



October 23P

1) PLANNING APPLICATIONS

NB: Members of the public please note. District Planning only make the following applications available online at 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:

2556/23/HHO READVERTISEMENT (amended plans) Householder application for alterations to dwelling & replacement 1Tamarisk, Drake Road, Salcombe TQ8 8EG

This is a re-advertisement of a previous submission. The applicant is proposing more hedge planting.

“The hedge planting is no mitigation for concealing the proposals. Our previous comments still apply.”

OBJECT

2729/22/HHO Householder application for rear single storey extension, aesthetic alterations to front elevation including addition of gable ends, glazing alterations & underbid garage with extensive landscaping. Mapperley Lodge, Bonfire Hill, Salcombe TQ8 8EF

This proposal is for a complete makeover of an insignificant dwelling on a driveway off Bonfire Hill. From various views it sits on the skyline.

“The critical information showing the building in relation to it’s neighbours is missing from that provided. There are no long range views showing how the proposal sits on the skyline. For both these reasons it is difficult to comment fully. Moreover the proposal is ostentatious and out of character with the neighbouring properties and the street scene. The planting shown on the 3D presentations may not be implemented and this hides quite a brutal amount of rendered walling and structure that would make the proposals visually overbearing. The proposal is for a 6 bedroom letting property and we worry about the intensity of use, parking, and external party space which may adversely impact on the tranquillity of neighbouring properties. The additional amount of glazing to the upper storey will cause significant light pollution from long range views.

OBJECT

3104/23/VAR Application for the variation of conditions 2 (approved drawings) & 4 (materials) of planning consent 0840/22/HHO 1 Castle Point Cottage, Sandhills Road, Salcombe TQ8 8JP

This is an application to vary details on a previously approved scheme.

Whilst these variations are extensive they mainly relate to the rear elevation which will have no affect on the public or neighbours.

“The scheme looks to replace terracotta coloured roof tiles with slate. This is a semi-detached property where the neighbouring property has terracotta roof tiles. Slate would therefore be inappropriate. Similarly the introduction of faux shutters changes the character of the building unnecessarily.”

OBJECT

3116/23/HHO Householder application for proposed extension & improvements to existing boat/garden store Rockstedde, 5 Courtenay Terrace, Devon Road, Salcombe TQ8 8HA



The proposal is a sensitive replacement and enlargement of a boat store accessed from the park. It is very similar to adjacent properties.

NO COMMENT

3164/23/FUL Construction of detached annex (resubmission of 2380/22/FUL) The Cedar House, Moulton Hill, Salcombe, TQ8 8LF

This property is at the end of Moulton Hill but it wraps around the rear of other houses which are at a lower level. The proposal is for a large annexe building for family use but it is a considerable way away from the main house. A previous and very similar application has been refused and dismissed at appeal.

“The proposal does not maintain the character of the area or the Undeveloped Coast. It is therefore contrary to Policy DEV24.

The proposal plants a new building in an open area of land, contrary to Policy TTV26. which seeks protection of special landscape characteristics.

The annexe is not appropriate in scale or context of the host building. It is isolated and of a completely different character and therefore in contravention of Policy TTV29.

One would expect the annexe to be an extension of the existing house or an out-building closer to the house where it can be functionally related to the main dwelling. The applicants suggest that the annexe relies on facilities such as kitchens and eating spaces to be provided in the host building such that it cannot be occupied completely independently. The proposal does not show a kitchen but this could easily be accommodated. They say meals will be taken in the main house which is clearly ridiculous. They also contradict themselves by saying that the annexe would only be used by family and friends but that it needs to be located sufficiently away from the house to ensure privacy.

The proposal is taller than that previously refused and will be visible from a public footpath which will block the view of the sea. The location is on higher ground behind the neighbouring property, White Horses, which will promote overlooking of this property and its garden.

The proposal is in contravention of Policy SAL ENV1 in the following ways;

It does not maintain the intrinsic character of the landscape, it has a visual and environmental impact on AONB, Heritage Coast and Undeveloped Coast.

