



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:*

0844/24/FUL Proposal: Full planning application to permit erection of new garages. Site Address: 2 Moulton Moor Moulton Road Salcombe TQ8 8LG. **RESPONSE by 15 August 2024.**

New garages.

There have been numerous approved applications for this part of the site but none have yet been implemented. It would be hard to object but the quality of information provided is very poor.

"The drawings do not show that a large section of hedgerow will be removed and that there will be a high retaining wall required behind the garages. In this sense the drawings are misleading and inaccurate. The space in front of the garages scales only 5.7m. which is inadequate for turning into garages. If the garages were to be pushed back further into the site the height of the required retaining wall would be even more significant."

"SEE COMMENTS"

Against: 0 Abstain: 1 For: 8

1877/24/FUL Proposal: Conversion of existing outbuilding for both incidental and ancillary uses Site Address: 2 Moulton Moor, Moulton Road, Salcombe, TQ8 8LG. **RESPONSE by 8 August 2024**

Conversion of ancillary building.

A similar application was recently refused and this proposal merely reduces the ridge line by 325mm.

"This is not a sustainable development. It is essentially for another dwelling property putting extra pressure on services, drainage and roads etc. without the benefits of additional council tax or primary residence restrictions.

It does not add to the overall quality of the area in terms of aesthetics or tranquility.

There will be the loss of a useful store/garage which is not being replaced. The additional residential activity created will add to noise, car parking and car movements. The proposal is not sympathetic to the local character and history of the site or the surrounding setting. It is an inappropriate intervention which will increase density. These points are all contrary to NPPF para 135. Consequently, it is contrary to SPT1 and SPT2.

As a residential extension in the countryside, it fails to meet criteria under policy TTV 29 of the JLP as it is not appropriate in scale or design in the context of the existing subdivided residential apartments. It creates a whole new dwelling in a separate location and should be treated as such. Whilst it is claimed to be an ancillary outbuilding it is not; it represents a wholly new apartment which, with the host apartment, could be used as a holiday let, Airbnb or long-term rent. Para 4.128 of the SPD notes that problems arise from this type of proposal where it is severed from the

main dwelling and can serve as a separate unit. It is not acceptable to condition any consents nor even impose a legal agreement under the pretext of policy DEV10 of the JLP.

We fully concur with the previous reasons for refusal on application 4001/23/FUL and do not agree that the reduction in height of 325mm. on the proposal has any mitigating implications on the three reasons for refusal.

There are no details as to how the building will comply with current thermal regulations as the thickness of the walls is not increased.

The application should be vigorously refused."

"OBJECT"

Against: 0 Abstain: 1 For: 8

2029/24/HHO Proposal: Householder application to replace front door with like for like sized composite door (Retrospective) Site Address: 4 Rosemount Court Church Street Salcombe TQ8 8QB. **RESPONSE by 1 August 2024**

Replacement front door.



“NO COMMENT”

Against: 0 Abstain: 0 For: 9

2073/24/HHO Proposal: Householder application for new kitchen extension in lieu of conservatory with enlargement terrace, gabion infill wall under (not retaining) & balustrade system to rear of dwelling Site Address: Lammas Coombe Main Road Salcombe TQ8 8JW. **RESPONSE by 8 August 2024.**

New kitchen extension and large terrace. This is for a proposal very similar to a recently refused application. “This application is visible from Sandhills Road and will have an impact on views from North Sands valley, as such the 3D modelling views should show views from public viewpoints where we believe it will have a huge and detrimental impact on the character of the property and its surroundings. We do not believe the amendments made to the scheme recently refused (2827/ 23/HH O) have made any difference to our previous comments which we reiterate again. The deck is huge and completely out of proportion to the size of the house. The glass balustrading is extremely 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 make it overdevelopment. The extension is not in keeping with the existing building 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 light pollution in an otherwise semi dark landscape. “

“OBJECT”

Against: 0 Abstain: 1 For: 8

2175/24/HHO Proposal: Householder application for replacement of existing non-original garage & conservatory above with larger ground floor living space & taller garage below & re-fenestration & re-ordering of rear elevation Site Address: The Moorings Devon Road Salcombe TQ8 8HQ. **RESPONSE by 15 August 2024**

Replacement of non original garage and conservatory above with larger ground floor living space and taller garage below. This is for a rather large but sensitively designed side extension, set back from the front façade of a semi-detached house.

“NO COMMENT”

Against: 0 Abstain: 0 For: 9

2141/24/LBC Proposal: Listed building consent for internal alterations and refurbishment works Site Address: 55A Fore Street Salcombe TQ8 8JE. **RESPONSE by 15 August 2024**

Internal alterations.

“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:
- None
- 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:



1984/24/TEX Tree Exemption Application Applicant Name: Mrs Sonia Byne Officer: Lee Marshall Grid Reference: (272576, 37541) Site Address: High Water South Sands Salcombe TQ8 8LN Description: T1: Ash - remove due to dieback
= *RECEIVED 20/06/2024 South Hams District Council hereby GRANT EXEMPTION to carry out the operations detailed*

2191/24/TCA Proposal: T1: Norway Maple - remove, overgrown, risk of structural damage. T2: Hornbeam - reduce crown by 1.5m overall, to prevent it outgrowing its surroundings. T3: Ornamental Pear - reduce crown, by 1m overall. Site Address: The Moorings Devon Road Salcombe TQ8 8HQ. **RESPONSE by 31 July 2024**

Not discussed; waiting on Tree Warden's recommendation

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

None

2) PLANNING CORRESPONDENCE

Application for NEW TPO [[RP/510630]]

Our Ref: TPO1103
Date: 19/07/2024

Site: Fogabacksea, Moulton Road, Salcombe, TQ8 8LF

The reasons for serving the Order are:

In the interests of preserving the significant public visual amenity benefits of the subject tree within the visual landscape.

T1 is a large and well-formed specimen of the species of high levels of public visual amenity benefit that may be negatively affected by adjacent development works, which the TPO serves to prevent.

New premises licence application - Little Posh Hamper Co, Island Street, Salcombe

The application is for:

Sale of alcohol for consumption off the premises,

- Monday to Saturday from 9am to 6.30pm
- Sunday from 9am to 5.30pm
- Christmas late night shopping, Fridays and Saturdays in December from 9am to 9pm.
- Salcombe Regatta and Salcombe Crabfest, Thursday to Saturday from 9am to 9pm.

Council discussed and RESOLVED to approve the application under condition that providing alcohol sales remains part of the hamper sales. i.e. alcohol is never sold independently.

Against: 0 Abstain: 1 For: 8

Action: [Town Clerk](#)