



## Appendix Sept 2023 P

### 1) PLANNING APPLICATIONS

**NB: Members of the public please note. District Planning only make the following applications available online at [www.southhams.gov.uk](http://www.southhams.gov.uk). If any copies of letters to SHDC, stating objections or support for these applications, could be made available for the Town Council when it is making its recommendations it would be very helpful. Members of the public are very welcome to arrange to speak in the Open Forum section of the meeting by whatever means allow safe participation.**

a) *For Councillors to consider the following applications and send observations to the District as the Planning Authority:*

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**1881/23/HHO** Householder application for replacement of existing double garage structure with two smaller structures (retrospective) (resubmission of 0148/23/HHO) Firm Anchor Grenville Road Salcombe TQ8 8BJ  
**Response need by 28<sup>th</sup> September 2023**

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**2157/23/HHO** Householder application for garage/storage unit Haarlem Cottage, Raleigh Road, Salcombe, Devon, TQ8 8AY **Response needed by 19<sup>th</sup> October 2023**

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#### **2529/23/FUL**

Demolition of existing outbuilding & erection of new detached single storey dwelling & detached outbuilding Land At Sx 738 392, Croft Road, Salcombe **Response needed by 12<sup>th</sup> October 2023**

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**2668/23/HHO** Householder application for extension over existing single storey flatroof, existing garage to be replaced & parking bay (part retrospective). Loxley, Kingsale Road, Salcombe, TQ8 8AW **Response needed by 21<sup>st</sup> September 2023**

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**2731/23/HHO** Householder application for proposed carport to previously approved vehicle entrance & parking deck (resubmission of 1543/23/HHO) Highwood, Moul Road, Salcombe, TQ8 8LG **Response needed by 19<sup>th</sup> October 2023**

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**2792/23/HHO** Householder application for internal & external alterations including removal of existing modern staircase, replacement of windows & alterations to rear patio 41 Fore Street, Salcombe, TQ8 8JE **Response needed by 5<sup>th</sup> October 2023**

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**2793/23/LBC** Listed Building Consent for internal & external alterations including removal of existing modern staircase, replacement of windows & alterations to rear patio 41 Fore Street, Salcombe, TQ8 8JE **Response needed by 5<sup>th</sup> October 2023**

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**2803/23/VAR** Application for removal of condition 13 (embodied carbon comparison report) of planning consent 0723/23/FUL Greystones, Sandhills Road, Salcombe, TQ8 8JP **Response needed by 5<sup>th</sup> October 2023**

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#### **2839/23/FUL**

Construction of food preparation unit associated with Crab Shed restaurant  
Land At Sx 740 393, The Fish Quay, Gould Road, Salcombe **Response needed by 12<sup>th</sup> October 2023**

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**2886/23/LBC** Listed Building consent for restoration of Cider Barn & historic machinery incl repairs to masonry Batson Hall Farm, Higher Batson TQ8 8NE **Response needed by 19<sup>th</sup> October 2023**

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**2913/23/HHO** Householder application for single storey rear extension to existing dwelling  
2 Channel View, Bennett Road, Salcombe TQ8 8JJ **Response needed by 19<sup>th</sup> October 2023**

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**2922/23/HHO** Householder application for new storage building incidental to existing dwelling; alterations to landscaping design, replacement retaining walls, altered ground levels & plunge pool. Batson Hall Farm Barn, Higher Batson, TQ8 8NE **Response needed by 19<sup>th</sup> October 2023**

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**2923/23/LBC** Listed Building Consent for new storage building incidental to existing dwelling; alterations to landscaping design, replacement retaining walls, altered ground levels & plunge pool



Batson Hall Farm Barn Higher Batson TQ8 8NE **Response needed by 19th October 2023**

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**2928/23/HHO** Householder application for alterations and enhancements to the roof, replacement bays and new windows and door openings. Greystones, De Courcy Road, Salcombe, TQ8 8LQ **Response needed by 19<sup>th</sup> October 2023**

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**2942/23/HHO** Householder application for extension to existing balcony 12 Round Berry Drive, Salcombe, TQ8 8LY **Response needed by 19th October 2023**

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**2981/23/VAR** Variation of condition 9 (flood survey & removal of permitted building) of planning approval 41/0189/13/F to postpone the proposed Flood Survey from 2033 and allow the building to be retained on site until 2044 (retrospective) (resubmission of 1137/23/VAR) The Crab Shed, The Fish Quay, Gould Road, Salcombe TQ8 8DU **Response needed by 19th October 2023**

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*b) Although there is no statutory consultation requirement on the applications below, for Councillors to consider the following applications and send observations to the District as the Planning Authority:*

**2904/23/ARC** Application for approval of details reserved by condition 6 (Scheme of Landscaping) of planning consent 3979/20/HHO Richmond Main Road Salcombe TQ8 8JW **Target determination date 19<sup>th</sup> October 2023**

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**2912/23/CLP** Certificate for lawfulness for proposed new outbuilding, internal alterations, replacement of garage door with a window & new side door to existing detached house Redwood Grenville Road Salcombe TQ8 8BJ **Target Determination Date: 19 October 2023**

