



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:*

0903/24/HHO Proposal: Householder application for replacement of existing rear extension Site Address: 10 Shadycombe Road Salcombe TQ8 8DX. **RESPONSE by 4 July 2024.**

Replacement rear extension. Very similar to many other cottages in the terrace.

"NO COMMENT"

Against: 0 Abstain: 0 For: 10

0950/24/HHO Proposal: Householder application for alterations to rear of dwelling; new windows, new dormer, new patio doors and, new porch. Site Address: Beadon Farmhouse Beadon Road Salcombe TQ8 8LX. **RESPONSE by 27 June 2024.**

Minor alterations to rear, windows, dormer, patio doors and new porch.

"NO COMMENT"

Against: 0 Abstain: 0 For: 10

1391/24/HHO Proposal: Householder application for the erection of a boat store to the front of the property Site Address: Firm Anchor Grenville Road Salcombe TQ8 8BJ. **RESPONSE by 26 June 2024.**

Erection of boat store at front of property. (18831/23/HHO was refused because it had this and another shed.

"Even with a single shed this will have a negative impact on the street scene. The installation of the shed is overdevelopment on a relatively small space and such structures should not be allowed in front gardens. This could cause a dangerous precedent. The materials are also inappropriate and out of keeping with other structures buildings.

"OBJECT"

Against: 0 Abstain: 0 For: 10

1525/24/LBC Proposal: Listed Building Consent for window lintel replacement to the first floor living room window on the South-East elevation Site Address: Shipwrights Cottage 47 Bakerswell Cliff Road Salcombe TQ8 8JQ. **RESPONSE by 20 June 2024.**

Window lintel replacement. No impact on visual appearance.

"NO COMMENT"

Against: 0 Abstain: 0 For: 10

1527/24/HHO Proposal: Householder application for the demolition of existing outbuilding & erection of new outbuilding/garage, with associated landscaping Site Address: Quarry Cottage Onslow Road Salcombe TQ8 8AH. **RESPONSE by 20 June 2024.**

Demolition of existing outbuilding and erection of new outbuilding/garage, with associated landscaping.

"The description of the application is very misleading. It is actually a two-story building plus a very large deck area. The drawings show on the lower level an office which could easily become a bedroom, a garden room which could easily become a living room and a huge kitchenette which could easily be converted to a large kitchen. The large WC could become a substantial shower room. This is clearly the size of a new dwelling. The upper level shows a large double garage and workshop that measures 8.8 m x 6.5 m internally. This is excessive and unnecessary. The proposal will present as a large and out of keeping structure. The height and bulk of the building is excessive and a completely unnecessary overdevelopment of the upper part of this site. In effect it is a new dwelling and should be vigorously opposed as it is a considerable distance from the host dwelling and massively above it because the site is so deeply sloping.



A previous application for a similar structure was withdrawn because there was insufficient space in front for car turning. This application shows the building moved further into the site to provide 6m in front of the garage. Even this distance is not considered to be enough. The consequences of pushing the build northwards is significant in terms of its construction on the side of an extremely steeply sloping site. (A former quarry.) The sections shown do not show the true extent as the sections through the land are not shown. The edge of the deck will be some 8m above the natural fall line of the land but there are not details to shown how this will be finished. It is not shown on the sections or elevations. Moreover the whole structure overhangs the steep site slope which will call for massive engineering works. There is no indication of what these will look like but they may give the building the appearance of a 4 or 5 storey structure. Clearly this is not acceptable. As a minimum the application should be withdrawn to provide better details or dismissed. We would also point out that the site boundary is inconsistent between the location plan and the site plan. Moreover there is part of the site in the south west corner which is so far as we can see pending first registration and as such may not owned as part of the legal boundary.”

