



NOVEMBER '24 Planning Appendix

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:*

0965/24/HHO Proposal: Householder application for renewal of 1458/21/HHO for alteration of existing garden store to garden room Site Address: 6 Shadycombe Road Salcombe TQ8 8DX . **RESPONSE by 19 December 2024.**

2619/24/HHO Proposal: Householder application for extension & alterations to existing entrance lobby Site Address: 1 Horsecombe, Court Higher Batson TQ8 8NF. **RESPONSE by 19 December 2024.**

2852/24/LBC Proposal: Listed Building Consent for extension & alterations to existing entrance lobby Site Address: 1 Horsecombe Court, Higher Batson, TQ8 8NF. **RESPONSE by 19 December 2024.**

2991/24/HHO Proposal: Householder application for addition of a new, single storey extension in place of an existing extension, with accompanying hard landscaping works & terracing Site Address: Fernbank Allenhayes Road Salcombe TQ8 8HU. **RESPONSE by 28 November 2024.**

3026/24/FUL. 1 Alston Gate, Malborough. Demolition of existing garage and outbuildings on site of former commercial nursery. 9 business units (E and B8) in 4 new buildings, parking, access enhancements, related landscape and eco enhancements. Extension to existing residential to provide 4x1 bed flats. **RESPONSE by 28 November 2024.**

3339/24/LBC Proposal: Listed Building Consent for refurbishment & repair works Site Address: 2 Island Terrace Salcombe TQ8 8DN. **RESPONSE by 28 November 2024.**

3620/24/HHO Proposal: Householder application for proposed side & rear extension to an existing detached dwelling & replacement of existing detached garage Site Address: Donhead St Dunstons Road Salcombe TQ8 8AR. **RESPONSE by 19 December 2024.**

b) **THERE IS NO STATUTORY CONSULTATION REQUIREMENT ON THE APPLICATIONS BELOW THE INFORMATION IS BEING SENT FOR INFORMATION ONLY**

3480/24/ARC Approval of Details Reserved by Conditions Applicant Name: Mr & Mrs Long Officer: Richard Nicholson Grid Reference: (273806, 38799) Site Address: The Old Orchard, Herbert Road, Salcombe, TQ8 8HP. Application for approval of details reserved by condition 4 (Arboricultural Method Statement) of planning consent 4214/23/HHO

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:*

3382/24/TPO Proposal: T975: Ash - remove due to class 3 dieback. Site Address: Seaside Froude Road Salcombe TQ8 8LH. **Within 28 days from 23 October 2024**



3404/24/TPO Proposal: T1-T11: Various tree species - Please see attached report 05368 for details of trees & specification of works Site Address: Sandnes Beadon Road Salcombe TQ8 8LU We have received the above application, which we would like your comments on. **Within 28 days from 23 October 2024**

3406/24/TCA Proposal: T1: Holly - fell. Tree is self seeded, low amenity value and causing damage to the stone wall that it is growing out from. Site Address: 1 Mount Knowle Knowle Road Salcombe TQ8 8HY. **Within 21 days from 25 October 2024**

TPO1107 Site: White Horses, Moul Hill, Salcombe, TQ8 8LF
Serving of a New Tree Preservation Order served on 30th October 2024.
The order has been served for the following reasons:

- In the interests of preserving the public visual amenity benefits of the subject trees which serve to add increasingly extensive varied amenity benefits to the sylvan setting of the area
- Development pressure may lead to tree clearance or loss of rooting zone to allow non constrained room for construction, contrary to the public visual amenities of the local and wider landscape if tree health is affected and appreciable visual massing are lessened
- The subject trees form a visually pleasing linear feature of high potential for great longevity and amenity benefits arising to the North of the property in an elevated location as part of the steeply falling ria side location.

Within 28 days of 30th October 2024.

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

2) PLANNING CORRESPONDENCE

Email request received from Tree Warden Mark Long 20/11/2024

Following submission by STC of the comments in response to the application, there has been a further review with the arborist. The subject trees have been positively identified, the typo re T213 has been clarified and the extent of Ash Die Back (ADB) in The Plantation. Replanting was identified and the species list which mirrored the STC suggestion with the addition of Small Leaved Lime.

On the basis that the review has addressed the concerns of STC I am as Salcombe Tree Warden recommending that the Objection can be lifted and changed to No objection as the works are appropriate, with a replant being required.

The following comment can be submitted as a revised response to the application, to allow it to be determined.

3015/24/TPO

Proposal: T212: Ash – remove, historical windthrown root plate, class 2 ADD. T213: Sycamore – remove, class 3 ADD, windthrow. T274 Ash – remove, class 3 ADD, G230 Ash – remove, class 3 ADD.

Site Address: Land at Sx 735 385 (The Plantation), Devon Road, Salcombe

Response: Revised

No objection with replant condition

Further to the previous comments submitted from Salcombe Town Council on 3015/24/TPO, we wish to lift the objection. A further review has clearly identified the trees in the application, the typo regarding T213 has been clarified, as has the extent of Ash Die Back where felling is required in The Plantation. The proposed works are seen as being appropriate and acceptable. A replant condition is required in close proximity of suitable trees for any trees removed - such as Oak within the woodland, and Field Maple/Cherry for edges of the woodland. Oak, Field Maple, Cherry to increase species diversity in the woodland.