land for siting of portacabins		Holding objection	N	
DCC/4183/2020	Steer Point Quarry, Steer Point Road, Brixton Variation of condition 4 (to extend the temporary permission) of planning permission DCC/3638/2014 for Importation of inert waste		No objection	Y	
29 Applications - Responses in development					
3669/18/VAR	Land At Sx 739 438 Derby Road Kingsbridge Variation of condition 7 (approved plans)			N	
4210/18/SCR	Land at Gnaton Farm Yealmpton Proposed cable route for Creacombe solar farm			N	Application awaiting finalisation of legal agreement

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
0936/19/ARM	Land at SX 857 508 adjacent to Townstal Road West of Dartmouth Approval of reserved matter of outline approval for layout, scale, appearance and landscaping for 240 dwellings & details reserved by conditions 6, 7, 8, 9 & 12			N	Extension of time agreed to 31.12.20 Must be considered alongside other related applications and consents. Advice on additional viewpoints provided.
P/2019/0594	39 Wall Park Road, Brixham Construction of three dwellings			N	Revised plans submitted 05.08.2020
3186/19/VAR	Park House Baptist Lane Salcombe Variation of condition 2			N	Revised plans submitted
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. Revised plans submitted
0265/20/ARM	Field to Rear of Green Park Way Chillington Approval of reserved matters			N in setting	Application re-advertised Resubmission of 3193/18/ARM
0504/20/VAR	Noss Marina Bridge Road Kingswear Variation of condition 2 to enable hotel and residential accommodation switch between the Waterside and Philips building; update quay wall drawings and associated conditions			Y	
0761/20/OPA	Vicarage Park Land North of Westentown Kingston 12 new houses			Y	Resubmission of 4068/17/OPA
0848/20/FUL	Gerston Point Gerston Farm West Alvington Change of use - land to domestic use with carport and storage building			N	Retrospective application Resubmission of 0042/19/FUL
0868/20/ARM	Development Site SX612502 North Of Church Hill Holbeton Application for approval of reserved matters construct 14 dwellings			N	Following outline approval 25/1720/15/O; resubmission of 0127/19/ARM
1067/20/OPA	West Prawle Farm East Portlemouth Provision of an agricultural workers dwelling			N	
1770/20/FUL	Land at Lower Mill Park West Alvington General purpose agricultural building			N	
2089/20/FUL	Fish Hoek South Town Dartmouth Alter and extend 2 dwellings and erect 2 new dwellings			N	Related to withdrawn application no. 2781/18/FUL
2299/20/FUL	Land at SX 694 467 Bridgend Watermeadow Kingsbridge Provision of parking/yard area, engineering works for restoration of ponds, wetland, landscaping			N	Part retrospective
2351/20/HHO	Dart Lea Swannaton Road Dartmouth Replacement dwelling			N	
2377/20/FUL	Boone Hill House Mount Boone Hill Dartmouth Replacement dwelling			N	
2436/20/HHO	1 East Park Kernborough Erection of deck area on roof of garage			N	Retrospective application

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
2493/20/HHO	Watersedge South Pool New doors, rooflights and internal alterations to existing garage			N	
2542/20/FUL	Greenhay Beeson Kingsbridge Replacement dwelling and double garage			N	
2554/20/FUL	Land at College Way College Way Dartmouth Erection of a detached dwelling and annex			N	
2555/20/VAR	Rockledge Devon Road Salcombe Application for variation of condition 2			N	Relates to planning permission 0926/20/FUL
2556/20/FUL	Springfield East Charleton Engineering works to create camping and caravanning site			N	Retrospective application
2698/20/FUL	Dart Lea Swannaton Road Dartmouth Replacement dwelling			N	
4158/19/FUL	Development Site At Sx 734 439, Land to Northwest of junction between Ropewalk and Kingsway Park Ropewalk Kingsbridge 15 dwellings			N	
MLA/2019/00502	La Crevette (Halftide House) seawall plinth Construct new seawall			N	
MLA/2020/00171	Mill Bay Lane, East Portlemouth Landslip			N	
P/2020/0480	Site Adjacent To Brixham Cricket Club Outdoor football pitch for sports and recreational use			N	
P/2020/0682	15 Copythorne Road, Brixham Construction of dwelling within curtilage of property			N	

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 the recently updated AONB Planning Protocol (adopted March 2020), in addition to strategic and neighbourhood planning demand across the local planning authority areas. 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.