“OBJECT”

Against: 0 Abstain: 0 For: 10

1529/24/VAR Proposal: Application for variation of conditions 2, 4 and 14 following planning consent 4024/21/FUL Site Address: Sunny Ridge Herbert Road Salcombe TQ8 8HN. **RESPONSE by 11 July 2024.**

Variation of conditions 2 (drawings), 14 (landscaping), and 15 (renewables).

The architects have changed subsequent to planning approval of this application and are making minor changes to the window design. The changes are thought to be minor.

“NO COMMENT”

Against: 0 Abstain: 0 For: 10

1630/24/LBC Proposal: Listed building consent for shop sign to be located above shop window Site Address: 55 Fore Street Salcombe TQ8 8JE. **RESPONSE by 4 July 2024**

Shop sign above shop window. Sensible and not too large and not illuminated.

“NO COMMENT”

Against: 0 Abstain: 0 For: 10

1681/24/ADV Proposal: Advertisement consent for shop sign to be located above shop window Site Address: 55 Fore Street Salcombe TQ8 8JE. **RESPONSE by 4 July 2024.**

As above

Against: 0 Abstain: 0 For: 10

1663/24/HHO Proposal: Householder application for proposed roof dormer Site Address: 28 Church Street Salcombe TQ8 8DH. **RESPONSE by 4 July 2024.**

Proposed roof dormer at rear. Other properties in the terrace have the same features.

“NO COMMENT”

Against: 0 Abstain: 0 For: 10

1688/24/HHO Proposal: Householder application for construction of balcony over existing porch & new bi-fold doors for access Site Address: 13 Landmark Road Salcombe TQ8 8NY. **RESPONSE by 8 July 2024.**

Balcony over existing porch and new bifold windows as access. Other properties have similar features.

“NO COMMENT”

Against: 0 Abstain: 0 For: 10

*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:*

1444/24/NMM Park Green, Field East of Motherhill Farm at SX 731392, Main Road, Salcombe
Non Material Minor Amendment to planning consent 1159/21/FUL for house types A & B: Revised window locations throughout the ground & first floor & removal of skylights from first floor bathrooms. For house type K: Internal first floor layout flip. Bathroom & master bedroom switched for stacking of services. For the Apartments APT: Ground floor apartment 21 changes in kitchen layout & party wall. Removal of lowered finished floor level between ground floor apartments.



Minor amendments

"NO COMMENT"

Against: 0 Abstain: 0 For: 10

1529/24/VAR Proposal: Application for variation of conditions 2, 4 and 14 following planning consent
4024/21/FUL Site Address: Sunny Ridge Herbert Road Salcombe TQ8 8HN We have received the above application, which we would like your comments on. Please submit any comments you wish to make by 11 July 2024.

Variation of conditions 2 (drawings), 14 (landscaping), and 15 (renewables).

The architects have changed subsequent to planning approval of this application and are making minor changes to the window design. The changes are thought to be minor.

"NO COMMENT"

1678/24/ARC - Not on Planning Agenda

"NO COMMENT"

Against: 0 Abstain: 0 For: 10

812/24/ARC Land at SX 733 383, Sandhills Road, Salcombe. Application for approval of details reserved by condition 4 (Hard & Soft Landscaping) of planning consent **0723/23/FUL**

Condition 4, hard and soft landscaping.

"NO COMMENT"

Against: 0 Abstain: 0 For: 10

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

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:*

1953/24/TPO Proposal: T4: Monterey pine - minor crown height reduction by 6m, two obvious limbs over No.20 to be pruned off, and the rest of the crown tipped back by approx. 3m off radii on the north, west and south sides. Site Address: Mandalay Beadon Road Salcombe TQ8 8JS (response within 28 days from 19/06/24)

Response

NO OBJECTION WITH COMMENTS, the report submitted provides evidence that given the size and position of the tree and the impacts due to the proximity and overhanging of no20 Landmark Road, that works would address issues of overhanging and potential stability. This Monterey Pine along with the others in the group are 'landmark' trees with high amenity value. It is not considered that the works are excessive, nor would they damage the shape of the tree or reduce the amenity value, they may ensure the longevity of the Monterey Pine in this position.

