

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.**

**50. DECLARATIONS OF INTEREST.**

Cllr P Allen declared a personal interest in items **D, Db** and **Dc 2132/16/FUL, 2169/16/FUL and 2285/16/LBC**

**51. CORRESPONDENCE.**

The Planning Improvement Peer Challenge document from South Hams and West Devon Councils which has been circulated was discussed.

Letters of concern over the potential breach of a Planning decision at Eight Bells, South Embankment Dartmouth had been received. The Committee were concerned that this was not with Building Regs approval.

**Proposed: Cllr Paul Allen**  
**Seconded: Cllr Robin Springett**

**Resolved: That the Planning Committee will ask the Clerk to write to South Hams District Council to ask them to take note of the Town Council's concerns and to see if Building Regulations have been applied for.**

Comments had been requested by Development Management in respect of a revised plan for Ref. No. **2021/16/ADV**. The Committee recommended approval.

## **52. PLANNING APPLICATIONS.**

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

- (A)           **2154/16/LBC/MB**           Listed building consent for part removal of stud wall, upgrade to kitchen, wash room and shower room. Removal of cupboard in basement. Cladding existing walls in basement, fitting like for like French door in sunroom, redecorating throughout and install flooring.  
**Charity House, Collaford Lane**  
**Recommend Approval**
- (B)           **2332/16/HHO/MB**           Application for planning permission to improve access to property.  
**112a Above Town**  
**Recommend Approval**
- (C)           **1775/16/HHO/CH**           READVERTISEMENT (Amended Scheme and Revised Plans Received).  
Householder application for alterations to garden access.  
**35 Crowthers Hill**  
**Recommend Refusal on the same grounds as previously stated. The Committee feel that this application has a detrimental effect on the Historic street scene, local stone walling and pavement. The Committee also fully support the objections raised by Highways in the previous application.**
- (D)           **2132/16/FUL/MB**           Construction of WC building and installation of sanitary facilities.  
**20 Newcomen Road**  
**Recommend Approval**

- (Db)            **2129/16/FUL/MB**            Change of use of ground floor of former Presbytery to residential use.  
**20 Newcomen Road**  
**Recommend Approval**
- (Dc)            **2285/16/LBC/MB**            Listed building consent for change of use of ground floor of former Presbytery to residential use.  
**20 Newcomen Road**  
**Recommend Approval**
- (E)             **2300/16/HHO/MB**            Householder application for proposed rear garden fence.  
**31 Clarence Hill**  
**Recommend Approval**
- (Eb)            **2243/16/LB**                    Application for listed building consent for proposed rear garden fence.  
**31 Clarence Hill**  
**Recommend Approval**
- (F)             **2274/16/HHO/MB**            Householder application for alterations and extension to existing building.  
**17 Browns Hill**  
**Recommend Refusal on the grounds that the Planning Committee feel that this is an inappropriate design within a Conservation Area.**
- (Fb)            **2274/16/LBC/MB**            Listed building consent for alterations and extension to existing building.  
**17 Browns Hill**  
**Recommend Refusal on the grounds that the Planning Committee feel that this is an inappropriate design within a Conservation Area.**
- (G)             **2330/16/VAR/SdB**            Variation of condition number 2 following grant of planning consent 2888/15/HHO to allow drawing 3083.08. F to be replaced with revision 3083.08.G  
**Ravensbury Lodge, Ravensbury Drive**  
**Recommend Approval**

- (H)            **2425/16/HHO/SC**            Householder application to construct hard standing/parking bay.  
**Gleneig, 124 Above Town**  
**Recommend Refusal**  
**The Committee felt that the application in its current form is inappropriate. The surface material is not permeable and therefore not compliant with the Town Council policy and the proposed rendering is not compatible with the historical stone walling.**

**53.    PREVIOUS PLANNING APPLICATIONS.**

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

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

There were none.