It harms the character and appearance of the area by not conserving or enhancing the landscape. The design still does not respect the scale and character of the existing and surrounding buildings and it is therefore in contravention of Policy SALC B1.

In the unlikely event that this is approved there must be a condition or legal agreement such that it is not used as a holiday let in perpetuity or sold off as a separate dwelling in perpetuity.”

OBJECT

3201/23/FUL Demolition of existing residential dwelling & construction of replacement dwelling
Garden Flat, Hillcot, Bennett Road, Salcombe, TQ8 8JJ

An application has previously been approved for alterations to the existing building. This application is for the same scheme but as a new build. We did not object before.

NO COMMENT

3202/23/LBC Listed Building Consent for structural works, replacement of roof coverings, fascias, soffits & rainwater goods. The Old Lifeboat House, Bolthead,



This is a sensitive and well detailed refurbishment.

NO COMMENT

3213/23/HHO Householder application for extension to external patio & creation of external store below 4 Croft View Terrace Salcombe TQ8 8DL

This proposal replicates a similar scheme on the neighbouring property and has no impact on the street scene or adjacent buildings.

NO COMMENT

3237/23/HHO Householder application for demolition of existing garage, replacement single storey rear extension, new rear facing dormer window & internal alterations. 22 Church Street, Salcombe TQ8 8DH

This is a sensitive and well mannered scheme for refurbishment and extension.

NO COMMENT

3365/23/HHO Householder application for proposed alteration & extension including replacement garage Brook Cottage, Malborough TQ7 3DW Being consulted as a neighbouring parish.

These proposals are for a sensitive and well detailed extension, all in keeping with materials and style of the existing building.

NO COMMENT

3415/23/HHO Householder application for alterations to an existing dwelling (Resubmission 2411/23/HHO) 5 Lakeside, Salcombe, TQ8 8EJ

A previous application has been withdrawn. We did not object. The new submission is without the rear extension to which the neighbours objected.

NO COMMENT

- 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:*

3190/23/ARC Application for approval of details reserved by condition 3 (Natural Roofing Slate) of planning consent 3979/20/HHO Richmond Main Road Salcombe TQ8 8JW

This has already been approved

3262/23/ARC Application for approval of details reserved by conditions 5 (Construction Management Plan) & 6 (WSI) of planning consent 2232/23/HHO The Bolt Bolthead Salcombe TQ8 8LL

“This application is for approval of technical details which we would prefer to defer to SHDC.”

SEE COMMENT

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

None

- 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:*



3089/23/TCA T1: Magnolia - Crown height reduce by 2mtrs and lateral reduction by 1mtr on all sides to increase light and space. 1 Applegarth, Courtenay Street, Salcombe TQ8 8DQ

*The choice open to the District Council is to allow the work or to serve a Tree Preservation Order within a six-week period. If the Council has not received a copy of a Tree Preservation Order covering this site **by 16 November 2023** then the applicant is free to carry out the works in accordance with their notice as long as they do so within 2 years from the date the notice was received.*

NO OBJECTION

3170/23/TPO

T913: Sycamore - fell due to heavily reduced vitality and posed risk to targets, T914: Sycamore fell due to reduced vitality and poor form Beaufort, Beadon Road, Salcombe, TQ8 8JT

T913: Sycamore & T914: Sycamore, the condition of the trees is as stated in the Arboricultural Report. There should be a replant for each of the trees of either Oak (*Quercus robur*) or Beech (*Fagus sylvaticus*) to improve tree species diversity locally.

NO OBJECTION

3330/23/TCA T1: Holly - reduce entire crown by up to 60cm Victoria Inn, Fore Street, Salcombe TQ8 8BU

*The choice open to the District Council is to allow the work or to serve a Tree Preservation Order within a six-week period. If the Council has not received a copy of a Tree Preservation Order covering this site **by 14 November 2023** then the applicant is free to carry out the works in accordance with their notice as long as they do so within 2 years from the date the notice was received.*

NO OBJECTION

3331/23/TCA G1: x2 Elm - height reduction 2m from footpath 11 Robinsons Row, Salcombe, TQ8 8EU