Against: 0 Abstain: 0 For: 10

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

2) PLANNING CORRESPONDENCE

1899/24/TEX Received: 12 June 2024 Proposal: T1: Monterey Pine - dismantle due to risk of tree failure Location: Woodcot, 7 Cliff Road, Salcombe, TQ8 8JU In pursuance of its powers under the above mentioned Act and Regulations, the South Hams District Council hereby REFUSE EXEMPTION to carry out the operations detailed above

1003/24/HHO; Harbour Watch, E. Portlemouth. We have looked at this before but it had no landscape plan. The South Hams Society have made significant adverse comments.

"TPO 953 should be rigorously applied to maintain the natural environment, character and appearance of the location and prevent the spread of the urban environment and unnatural garden architecture."

"OBJECT"

Against: 0 Abstain: 0 For: 10



1649/24/FUL; Smalls, East Portlemouth. Proposed carbon neutral boat house to serve Smalls Cottage.

"Starting with the applicants Design and Access Statement there are a number of inaccuracies and misinterpretations;

The garden is not particularly steep compared with others in the area. It cannot be a "struggle to access the estuary"! Having a tender on the beach and a rib moored off is not really "a hardship"! There is no demonstration of "need". Smalls Cottage did have a boathouse, but it was sold off and is now a dwelling. (Beach House Quay, some 120m. to the north of the site). It was not "removed" as such. There is no evidence of any other boathouses in the OS maps provided, going back to 1880.

The proposed boathouse is not "compact" nor has it "modest dimensions"! It does not "fit the land so it will not overly encroach on the open nature of the beach." The boat house is huge (the same length as the RNLI inshore lifeboat shed which has crew changing area at the rear!). The "much needed storage and drying facilities" are huge. The changing room is 4m x 4m, the same size as a large double bedroom! And it is on the first floor. There is a shower room (in addition to an external shower) which is 4m x 2.2m, the same size as a very spacious bathroom and shower room! This again is on the first floor. The front part of the boat store is double height for no apparent reason. (Paddle boards and canoes can be stored horizontally). This could easily be filled in with a floor at a later date to create a large living area. (6m x 6m.) To all intents and purposes this is a new dwelling over the boathouse. The boathouse will not "sit comfortably within its setting and will be largely screened from view." The need for such an enormous building has not been demonstrated in any way, especially the first-floor element or its height and bulk. We object to this in principle.

They say that the design has been "landscape led" and that it "tucks the new built form into the gap between the garden and the heavily landscaped rocky outcrop adjacent". What could be further from the truth; the visuals clearly show it will have a huge impact on views. Any 2-storey structure cannot "minimise any visual impact from distant views from Salcombe" This is just nonsense!

Why does a boathouse need "natural daylight deep into the boathouse at the lower level"? Again, this is not a sustainable argument.

None of the "inspirational images" show a 2-storey building!

The previous application (that was withdrawn) was based on the need for more living accommodation for the 2 families who own the property and for "flexible accommodation where they can stay when the main house is let". It was also to provide "very welcome overnight accommodation when they do change-overs or have to undertake maintenance during lets." Whilst these aspirations no longer appear in the D&A statement the building is clearly designed for an extra infill floor to be retro fitted at a later date to meet these needs.

Moving onto the drawings;

The block plans are not overlaid on the survey so no detailed levels can be reviewed. There is no mention of the watercourse that runs through the site. It does not show the impact on the trees in sufficient detail. Site sections are not taken far enough to show the impact on the beach or the changing sand levels, similarly with the elevations. This is crucial to the scheme. On a previous drawing there was a note to say that the ramp would have to be reviewed on site and there might be a requirement for an extendable metal section to the end to make up the height difference! At a slope of 12 degrees, it was considered that the end of the ramp may be 2.1m above the level of the sand! This cannot be accepted.

