



NOVEMBER '23

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:*

2729/22/HHO Proposal: READVERTISEMENT (revised plans) Householder application for rear single storey extension, aesthetic alterations to front elevation including addition of gable ends, glazing alterations & underbid garage with extensive landscaping. Site Address: Mapperley Lodge, Bonfire Hill, Salcombe, TQ8 8EF.
RESPONSE BY 23 November 2023

“The revised plans omit the swimming pool element, but this has no impact on our previous objections which should still stand.”

OBJECT

Reference: 2827/23/HHO Proposal: Householder application for removal of existing single storey rear conservatory, timber decking/balustrade system, timber cladding & natural slate roof, all to be replaced with a new single storey kitchen extension, new upper & lower decking replacement cladding, natural slate roof, (main dwelling) & replacement windows & doors Site Address: Lammas Coombe, Main Road, Salcombe, TQ8 8JW.
RESPONSE BY 5 December 2023.

Cllr David Higgins left the room prior to the discussion and vote

This proposal is for a massive deck with 25m of glazed balustrading. The deck is probably the same area as the footprint of the existing house.

“The 3D modelling should show views from Sandhills Road where we believe it will have a huge and detrimental impact on the character of the property. The deck is probably the same footprint area as the existing house and is completely out of proportion to the house. The glass balustrading is 25m long and in a completely straight line. There is no stepping or articulation to soften or break up the mass of the deck or balustrade. This means there is no richness, finesse or softness to the proposals which makes it overdevelopment.

The extension is not in keeping with the properties of the existing build nor does it have any redeeming architectural design quality; it is bulky, poorly detailed and banal.

We are concerned that there will be significant external lighting which will light up the deck and fully glazed extension that will give rise to significant light pollution in an otherwise semi dark landscape.”

OBJECT

Reference: 2839/23/FUL Proposal: READVERTISEMENT (revised Site Location Plan) Construction of food preparation unit associated with Crab Shed restaurant, Site Address: Land At Sx 740 393, The Fish Quay, Gould Road, Salcombe. **RESPONSE BY 23 November 2023.**

“This seems to be a revised site location plan without any other changes to the design or siting of the ancillary shed.”

NO FURTHER COMMENT



Reference: 3353/23/HHO Proposal: Householder application to clad the top half of the front elevation with cedar cladding (Retrospective), Site Address: Eastcot, Grenville Road, Salcombe, TQ8 8BJ. **RESPONSE BY 27 November 2023.**

Cllr David Higgens left the room prior to the discussion and vote

NO COMMENT

Reference: 3376/23/ADV Proposal: Advertisement consent for replacement of existing fascia board displaying pub name with black 3D powder-coated steel letters pin-mounted to existing rendered wall, new ship sail detail to be fabricated from black powder-coated spot-welded steel rods & pin-mounted to rendered wall above new pub signage letters, existing projecting sign bracket to be retained & repainted with Dulux heritage midnight teal paint & to be topped with new gilded gold turret embellishment linking to St Austell Brewery brand, existing framed ship imagery to hanging sign to be repainted. Site Address: Victoria Inn, Fore Street, Salcombe, TQ8 8BU. **RESPONSE BY 23 November 2023.**

Cllr Christine Milton left the room prior to the discussion and vote

NO COMMENT

Reference: 3410/23/VAR Proposal: Application for variation of conditions 2 (proposed drawings), 14 (Landscaping Scheme) & 15 (Renewables) following planning permission 4024/21/FUL (Appeal Ref APP/K1128/W/22/3301425) Site Address: Sunny Ridge, Herbert Road, Salcombe, TQ8 8HN
RESPONSE BY 23 November 2023

NO COMMENT

Reference 3415/23/HHO Householder application for alterations to an existing dwelling (Resubmission 2411/23/HHO) 5 Lakeside, Salcombe, TQ8 8EJ **RESPONSE NEEDED BY 23rd November 2023**

NO COMMENT

Reference: 3450/23/FUL Proposal: Replacement dwelling. Site Address: Fairway, Coronation Road, Salcombe, TQ8 8EA. **RESPONSE by 23 November 2023.**

Whilst this is for a complete replacement house, we feel it is acceptable in terms of scale, height and design.

NO COMMENT

Reference: 3454/23/HHO Proposal: Householder application for roof works, dormer extension & garden room conversion. Site Address: Springfield Cottage, Allenhayes Road, Salcombe TQ8 8HU.
RESPONSE BY 23 November 2023.

The existing dwelling has some poor design features which will be improved by the proposals.

NO COMMENT

Reference: 3486/23/VAR Proposal: Application for variation of condition 2 (approved plans) of planning consent 41/2491/15/F Site Address: Le Temps Perdu, Robinsons Row, Salcombe, TQ8 8EU. **RESPONSE BY 14 December 2023.**

Whilst we object to the principle of retrospective applications in this instance we believe that the revised design is an improvement on that which was approved previously.