*The choice open to the District Council is to allow the work or to serve a Tree Preservation Order within a six-week period. If the Council has not received a copy of a Tree Preservation Order covering this site **by 23 November 2023**, then the applicant is free to carry out the works in accordance with their notice as long as they do so within 2 years from the date the notice was received.*

NO OBJECTION

- ii) [The below were considered since the last meeting and a response submitted to District as the Planning Authority:](#)

None

2) PLANNING CORRESPONDENCE

Appeal

2914/22/FUL APP/K1128/W/23/3324731 READVERTISEMENT (revised plans) Demolition of existing building & replacement with two residential units "Rendoc", Herbert Road, Salcombe, Devon

Objections were previously lodged and will be taken into consideration by the inspector.

NO FURTHER COMMENTS TO ADD

2705/23/FUL and 2706/23/LBC - 40 Fore St

Correspondence received from SHDC Planning Officer advising:

The changes are not so great that a re-advertisement is required but the dormer design has been refined.



Please let me know if you would like Town Council to look again and comment further.

There are changes to the proposals that the planners feel are acceptable.

“The dormer is marginally narrower than previously shown but we are still concerned about the proportions and glazed side cheeks. The dormer should be more traditional in its detailing and scale. Whilst the oriel windows may be a modern intervention we believe the existing splayed sides are a better design and match the adjacent property.”

OBJECT

1068/23/FUL

Smalls, East Portlemouth, TQ88PU

Application for carbon neutral boat house with living area above for occasional overnight stays.

“Salcombe Town Council wish to object in the strongest possible way as any proposal on this site will strongly and adversely affect the views from the estuary and from the Salcombe side of the estuary.

The area behind Smalls Cove is wooded and landscaped and has never before been developed. The site has special qualities of tranquillity which is intrinsic to the character of the area and the enjoyment of the beach. The new boat house proposal will destroy the natural backdrop to Smalls Cove and provide a totally unnecessary intervention.

The headline planning policies are for the preservation and protection of AONB and there are no mitigating factors for any development on this site.

There is no demonstration that the boat house or living accommodation is required. The host property used to have a boat house which was subsequently sold off and developed into a dwelling. (Beach House Quay, some 120m. to the north of the site.)

JLP Policy DEV24 sets out the protection measures for the Undeveloped Coast and Heritage Coast in which area the site is located. This proposal is contrary to this policy by the fact that it would have a detrimental effect on the undeveloped and unspoilt character, appearance and tranquillity of this area.

The proposal does not need a coastal location, especially the residential element. Moreover there is no reason for additional living accommodation on this site at all.

The proposal does not protect, maintain and enhance the unique landscape and seascape character and special qualities of the area. It is not consistent with planning policy statements for the Local Policy Unit in the current shoreline management plan. Similarly it is not consistent with the relevant Heritage Coast objectives.

Policy DEV 25 protects the Area of South Devon AONB. This proposal does not conserve landscape and scenic beauty in this protected landscape. It represents an incongruous feature and would not maintain area distinctiveness, sense of place, tranquillity and wildness.

It would produce light pollution in an otherwise dark landscape.

The proposal appears to remove trees and additional vegetation which will detrimentally alter the Sylvan landscape character. The area is part of a TPO area for good reason and all trees should be retained and maintained.

The proposal also seeks a new parking area served directly from the public highway. This is completely separated from the host dwelling on the other side of the road. Smalls Cottage has ample parking and an existing entrance. This demonstrates that the proposal is for a stand alone 3 storey, 2 bedroom residential unit with storage and parking; in effect an independent and stand alone property. This must be resisted.



The level of adequate visibility for access and egress is questionable and there are no details to support that road safety will not be compromised which makes it contrary to para 110 of NPPF.

Moving onto the building itself and associated works; it is of a size far greater than required for storing boats and the wide ramp is completely oversized and an obtrusive, unnatural feature which may also impact the beach and natural movement of sand over the years and seasons. Similarly, there are massive engineering works for retaining walls, steps and the parking area which dominate the landscape beyond the building itself.”

OBJECT

3) LICENSING APPLICATIONS

None