



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:*

2510/24/HHO Proposal: Householder application for detached garage with first floor office Site Address: White Horses Moulton Hill Salcombe TQ8 8LF. **RESPONSE by 3 October 2024.**

2584/24/CLE Reference 2584/24/CLE Proposal Certificate for lawfulness for regularising existing material commencement of building operations undertaken pursuant to the conditional planning consent 0723/23/FUL granted on 19th July 2023 for "Replacement dwelling and replacement outbuilding" Site Address Land At Sx 733 383 Sandhills Road Salcombe **RESPONSE WITHIN 28 days from 9 September 2024**

2782/24/FUL Proposal: Landscaping works incl creation of garden store with extended terrace over Site Address: Lower Flat 2 Cliftonville Devon Road Salcombe TQ8 8HB. **RESPONSE by 17 October 2024**

2797/24/CLE Proposal Certificate of lawfulness for existing commencement of works for three storey rear extension, internal works and replacement and enlargement of dormer window (as approved under 3296/21/HHO) and remaining development, carrying out demolition of part of existing external steps attached to the rear of the existing dwelling can be lawfully implemented Site Address 11 Shadycombe Road Salcombe TQ8 8DX. **RESPONSE WITHIN 28 days from 11 September 2024**

- 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:*

None

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

2) PLANNING CORRESPONDENCE

- i) **To ratify the letter sent to Head of Development re Island Street Properties.**

Dear Mr. Whymer

We have noted that there are two properties in Island Street between The Salcombe Boat Store and 1 Island Street that have recently been sold. It is likely the other marine based workshops in Island Street will also be sold in the future. We would not like to see these buildings purchased by individuals for their own private storage use, for personal cars, boats and the like. This would render them in a domestic planning category which would not be acceptable in our view.



The Neighbourhood Plan Objective 3, says that “further residential development in Island Street should be limited and only approved if directly ancillary to employment use.” The removal of buildings previously in employment use must be resisted.

Policy SALC EM2. “Retention of existing employment land in Salcombe” specifically deals with this issue within the area of Island Street and Gould Road shown on the Employment Policy Area C on figure 17, where “only employment uses shall be permitted.” It goes on to define development as such.

It also states “Where the loss of an employment site is justified as no longer viable the applicant must demonstrate through an independent assessment that the vacant units have been actively marketed and offered at a reasonable rent, (comparable rents achievable elsewhere in the parish) for a minimum period of one year, a market review of the sites and details of the marketing. New employment proposed under this policy should conform to GUC class B1 with ancillary retail as A1 only.”

The units in question have been marketed at a very high price, unaffordable to normal marine related users. Significant demand however has been proven by the interest received for the five new units in Gould Road. We would therefore be very suspicious of any market review which could demonstrate that these could not otherwise be let or sold at a proper market price for the designated use. We ask that you consider investigating these properties and the marketing tactics and issuing enforcement action should they be found to be contrary to policy.

In the future we would wish to be involved in a plan to go forward with proposals to reinforce policy for this area, none of which would include residential use for their own personal storage in what has been designated the Arts and Maritime Quarter in Salcombe. This area is important. Small scale workshops for marine uses or arts and craft use are considered to be the most appropriate use by the community and these views must be respected. Currently it appears that this is being flouted.

*Yours sincerely,
Mark Goodey
Mayor*

ii) APPEAL – BREWERY QUAY

To consider a whether to send a representative to the hearing for Brewery Quay:

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: Brewery Quay Island Street Salcombe TQ8 8DP

Proposal: Application for removal of condition 1 (occupation of property) of planning consent 0434/20/FUL

Application Ref: 4120/23/VAR Appellant Name: Valentine London Ltd Appeal Ref: APP/K1128/W/24/3349941

Appeal Start Date: 11 September 2024

The Hearing/Public Inquiry relation to the above appeal will be held on the 26 November 2024 in Council Chamber, Follaton House commencing at 10:00 am.

The Hearing/Inquiry is expected to last for 1 day.