

DARTMOUTH TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER OF
DARTMOUTH GUILDHALL ON TUESDAY 10th SEPTEMBER 2019

PRESENT: Cllrs: Cathy Campos (Vice Chair); Graham Evans (Chair); Sally Hibbert (Deputy Mayor) Rob Lyon; Ged Yardy

IN ATTENDANCE: Administrator: R Searle

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

There were fifteen members of the public and a member of the Press present.
Cllr Shepherd was there as an observer in the public gallery

33 APOLOGIES FOR ABSENCE

Cllrs: Richard Rendle; Graham Webb (Mayor); Lucy Williams

34 DECLARATIONS OF INTEREST

Cllr Hibbert declared a personal interest in item **J – 1612/19/HHO**

Cllr Hibbert declared a personal interest in item **F - 2551/16/VAR**

35 CORRESPONDENCE

There was none

36 PLANNING APPLICATIONS

A. 1605/19/HHO

Householder application for extension and additional storey with part demolition of the east elevation and moving of existing gateway adjoining existing footpath

67 Above Town

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/191605>

Recommend Refusal

The Committee fully support the objections as submitted by the Dartmouth & Kingswear Society

B. 2495/19/FUL

Provision of single residential dwelling.

Land at SX 872 509 – Waterpool Road

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/192495>

The applicant and agent for the application gave brief presentations in respect of the proposal and provided a model in support.

Recommend Refusal on the grounds of Over Development in an AONB

C. 2392/19/HHO

Retrospective householder application for replacement deck and store.

River Cottage, Swannaton Road

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/192392>

Recommend Approval

D. 2336/19/TPO

G1a: Ash (17 stems dark blue on plan), G1b (70 stems light blue on plan), G2a: Ash (Ash 18 stems dark green on plan), G2b (31 stems light green on plan) - fell, remove, infected with ash dieback.

Land to the North of Seymour Drive.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/192336>

Recommend refusal because the Arborealist report presented with this application is in contradiction to the advice provided by the Forestry Commission at [Managing ash dieback in England](#). In addition, whilst there is a request to remove over 130 trees there are no plans to replant those removed which would be requested were all to be removed. We would ask that the SHDC Tree Officer review the documents and visit the site in order to fully assess the situation.

E. 2545/19/FUL

Retrospective application for change of use of land to provide a site for the Stagecoach Bus Depot & Highway improvements.

Land at Venn Lane

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/192545>

Support in principle with the proviso that all the recommendations submitted by Devon Highways are met in full by the applicant.

F. 2551/19/VAR

Variation of condition 2 (approved plans) of planning consent 2116/18/HHO.

17 Sandquay Road

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/192551>

Recommend Approval

G. 0718/19/FUL

READVERTISEMENT (Revised plans received). Formation of car parking area to front garden
126 The Old Lookout, Above Town

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/190718>

Recommend Approval

H. 2525/19/HHO

Householder application for single storey side extension.

81 Britannia Avenue

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/192525>

Recommend Approval

I. 2583/19/FUL

Erection of 9no. dwellings and associated works (resubmission of 0852/19/FUL)

Land at SX 861 514

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/192583>

A member of the public spoke in opposition to this application.

Dartmouth Town Council Objects to this application and fully endorse the comments submitted by Dittisham Parish Council and with their kind permission have included them in this objection:

1. SW Devon Joint Local Plan - The proposed development would be sited on land which is not allocated or identified for housing in the Adopted Joint Local Plan.

2. Negative Visual Impact – The proposed development would be visually prominent from the AONB, Dartmouth and surrounding wider area. The development would therefore have a significant negative visual impact on the AONB and distant viewpoints from the surrounding countryside. The proposed amended house-type designs will present an uninspiring and unimaginative street-scene that would fail to enhance the residential character of the area.

3. Loss of trees and biodiversity within the site would be detrimental not only to the local area but to the future enhancement of the Western edge of Dartmouth.

4. Loss of previously planned screening – The trees which have recently been cleared from the site were planted and retained to screen the Seymour Drive development and to make it more acceptable in planning terms and therefore the wider landscape.

5. The lack of any clearly identified local need for the houses proposed would be detrimental to the overall housing strategy for the area.

6. The proposed Renewable Energy document does not address the clear need for any new residential development to support a Sustainable Housing policy for this area and the South Hams generally.

J. 1612/19/HHO

Householder application for proposed bedroom extension.

17 Ford

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/191612>

Recommend Approval

K. 2504/19/HHO

Householder application for roof terrace and access lobby to rear.

13 Lower Street

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/192504>

Recommend Approval

L. 0873/19/FUL

Replacement windows to flat.

4 The Flat, Lower Street

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/190873>

Recommend Approval

M. 2283/19/HHO

Householder application for creation of double underground garage in garden area.

144 Above Town

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/192283>

Recommend Approval with the proviso that South Hams District Council investigate the Blue Plaque status before making their decision.

37. PREVIOUS PLANNING APPLICATIONS.

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

- 38. APPEALS - to receive notice of appeals issued and decided.**
There were none.

DELEGATED RESPONSIBILITIES

To delegate authority to the Town Clerk in consultation with the Chairman and Vice Chairman, to decide any urgent matters arising before the next meeting.