

Meeting of Harberton Parish Council

14th September 2021

Item 6.2: Report on planning or appeal decisions (dated 9th September 2021)

1. 0542/21/FUL Workshop to be converted into small scale joinery workshop for handcrafted timber products with extension over to accommodate home office at Laurel Bank, Old Road, Harbertonford. **CONDITIONAL APPROVAL** Conditions of note: In the interests of the residential amenities of the area the workshop shall only be operated including use of power tools between the hours of 11am and 3.30pm Monday to Friday and at no other time including Bank Holidays.
2. 1631/21/LBC Listed Building Consent for structural works in relation to internal lintel to east facing window at Tristford House, East Wing, Harberton. **CONDITIONAL APPROVAL**
3. 2027/21/TCA T2: Ash - Fell leaving stump 3-4m in height, due to ash dieback. T6: Alder - Reduction of dead stem on East side by 5m. T11: Alder - Reduction of diseased stem on North side by 5m. T12: Alder - Fell central diseased stem. T13: Alder - Fell whole tree due to dead/ subsiding stems. T14: Alder - Fell leaning stem on West side, leaning towards neighbouring garden. G1: Alder x 1 - Fell diseased stem on west side, Sycamore x 1 - Deadwood removal (exempt). G2: Alder x 1 - Fell leaning stem on North side. **NO OBJECTION RAISED.** The Officer report notes the comments of the Parish Council and comments that the submitted tree report aligns with the Parish Council's wish for minimum works to be undertaken.
4. 2437/21/HHO Householder application for proposed porch to front of property at Orchard Lodge, Harbertonford. **CONDITIONAL APPROVAL**
5. 2341/21/PDM An application to determine if prior approval is required for a proposed change of use of agricultural building to 2.no dwellinghouses (Class C3) including building operations under Class Q (a+b) conversion at Meadow Pitt Farm, Harbertonford. **PRIOR APPROVAL IS REQUIRED AND GIVEN**
6. 2553/21/AGR Application to determine if prior approval is required for proposed agricultural storage building at Higher Hawthornwells, Hernafor Cross, Harbertonford Ag Determination details not required
7. 0294/21/ARC Application for approval of details reserved by conditions 4 for planning application 2234/17/OPA at Little Grove Farm Harberton Totnes **DISCHARGE OF CONDITION APPROVED**
8. 0758/21/FUL Proposed agricultural building (application 1 of 2) and 0765/21/FUL agricultural building (application 2 of 2) at Hatchlands Farm, Blue Post, Totnes **CONDITIONAL APPROVAL** Conditions of note: details of the surface water design and maintenance of the drainage system must be submitted and approved before development. The development shall be used solely for the purpose of agriculture or horticulture.
9. 2100/21/LBC Listed Building consent to replace existing asbestos cement slates with new natural slates and install one roof window to northern roof slope at Globe House, Harberton, **CONDITIONAL APPROVAL**
10. 0791/21/FUL and 0792/21/LBC Proposed single storey extension including demolition and replacement of existing roof structure, demolition of existing utility, storage and outbuildings. Replacement with single storey structure, extension to form new utility and garage spaces, new access to existing track and other associated landscaping works at Woodcourt Farm, Woodcourt Road, Harbertonford **REFUSED** Summary of grounds for refusal: The scale, form and design of the extensions proposed is inappropriate in this rural location; the character, form, materials and scale of the development proposed would harm the character and special interest of the listed buildings affected; replacement of a 1 bedroom unit with a substantial 4 bedroom unit is inappropriate in this location with regard to the local housing mix; the information supplied does not demonstrate that there is adequate space to provide suitable foul or surface water drainage for the proposed development.
11. 2646/21/ARC Application for approval of details reserved by conditions 3 and 4 of planning consent 0621/21/LBC at Woodcourt Farm, Woodcourt Road, Harbertonford **DISCHARGE OF CONDITION APPROVED**