

Present

*Councillor D M Gent – Chairman

*Cllr G B F Coles

#Cllr P F Allen

*Cllr A J C Fyson

*Cllr B T Harriss

#Cllr F R Pritchard-Tagg

*Cllr R Springett

*Cllr S Thomson

*Denotes attendance

#Denotes apology for absence

There were 8 members of the public present.

Members are reminded that under the Town Council's Standing Order no. 51 the minutes of the Planning Committee are for noting only.

1. ELECTION OF VICE-CHAIRMAN.

Proposed: Cllr R M Lyon

Seconded: Cllr R Springett

Resolved: That Cllr A J C Fyson be elected Vice-Chairman of the Planning Committee for the ensuing year.

2. DECLARATIONS OF INTEREST

Cllr Lyon declared a personal interest in item E – 4164/16/FUL

Cllr Lyon declared a personal interest in item G – 1028/18/FUL

3. CORRESPONDENCE

- A letter of objection had been received in respect of item **0663/18/HHO**
- It was noted that South Hams District Council had sent a response to the Council's letter sent regarding application **1257/17/VAR** stating that they were happy with the variation to the application.

4. PLANNING APPLICATIONS.

Members gave consideration to the following applications received from South Hams District Council:

(A) 0663/18/HHO

Householder application for restoration of front facade, including replacement dormer windows, new porch and new timber sash windows, additional first floor window, demolition and replacement of first floor rear extension including new rear dormer, proposed summerhouse for rear garden

36 Above Town, Dartmouth TQ6 9RG

Recommend Refusal on the grounds that the development is unneighbourly, an over development and an inappropriate design in an AONB. It was agreed that the Chair through the Clerk would write to South Hams District Council.

(B) 1364/18/ADV

Advertisement consent for 5no. signs including; 1no. amended double sided totem signs, 1no. amended vinyl overlay sign, 1no. new double sided welcome wall panel sign, 1no. new single sided welcome wall panel sign and 1no. new fascia box sign

Sainsbury's Supermarkets Limited, Nelson Road, Dartmouth, TQ6 9AH

Recommend Approval

(C) 0011/18/HHO

Householder application to repair and improve original garage, with new pitched roof for loft storage.

7 Sandquay Road, Dartmouth, TQ6 9PH

Recommend Approval

(D) 3475/17/OPA

READVERTISEMENT (revised plans). Outline application with some matters reserved (only access to be considered) for residential development of up to 210 dwellings, public open space, green infrastructure, strategic landscaping and associated infrastructure.

Proposed Development Site SX 857 506, Land south of Townstal Road, Dartmouth

Recommend Approval with the proviso that there is a coherent approach in design to achieve unity with any future developments and public transport services.

(E) 4164/16/FUL

READVERTISEMENT (Revised description and plans) Partial demolition, new build and conversion to create 4no. 2-bedroom three storey dwellings, parking and associated works (resubmission of 134/16/FUL.

7, 14a and Former Dartmouth Rugby Club, Roseville Street

Recommend Refusal on the grounds that the Committee felt that this proposal is an over development of the site, unneighbourly and overbearing. The Chair through the Clerk will write to South Hams District Council to reinforce the committee's recommendations.

- (F) **1419/18/FUL**
Change of use from office premises to residential.
Newcomen House, 49 Newcomen Road
Recommend Approval
- (G) **1028/18/FUL**
Refurbishment and extension of redundant building formerly used for warehousing, to be re-incorporated in to the Royal Castle Hotel by re-opening the existing (blocked up) bridge link; proposed use for office, staff rest room and storage.
Building Rear of Royal Castle Hotel, 4 Church Close
Recommend Approval
- (H) **1147/18/FUL**
Elevational changes and improvements to the North Embankment façade. Installation of patio doors and Juliette balconies.
Mayflower Court, North Embankment
Recommend Refusal on the grounds that the application needs to be for all the apartments to present uniformity to the façade of the building.
- (I) **1416/18/HHO**
Householder application for landscaping work to improve accessibility and maintenance (resubmission of 0132/18/HHO)
3b Fairview Road
Recommend Approval
- (J) **1125/18/HHO**
Proposed extension and alterations in the form of the raising of the roof to create an additional floor of accommodation, with glazed gables to each end and facing river, conversion of the roof space including new dormer, 3 storey extension to the rear of the property over and to the side of the existing single storey entrance porch and remodelling of the elevations, including glazed bi fold doors with balconies to the first and second floors.
Ten Fathoms, Ravensbury Drive
Recommend Refusal on the grounds of over development and not in keeping with the river frontage.
- (K) **1654/18/TCA**
T1: Western Red Cedar – Fell; **T2:** Beech – Crown lift up to approx. 8 metres and thin crown by 20%.
Deans Lodge, South Town
The Committee concur with the report submitted by the Tree Warden and would urge South Hams District Council to consider issuing TPOs.

(L) 1314/18/HHO

New terrace and boat store with associated access steps to Gallions 1 and new waterfront access steps to Gallions 2.

Gallions Quay, Castle Road

Recommend Approval

5. PREVIOUS PLANNING APPLICATIONS.

Notifications of South Hams District Council decisions issued had been circulated to members of the Planning Committee.

6. APPEALS - to receive notice of appeals issued and decided.

There were none