

Present

- \*Councillor D M Gent – Chairman
- \*Cllr A J C Fyson – Vice-Chairman

- #Cllr P F Allen
- \*Cllr G B Coles
- \*Cllr R W I Cooke (Deputy Mayor)
- \*Cllr B T Harriss
- #Cllr R M Lyon (Town Mayor)
- #Cllr R Springett
- \*Cllr S Thomson

- \*Denotes attendance
- #Denotes apology for absence

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

**45. DECLARATIONS OF INTEREST.**

Cllr Fyson declared a prejudicial interest in item **(J) - 1093/16/HHO – 55 Above Town.**

**46. CORRESPONDENCE.**

There was none.

**47. PLANNING APPLICATIONS.**

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

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|---------------------------|--|
| <b>(A) 1897/16/LBC/RH</b> | Listed building consent for internal alterations in conjunction with a shop refurbishment.<br><b>6 Duke Street.</b><br><b>Noted (as building owner).</b> |
|---------------------------|--|

- (B)            **1860/16/LBC/RH**            Listed building consent for external repairs to dwelling.  
**27 Clarence Hill.**  
**Recommend Approval.**
- (C)            **1885/16/LBC/RH**            Listed building consent for maintenance works to second floor light well and redecoration of rear elevation of existing property.  
**Anchorage View, Flat 2, 9 The Quay.**  
**Recommend Approval.**
- (D)            **1916/16/HHO/RH**            Householder application for internal and external alterations to include new roof and rebuilding of dormer windows  
**36b Newcomen Road.**  
**Recommend Approval.**
- (Db)           **1917/16/LBC/RH**            Listed Building application for internal and external alterations to include new roof and rebuilding of dormer windows.  
**36b Newcomen Road.**  
**Recommend Approval.**
- (E)            **1859/16/HHO/RH**            Householder application for external repairs to existing Grade II Listed dwelling.  
**27 Clarence Hill.**  
**Recommend Approval.**
- (F)            **1923/16/FUL/CH**            Replacement dormer window, insertion of window and roof windows.  
**Flat C, 43 Clarence Hill.**  
**Recommend Approval.**
- (G)            **1879/16/HHO/SdB**            Householder application for proposed extension to ground floor, remodelling and raising of roof height.  
**Kynance, Higher Broad Park.**  
**Recommend Approval but note that the plans do not adequately identify the existing and proposed development.**

- (H)            **0694/16/FUL/JG**            READVERTISEMENT Proposal for two replacement dwellings.  
**One Gun Point, Castle Road.**  
**Recommend Approval subject to an updated ecological survey.**
- (I)            **2018/16/PDM/MO**            Notification for Prior Approval for a proposed change of use of agricultural building to dwelling house (C3) and associated operational development (Class Qa & b)  
**Lower Norton Barn, Lower Norton Cottage.**  
**Recommend Approval.**
- (J)            **1093/16/HHO**            Householder application for raising and remodelling of roof together with chimney flue, steps and extensions to the rear elevation and new access bridge to front (resubmission of 2582/15/HHO  
**55 Above Town.**  
**Recommend Refusal on the grounds that this is overdevelopment of the site and unneighbourly.**
- (K)            **1979/16/FUL**            Change of use from store (A1) to restaurant (A3), replace timber windows with black aluminium windows and render north, south and west elevations.  
**Spice Bazaar, Collaford Lane.**  
**Recommend Approval.**
- (L)            **2009/16/HHO**            Householder application for alterations to existing dwelling  
**Spyglass, 39 Above Town.**  
**Recommend Refusal as this application is contrary to policy to maintain the riverside frontages (need to maintain the current fenestration).**

- |     |                       |   |
|-----|-----------------------|---|
| (M) | <b>2021/16/ADV</b>    | Advertisement consent for 1 externally illuminated fascia sign and 1 externally illuminated hanging sign.<br><b>Mountain Warehouse, 18 Duke Street.<br/>Recommend Approval of the illuminated fascia sign but Recommend Refusal of the illuminated hanging sign as it is out of keeping with the street scene and detrimental to the neighbouring historic buildings.</b> |
| (N) | <b>2083/16/FUL/MB</b> | Demolition of existing 4 storey dwelling with car space and construction of new 4 storey dwelling with car space in accordance with drawings previously approved under planning approval 15/0414/15/F.<br><b>65 Above Town.<br/>Recommend Approval.</b>   |
| (O) | <b>2164/16/HHO/CH</b> | Provision of 3.6m x 4.3m area of decking positioned on south east end of the property's garden, accessed by flight of 25 steps from lower garden, adjacent to house.<br><b>41 South Ford Road.<br/>Recommend Approval.</b>  |

**48. PREVIOUS PLANNING APPLICATIONS.**

Notifications of South Hams District Council decisions issued had been circulated to members of the planning committee.

**49. APPEALS - to receive notice of appeals issued and decided.**

There were none.