



Appendix 4 - DEC 23 Planning

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:*

3375/23/LBC Proposal: Listed Building consent for external works, signage & lighting incl interior works & alterations. Site Address: Victoria Inn, Fore Street, Salcombe, TQ8 8BU. **RESPONSE BY 21 December 2023.**

The redecoration and minor internal cosmetic alterations seem an acceptable improvement for the listed building.

“NO COMMENT”

*Against: 0
Abstain: 0
For: 9*

3815/23/FUL Proposal: Demolition of existing dwelling and construction of replacement dwelling. Site Address: Ashcroft, Herbert Road, Salcombe, TQ8 8HN. **RESPONSE BY 22 December 2023.**

Cllrs Andrew Reed, Mark Goodey, Craig Niven left the meeting during discussion of this application. Cllr Jasper Evans chaired the meeting in the temporarily absence of the Mayor

Cllr David Higgins read out Planning Working Group's current recommendations:

Prior history;
2511/22/FUL dated 18 July 2022. Refused 21 Sept 2022
Appeal of above dismissed 26 June 2023

The application is for the demolition of the existing dwelling and for the construction of a replacement dwelling.

“Object based on;

Impact on the street scene due to the design and massing being closer to the pavement and exacerbating the effect. Herbert Road is a series of detached properties with pitched roofs that are set back from the road reducing the impact of ridge lines and overall massing. This also has created a stepped roof line with spaces between dwellings that allows glimpses of the seaward sky between the built form.

The latest proposal acknowledges the points raised on design and massing that were previous objections. The design has been changed completely and lines showing the comparison of existing and proposed roof/ridge lines are shown on the elevations. We remain concerned, however, that the reality that those ridge lines and the proposed gable bring the massing closer to the pavement, increasing the impact.

The choice of materials is also considered to contribute to the impact on the street scene. Charred larch or similar vertical cladding will present a dark, heavy appearance and exacerbate the issue. This material is not an indigenous material for Salcombe and it's use should be very carefully managed for it not to be obviously incongruous.

Although the design has been revised, we believe that the main issue, item 2 in the appeal decision notice, remains; “The effect of the development on the character and appearance of the area.”

The following reasons remain;

1. The logical step between Ambleside and Fiddlers Green has been addressed but is still unsuccessful due to the roof forms being closer to the pavement.



2. The proposals in the opinion of STC remain “a comparatively tall and imposing structure that would consequently appear to be out of place and excessive within the context of the existing housing estate layout.”

In conclusion; “The proposed development would fail to accord with the development plan as a whole and there are no considerations individually or cumulatively that outweigh this.” “

“OBJECT”

Council **RESOLVED** to:

- Postpone the decision, following the applicant’s address to the Council at the Open Forum.
- Town Clerk to request an extension of planning application deadline – if not granted then Town Clerk to submit Planning Working Group’s current recommendation of ‘objection’ based on their discussion previous to this Town Council meeting.
- If deadline granted for Planning Working Group to reconvene to discuss further, putting their recommendations to members via email and Council to vote via email on these recommendations.
- Town Clerk to submit comment ahead of January’s Town Council meeting.

Dist. Cllr Mark Long advised he would discuss extending the deadline with the planning officer as this is a substantial application and needs to be given a fair hearing.

Against: 0

Abstain: 0

For: 6

3415/23/HHO Proposal: READVERTISEMENT (amended plans) Householder application for alterations to an existing dwelling (Resubmission 2411/23/HHO) Site Address: 5, Lakeside, Salcombe, TQ8 8EJ. **RESPONSE by 4 January 2024**

This is a re advertisement of a previous application on which we had no comment. The amendment of the site location has no bearing on our previous comment.

“NO COMMENT”

Against: 0

Abstain: 0

For: 9

3860/23/FUL Proposal: New door to balcony, replacement of existing metal balcony balustrade with glass Site Address: 1a Cliftonville, Devon Road, Salcombe, TQ8 8HB. **RESPONSE by 11 January 2024**

“In principle we have no objection, but the drawings are lacking detail and it would have been good to understand the proposals for colour, fixings, drainage, framing etc.”

“SEE COMMENTS”

Against: 0

Abstain: 0

For: 9

3437/23/HHO Proposal: Householder application for proposed single storey extension& alterations to existing dwelling Site Address: Fair Waters, Herbert Road, Salcombe, TQ8 8HR. **RESPONSE BY 10 January 2024.**

“The dwelling is to go from 4 to 6 bedrooms. If let, this would dramatically increase the number of cars visiting the property, yet the on-site parking area has been reduced and there is no on-site turning facility. This will exacerbate the desire to use on street parking and potentially cause dangerous reversing onto the street, contrary to NP Policy SALC B1(4).

The footprint density has increased dramatically, to reduce useable garden amenity space.

It is welcomed that the height of the building has not been increased and the external appearance has been upgraded.”



“OBJECT”

Against: 0

Abstain: 0

For: 9

- 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:*

3545/23/ARC, Location Address, Bar Lodge, Sharpitor, Salcombe, TQ8 8LW. Proposal, Application for approval of details reserved by condition 11 (External Lighting) of planning consent 2617/22/VAR. Status, Within Consultation Period. **Consultation End 27/12/2023**

Commented on at Nov's TC Meeting

- 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:*

3946/23/TPO Proposal: T1: Holm Oak - crown height reduction by 3m, lateral crown reduction by 2m on all sides, to lessen sail effect and risk of tree failure, T2: Pine - remove all deadwood Site Address: The Wood De Courcy Road Salcombe TQ8 8LQ **Recommendations within 28 days**

Proposal T1 Holm Oak, this is considered an excessive reduction changing the shape of this tree. A lesser reduction would be considered if there has been previous pollarding, back to these previous points only. The Town Council would accept the SHDC Tree Officer views and recommendations with this case.

Proposal T2 Pine – only deadwood removal is acceptable.

OBJECTION

Against: 0

Abstain: 0

For: 9

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

2) PLANNING CORRESPONDENCE

None

3) LICENSING APPLICATIONS

None