



Appendix: APRIL 2024 PLANNING MINUTES

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:*

0722/24/HHO Proposal: Householder application to solve severe damp problems on the outside left wall, Hardie Plank Cladding in 'duck egg' blue, the lower elevation extends slightly further forward with sloped tiles creating a natural break (Retrospective application) Site Address: Highleigh Grenville Road Salcombe TQ8 8BJ. **RESPONSE by 16 May 2024.**

Whilst this is a retrospective application for cladding to front and side elevations, the panels have a sympathetic colour and are a general improvement.

"NO COMMENT"

Against: 0

Abstain: 0

For: 9

0755/24/CLE Proposal Certificate of lawfulness for existing laying of underground pipes to the foundation to facilitate alterations and extension works as granted under planning permission 0653/18/FUL Site Address Hideaway 16A Fore Street Salcombe TQ8 8BU. **RESPONSE within 28 days from 09 April 2024**

This is for an application for underground pipes already installed.

There are no planning implications.

"NO COMMENT"

Against: 0

Abstain: 0

For: 9

0934/24/VAR Proposal: Demolition of existing garages and erection of 1no. dwelling (revision of 0877/17/FUL) Site Address: Park House Devon Road Salcombe TQ8 8HQ. **RESPONSE by 25 April 2024.**

This removes part of the approved dwelling which reduces the bulk and as such is an improvement.

"The plans are not on the website so it is difficult to see the full extent of the reduction.

Also is is unfortunate to stop the side elevation cladding on a corner. It would be better to revert to the concept shown on the approved plans for this."

"SEE COMMENT"

Against: 0

Abstain: 0

For: 9

0934/24/VAR Proposal: Variation of conditions 2, 3, 5, 6, 7, 8, 9, 10 to planning consent 3419/17/FUL Site Address: Park House Devon Road Salcombe TQ8 8HQ. **RESPONSE by 25 April 2024**

AS ABOVE

Against: 0

Abstain: 0

For: 9



1003/24/HHO via South Hams Society

Par demolition, rebuild and extension of existing dwelling, construction of a new boat store and slipway, new sewing pool, new stone retaining wall with associated drive, car park and landscape enhancements.

The application appears to provide well designed with sympathetic detailing and muted colours.

“There is no ‘as existing’ landscape drawings to compare with the ‘as proposed’.

The boatstore if approved should be conditioned to prevent it being used for anything else in perpetuity.”

“**SEE COMMENTS.**”

Against: 0

Abstain: 0

For: 9

1022/24/FUL Proposal: Demolition & replacement of existing dwelling Site Address: Fairway, Coronation Road, Salcombe, TQ8 8EA. **RESPONSE by 9 May 2024.**

We have seen this application before and made no comment. It was refused because it failed to fulfill its carbon reduction contribution. This has now been addressed.

“**NO COMMENT**”

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:*

0799/24/NMM Non Material Minor Amendment Applicant Name: Mr & Mrs P Fane Officer: Jason Skelton Grid Reference: (272853, 37875) Site Address: Highwood Moul Road Salcombe TQ8 8LG Click here to view the application Description: Non-material minor amendment to planning consent 4025/19/FUL for adjustment to window fenestration

APPLICATION WITHDRAWN

- 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:*

None

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

None

2) PLANNING CORRESPONDENCE

Comment submitted to SHDC Planning on Friday 12/04/2024 - Appeal Notification 3273/22/FUL

SHEERWATER, DEVON ROAD, SALCOMBE, TQ88HJ Appeal Reference APP/K1128/2/23/3331771

Salcombe Town Council further comments submitted following appeal application and the Appeal Statement of Case. “The objective of the Neighbourhood Plan is to protect and enhance the local environment and its green and open spaces. Any development must have due regard of its impact on the AONB, Heritage Coast and Undeveloped Coast. Development must be of a high design quality that is sensitive to the unique qualities of Salcombe. The Neighbourhood Plan also notes that the character of Salcombe has been damaged by development that has not reflected settlement patterns, local materials and design. From the community survey undertaken for the Neighbourhood Plan, 94% of the respondents wanted to protect the townscape from unwanted development. Policy SALC ENV1 has been created to maintain the intrinsic character of the landscapes, townscapes and seascapes affected. From our calculations the total floor plate of the existing



building is approximately 627 m² over two floors. The floor plate of the proposed building is approximately 1064 m² over 5 floors; a 69.8% increase. Volume and height calculations will also increase substantially. It is to be noted that the original house has been extended many times, already overdeveloping the site. Policy SALC ENV7 was formed to maintain the character and density of development, especially in 'Character and Density policy area B' in which this site is situated. The above figures demonstrate that this has not been achieved; indeed, such figures suggest that the proposal is contrary to this policy, which says that development will only be permitted where development would not detrimentally impact on the character of the existing low-density development, mature gardens and trees in the area. It is clear to us that the footprint, height and volume and floor space would significantly and detrimentally impact on the density of development on this site. Policy SALC B1 states that any new development in Salcombe must demonstrate high quality design. 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, but we believe the building will look much larger and the mass would appear very bulky when viewed from the estuary, especially because of the significant additions of the large stone retaining walls which, (whilst not affecting the floor space), do have the appearance of built form. 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. This cannot be justified by comparisons with the other "horizontal" emphasis buildings in the area. These stripes will create very distinct, contrasting bands against the stone walls and greenery. In our opinion, these design issues are contrary to policy DEV 20 in so far as they confront the setting with contrasting and contrived design features that are not sympathetic to the hillside generally. These features are not well mannered or gentle; they have been designed to be slightly ostentatious and brash. Moreover, the amount of glazing and glazed balustrading will also have a detrimental effect on the Heritage Coast; The light pollution will have an adverse impact on the hillside at night. Reflections from the glass will show the extent of how large the building will be. This proposal does not reflect local materials and design and the design certainly does not nestle into or be complimentary to existing surroundings. The size and scale of the building also removes the soft green landscape that surrounds the existing buildings. This currently provides it with space and softness between the built form and the boundaries. In this proposal this is lost and therefore contrary to policy DEV 23. Developments which overdevelop the site, such as this, will destroy the landscape pockets on the hillside which are characteristic of this part of Salcombe; it is the transition zone between the heavily built-up area of the town and the less developed areas to the south west. Substantial weight should be given to protecting this part of the town and policy DEV 25 does this. This policy also encourages small scale proposals that are appropriately located and designed to conserve, enhance and restore the protected landscape. Unfortunately, this proposal is contrary to this policy by virtue of its scale and incongruous design features. It does not respect the scenic quality nor does it maintain the area distinctive sense of place. With all these reasons, we support South Hams District Council and we believe the appeal should be firmly dismissed. Interestingly, the applicant submitted a new application (3540/23/FUL) following this refusal. The new application was amended to suit feedback, concerns and the reasons for refusal. The mass and height were reduced to lesson impacts on views from the estuary and from Devon Road. The new application also provided an updated landscaping design and a new ecology mitigation report. We believe this to be an admission that the scheme was over development. This new application was withdrawn, and the appeal lodged on the original application.

Against: 0
Abstain: 0
For: 0
Ratify: 9

3) LICENSING APPLICATIONS

None