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**3024/23/ARC** Application for approval of details reserved by condition 3 (Facing & Roofing Materials) of planning consent 3956/22/FUL Tides Reach Hotel Cliff Road Salcombe TQ8 8LJ **Target determination date 1<sup>st</sup> November 2023**

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**3040/23/ARC** Application for approval of details reserved by condition 3 (Roofing slate) of planning consent 1094/21/HHO 12 Shadycombe Road, Salcombe TQ8 8DX **Target Determination Date: 02 November 2023**

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*c) The following application was considered since the last meeting and observations duly sent to the District as Planning Authority:*

**2606/23/LBC** Listed Building Consent for proposed replacement of 6no. timber sliding sash windows & 1no French doors, proposed new windows & doors to match existing with heritage slim lite double glazing. 57 Fore Street, Salcombe. TQ8 8ET **Response needed by 14<sup>th</sup> September 2023**

These are traditionally and properly detailed.

No Comment

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**2467/23/HHO** Stonehouse, Coronation Road with reference: 2467/23/HHO.

Received planning correspondence from the planning officer; Council's initial submitted comment was 'no objection regarding the home office/store, that there is a no location plan and no drawings showing the rear of the property in relation to the neighbours' buildings and windows.' Planning Officer advised that these drawings are able to view on the application file and sent to Council

Site Location Plan, Block Plan – 001  
Proposed Elevations – 30 Rev A

Plus advised that the associated design and access statement (also semy) further details the impact upon neighbouring amenities in paragraphs 3.1 and 3.2 noting the difference to the previously submitted application: 1476/23/HHO.



Requested Council to review the application

No Objection

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**2705/23/FUL** Internal & external alterations including the replacement of windows & creation of a new rear dormer window. 40 Fore Street, Salcombe, TQ8 8JE **Response needed by 14<sup>th</sup> September 2023**

There is not enough detail shown for sash windows, rear dormer or rear bay. We do not like glazed side cheeks to dormer as not traditional for the listed building. The rear orial bay should remain as existing shape because this was probably the original shape.

Object

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**2706/23/LBC**

Listed Building Consent for internal & external alterations including the replacement of windows & creation of a new rear dormer window. 40 Fore Street. Salcombe. TQ8 8JE **Response needed by 14<sup>th</sup> September 2023**

See 2705/23/FUL

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**2726/23/ARC** Application for approval of details reserved by conditions 3 (Stonework Sample) & 4 (Pre-Cast Concrete Capping/Coping) of planning consent 0933/23/LBC Quayside, Victoria Quay, Salcombe, TQ8 8DA 8JE **Response needed by 14<sup>th</sup> September 2023**

Materials seem appropriate and in context.

No Comment

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*d) Application For Works To A Tree Preservation Order Tree*

*i) The below are for consideration and response to be submitted to District as the Planning Authority:*

**2779/23/TPO**

T28: Eucalyptus - remove, growing at 45 degree angle, T29: Eucalyptus - remove, decay present, poor form Cresset, Bonfire Hill, Salcombe, TQ8 8EF **Response needed by 9<sup>th</sup> October 2023**

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**2832/23/TPO** T1: Oak - Remove & Re-plant with a standard 8-10cm girth Katsura tree (Cercidiphyllum japonicum) due to Tree being poorly managed & has dense congested re-growth. Castle Keep, Sandhills Road, Salcombe, TQ8 8JP **Response needed by 20<sup>th</sup> September 2023**

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*ii) Although there is no statutory consultation requirement on the applications below, for Councillors to consider the following applications and send observations to the District as the Planning Authority:*

None

*iii) The below were considered since the last meeting and a response submitted to District as the Planning Authority:*

None

## **2) PLANNING CORRESPONDENCE**

**3953/22/FUL Appeal reference: APP/K1128/W/23/3318338**

Horsecombe Farm, Higher Batson.

Change of use of an existing unused building to ancillary accommodation. (Resubmission of 1664/22/FUL)

Previous STC objection; " the large windows on the east elevation will have a significant impact on the AONB through light pollution, and not maintaining the intrinsic character of the landscape, which is contrary to



Salcombe NDP policy ENV 1. The building appears too far from the main house to be considered ancillary and despite the application stating that there will be no kitchen it is clear from the previous plans that one could easily be included. This would mean that it should be treated as a new dwelling and will be subject to Salcombe NDP policy H3 (principal residence) which will not be an issue as the building is to be occupied by the owner's elderly relative. If it is considered that the building is ancillary and approval is given, then there needs to be a condition that the building remains ancillary to the main house in perpetuity and not be used as a holiday let."

These comments will be forwarded to the planning inspectorate.

No Further Comments To Make

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**4426/22/HHO Appeal reference: APP/K1128/D/23/3322451**

1 Devon Villas, Devon Road, Salcombe

Description of development: Householder application for works to existing outbuilding/garage (resubmission of 1620/22/HHO)

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit further comments, but have a right to withdraw any representations made so that they are not taken into consideration by the Inspector. **Deadline: 28<sup>th</sup> September 2023**

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**2161/22/HHO Appeal Reference APP/K1128/D/23/3318729**

Snapes, Coronation Road

For advisement only - appeal decision: Dismissed

**3) LICENSING APPLICATIONS**

None