

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 F Rendle  
#Cllr R Springett  
\*Cllr S Thomson

\*Denotes attendance  
#Denotes apology for absence

Also in attendance 5 members of the public and 1 member of the press.

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

**143. DECLARATIONS OF INTEREST.**

Cllr Fyson declared a personal interest in 3534/16/FUL/MB - Fairfields, Fairview Road.

Cllr Cooke declared a personal interest in 3258/16/FUL/MB – 8a Market Street.

Cllr Harriss declared a personal interest in 3607/16/HHO/CM – 29b Ridge Hill.

**144. CORRESPONDENCE.**

a) Plymouth and South West Devon Joint Local Plan.

The Chairman told members that he had read the Plymouth and South West Devon Joint Local Plan. This listed potential sites for development of which only 2 were in the South Hams at Dartington.

Cllr Fyson was concerned that comments were due by 21<sup>st</sup> December 2016 and felt that the Town Council should comment as most of the plan was not local to Dartmouth and included Plymouth and West Devon. He also believed that the plan was misconceived as it related Dartmouth's social and economic functions to Plymouth and he felt that Dartmouth was more clearly related to Torbay.

*Cllr Cooke arrived at 6.05 pm*

Cllr Rendle agreed to read the plan documents and pass comments to Cllr Fyson, Cllr Gent would also pass comments to Cllr Fyson for a statement to be drafted. It was important that the uniqueness of the area be emphasised.

- b) Planning Application 1374/16/FUL – 7, 14a and Former Dartmouth Rugby Club, Roseville Street -Erection of seven dwellings.  
Members noted that the above application had been withdrawn.

#### **145. PLANNING APPLICATIONS.**

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

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|-------------|-----------------------|--|
| <b>(A)</b>  | <b>3530/16/HHO/CM</b> | Householder application for rear single storey extension to dwelling.<br><b>78 Above Town.</b><br><b>Recommend Approval.</b>   |
| <b>(B)</b>  | <b>3452/16/FUL/MB</b> | Change of use from class A2 to A3 to provide private dining room to extend the existing restaurant, including new signage.<br><b>2 Raleigh Street.</b><br><b>Recommend Approval.</b>                           |
| <b>(Bb)</b> | <b>3453/16/LBC/MB</b> | Listed building consent for change of use from class A2 to A3 to provide private dining room to extend the existing restaurant including new signage.<br><b>2 Raleigh Street</b><br><b>Recommend Approval.</b> |

- (C)            **3456/16/LBC/CS**            Listed building (Grade II) consent for refurbishment works including re-roofing the existing roof, providing a replacement roof mount, improve the thermal retention of the attic level including re-glazing some windows and re-decorating the external elevations with associated works.  
**32 Clarence Street.**  
**Recommend Approval.**
- (D)            **3534/16/FUL/MB**            Ground floor extensions to side and rear elevations.  
**Fairfields, Fairview Road.**  
**Recommend Approval.**
- (E)            **3558/16/PDM/MB**            Notification of prior approval for proposed change of use of agricultural building to 3no. dwelling houses (Class 3) and for associated operational development (Class Q (a + b)) (resubmission of 1707/16/PDM).  
**Agricultural Barns at New Barn Farm, Norton.**  
**Recommend Approval.**
- (F)            **3378/16/FUL/MB**            Alterations to the previously approved new build scheme 15/0875/15/F.  
**14 Broadstone.**  
**Recommend Refusal on the grounds that the application is unneighbourly and would result overdevelopment of the site. Members noted that a Public Right of Way runs through the garden of the site.**

- (G)           **3630/16/HHO/SC**           Householder application for new stone cladding to some elevations only.  
**Estuary View, 59a Above Town**  
**Recommend Approval but as the property is in a conservation area suggest conditions that ensure that the stone cladding is applied sympathetically to enhance the property.**
- (H)           **3378/16/FUL/MB**           Alterations to the previously approved new build scheme 15/0875/15/F  
**14 Broadstone – Duplication.**
- (I)           **3757/16/TCA**           T1: Mimosa – Crown reduction of 50%.  
**Dartview, 38 Newcomen Road.**  
**Recommend Refusal on the advice of the Tree Warden; the tree is in good condition and the work is unnecessary.**
- (J)           **3672/16/LBC/MB**           Listed building consent to enhance structural support to ground floor ceiling.  
**27 Clarence Hill.**  
**Recommend Approval.**
- (K)           **3258/16/FUL/MB**           Change of use from retail unit to two garages.  
**8a Market Street.**  
**Recommend Approval.**
- (L)           **3602/16/HHO/SC**           Householder application to build a wooden bridge walkway from rear of property at first level into the rear garden involving extension of the width of the current window at the first floor landing to access the walkway.  
**19 Ford Valley.**  
**Recommend Approval.**

- (M)            **3607/16/HHO/CM**            Householder application for replacement & extension to existing first floor balcony.  
**29b Ridge Hill.**  
**Recommend Refusal as the application would result in overdevelopment of the site, would be unneighbourly and would not preserve and enhance the Conservation Area or the building it is proposed to alter. The vehicular access is also dangerous.**
- (N)            **3608/16/HHO/CM**            Householder application for raising of roof to create a new floor and a new workshop/garden store.  
**29b Ridge Hill.**  
**Recommend Refusal as the application would result in overdevelopment of the site, would be unneighbourly and would not preserve and enhance the Conservation Area or the building it is proposed to alter. The vehicular access is also dangerous.**
- (O)            **3717/16/PAT/MB**            **For Information**  
Application for prior notification of proposed development by telecommunications code systems operators.  
**Arqiva Transmitting Station**  
**Jawbones Hill.**  
**Noted.**
- (P)            **3852/16/TCA**            T1: Pine – Fell.  
**17 Browns Hill.**  
**Recommend Refusal on the advice of the Tree Warden as the tree is not in the condition stated on the application.**

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| (Q)  | <b>3600/16/HHO/CH</b> | Householder application for a new first floor replacement bay window plus creation of balcony.<br><b>142b Above Town.</b><br><b>Recommend Approval.</b>  |
| (R)  | <b>3622/16/HHO/CH</b> | Removal of existing flat roof dormer and replacement with pitch roof dormer and two new rooflights.<br><b>18a Smith Street.</b><br><b>Recommend Approval.</b>  |
| (S)  | <b>3798/16/FUL/RH</b> | Change of use of vacant yard to car park, including installation of replacement entrance gates.<br><b>Land at Mayors Avenue.</b><br><b>Recommend Approval subject to Devon County Highways approval.</b> |
| (T)  | <b>3810/16/HHO/CH</b> | Householder application for proposed alterations and extension.<br><b>11 Churchfields.</b><br><b>Recommend Approval.</b>   |
| (U)  | <b>3833/16/HHO/RH</b> | Householder application for conversion of outbuilding to ancillary accommodation.<br><b>99 Victoria Road.</b><br><b>Recommend Approval.</b>  |
| (Ub) | <b>3834/16/LBC/RH</b> | Householder application for conversion of outbuilding to ancillary accommodation.<br><b>99 Victoria Road.</b><br><b>Recommend Approval.</b>  |

**146. PREVIOUS PLANNING APPLICATIONS.**

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

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

There were none.