NO COMMENT



Reference: 3515/23/HHO Proposal: Householder application for conversion of existing integrated garage and erection of new outbuilding in the back garden. Site Address: Redwood, Grenville Road, Salcombe, TQ8 8BJ
RESPONSE BY 28 November 2023.

“This proposal will result in a loss of a garage parking space or store. We believe this should be discouraged. We would also like any consent to be conditioned such that the ancillary outbuilding cannot be used for sleeping accommodation in perpetuity.”

SEE COMMENTS

Reference: 3540/23/FUL Proposal: Demolition of existing dwelling & construction of new replacement dwelling with associated landscaping (resubmission of 3273/22/FUL) Site Address: Sheerwater, Devon Road, Salcombe, TQ8 8HJ. **RESPONSE BY 28 November 2023.**

“We have concerns about the size, scale and massing as seen from the water. The format of the ‘as existing’ plans and elevations show no relationship to context and are presented in a very different way to the ‘as proposed’ drawings. This makes comparison very difficult.

We believe the building will look much larger and the mass would appear as very bulky when viewed from the estuary. The existing house has had many extensive alterations over the years, already over

developing the site. There are no footprint area or volume calculations as to the ‘as existing’ or ‘as proposed’ buildings and this would have been helpful. We believe the change from two floors to four floors will show a massive increase in plan and volume and demonstrate over development.

The long, deep bands of white (or even muted colour) render will be very dominant in the hillside and will have a negative impact on the AONB. These would be contrary to policy SALC ENV1 as the design has not minimised the proposals visual impact on the AONB. Moreover, we believe the design is not in accordance with policy SALC ENV7, as we feel its bold modern character will have a detrimental impact the character of the existing low-density development, as stated in the Character and Density policy area B description. This would also be contrary to policies DEV20, DEV23 and SALC B1

The increase in built form across the site including retaining stone walls fails to conserve or enhance the landscape and scenic beauty of the AONB.

The amount of glazing and glazed balustrading will have a detrimental effect on the Heritage Coast and its light pollution will have an adverse impact on the hillside at night.

The Neighbourhood Plan also notes of the character of Salcombe has been damaged by development that has not reflected settlement patterns, local materials and design. This proposal does not reflect local materials and design and we believe the swathes of horizontal render need to be broken up. The design will certainly not nestle into or be complimentary to its existing surroundings as stated in the applicant's design and access statement. It is a complete overdevelopment of the site.

We do not believe the reduction in height over the previous refused application mitigates our previous objections as above and we believe all the previous reasons for refusal on application 3273/22/FUL still stand.”

OBJECT

Reference: 3626/23/FUL Proposal: Alterations to maisonette Site Address: Flat 1, Northcrest House, Allenhayes Road, Salcombe, TQ8 8HT. **RESPONSE BY 7 December 2023.**

NO COMMENT



Reference: 3628/23/HHO Proposal: Householder application for single storey extension to house indoor swimming pool & plant room Site Address: Long Park, Higher Batson, Salcombe, TQ8 8NG. **RESPONSE BY 7 December 2023.**

“This is an unnecessary extension that will lengthen an already long building on the skyline which can be seen from many viewpoints in salcombe. We therefore believe it to be overdevelopment and not appropriate in the AONB.”

OBJECT

Reference: 3696/23/FUL Proposal: Roof reconstruction to apartment, including dormers Site Address: 14a Fore Street, Salcombe, TQ8 8BU. **RESPONSE BY 14 December 2023.**

We previously objected to the creation of a rooftop terrace but it was granted. This application seeks to change the design of the balustrade from open metals to solid slate. We do not feel this change will have any adverse impact on the conservation area.

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:*

3545/23/ARC Application for approval of details reserved by condition 11 (External Lighting) of planning consent 2617/22/VAR Bar Lodge Sharpitor Salcombe TQ8 8LW. **Determination Date: 05 January 2024**

“This is a very prominent site and the proposal should not light up the building to an extent where it impacts on the dark landscape or dominates the 2 other properties on the site. A more minimal scheme should therefore be considered.”

SEE COMMENTS

3715/23/ARC Application for approval of details reserved by condition 5 (External Lighting) of planning consent 2148/22/HHO 2 Castle Point Cottage Sandhills Road Salcombe TQ8 8JP. **Determination Date: 02 January 2024**

NO COMMENT

Voting:
Abstain: 1
Yes: All
No: 0

- 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:*

Reference: 3635/23/TPO Proposal: T1: Young Ash - Fell due to the the tree not of a form that will allow it to continue growing in a safe condition, in consideration of its location & T2: Young Oak - Fell due to tree having poor form that is top heavy, there is not sufficient enough growth in the crown to reduce or thin. Dead wood is within the crown very close to the roof. Site Address: Berry Ridge, Main Road, Salcombe, TQ8 8JW. **RESPONSE BY 4 December 2023**



Tree Warden's recommendation no objection due to the condition and safety of the tree and the arboriculturist report.

Cllr Jasper Evans left the room prior to the discussion and vote

NO OBJECTION

Voting:

Abstain: 0

Yes: All (who were present in the room to vote)

No: 0

- 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