The general arrangement site plan does show the survey but with the previous scheme so it is difficult to assess what the implications would be. Similarly, the landscape strategy, the impermeability area plan and the drainage strategy plans are for the previous scheme and therefore is of no relevance! We object strongly that the building might have a far greater effect on the beach, the watercourse and the trees than is shown. Additional information is required to assess the impact or otherwise on the SSSI or Policy DEV 26.

As general comments;

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 Salcombe. The proposal is considered contrary to Neighbourhood Plan Policy SALC Env6 Locally Important Views, insofar as the development will harm, and not contribute positively to the views of the existing composition of natural and built elements. The development will be overly intrusive, unsightly and prominent to the detriment of the views as a whole from significant and prominent locations in Salcombe.

The area behind Smalls Cove was (until recently) wooded and landscaped and has never been before developed. The site has special qualities of tranquillity which are intrinsic to the character of the area and the enjoyment of the beach. The new boathouse proposal would destroy the natural backdrop to Smalls Cove and provide a totally unnecessary intervention.

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

JLP policies DEV 23 and DEV24 sets out the protection measures for the Undeveloped Coast and the 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 impact on the undeveloped and unspoiled character, appearance and tranquility of the area. The proposal does not maintain or 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 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 will not maintain area distinctiveness, sense of place, tranquility and wildness. It would also produce light pollution in otherwise dark landscape.

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



maintained. It is worrying that trees and vegetation have been removed over recent years. By the gardener's own admission in his statement, he has over a 3 year period carried out work to trees, shrubs and plants without permission and contrary to the TPO designation. This in itself should be investigated! Certainly, Smalls Cottage is now much more visible from the estuary and this destruction should not have happened.

The building is of a size far greater than required for storing boats and the wide ramp is completely oversized in length, height and width making it an obtrusive and unnatural feature. There are no details of how it would be constructed nor of its appearance in relation to how it impacts the enjoyment of the beach goers.

The height is excessive and the appearance, with its double height, give the building a more domestic appearance which is not acceptable."

"OBJECT"

Against: 0 Abstain: 0 For: 10

Comments on TPO Applications JUNE 2024 *(not on agenda)*

1838/24/TPO Proposal: T1: Lime - crown reduction by 2-2.5m on all aspects due to risk of limb failure.

Site Address: Hamstone Court, Cliff Road, Salcombe

NO OBJECTION WITH COMMENTS: The report identifies the amenity value of the tree and the vigorous and healthy growth from previous pruning points. Given that it is an old coppice, in an exposed position close to a roadway wall, to ensure that the tree is retained in this position, Lime not being a common tree in Salcombe the proposed works are agreed. Given the current health of the tree, a 5-year cyclical request or by the extent of growth may be appropriate to ensure the tree is not over stressed.

Against: 0 Abstain: 0 For: 10

1845/24/TPO Proposal: T1: Sycamore/Acer Pseudoplatanus - 3 meter reduction over whole crown due to overgrowth, proximity to property and excessive shading . Site Address: 1 Combehaven Allenhayes Road Salcombe TQ8 8HZ

OBJECTION WITH COMMENTS ; The Sycamore T1 is of high amenity value within the setting of the centre of Salcombe, and is part of a group of mature trees that provide a valued sylvan backdrop to the wider built area. The Sycamore is not believed to be excessive in height or size for the setting, it has had some crown lifting in the past. The proposed works of reducing the whole crown would damage the natural shape of the tree and potentially encourage excessive regrowth from any pruning point, increasing the density of the tree. Only minor works should be allowed to reduce any specific branches in close proximity to the house no1 Coombehaven, there are no branches touching or overhanging the house. There are some minor branches to the West that could be removed to crown lift the tree, while still maintaining balance. The view of the Council is that there is no arboricultural evidence or justification given for the proposed works to an important amenity TPO tree.

Against: 0 Abstain: 0 For: 10