

DARTMOUTH TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD VIA ZOOM ON
TUESDAY 15th DECEMBER 2020

PRESENT:

Cllrs Cathy Campos (Vice Chair); Graham Evans (Chair);Graham Webb; Ged Yardy; Dawn Shepherd

IN ATTENDANCE:

Administrator: R Searle and 2 members of the public

Members are reminded that the decisions for planning applications as per the Town Council's committee terms of reference are for noting only.

PART 1 - Open to the Public

1. TO RECEIVE APOLOGIES FOR ABSENCE:

None received

2. DECLARATIONS OF INTEREST:

None declared

3. CORRESPONDENCE:

Correspondence had been received from SHDC concerning Revised Plans to an application. The Committee were content to support the Planning Officer's decision.

4. TO CONSIDER THE FOLLOWING APPLICATIONS RECEIVED FROM SOUTH HAMS DISTRICT COUNCIL:

a. 3529/20/HHO

Application for erection of dwelling and associated residential annexe.

Land to rear of 28 Redwalls Meadow

Two members of the public spoke in opposition to this application.

Recommend Refusal on the grounds that the Committee felt that the development was not in keeping with the street scene and could have a potential detrimental impact on an historic site within the AONB, overbearing and unneighbourly as demonstrated by the large number of letters of objection on the website. It was noted that there were numerous concerns from Highways. The Committee wanted to raise their concerns over the wall, which they believe is of great historic interest in the town and that this was being investigated by a local history group. The Committee would also ask Development Management that this historical importance is taken fully into consideration.

- b. **3666/20/FUL**
Revision to approved application 0618/20/FUL for replacement dwelling.
39 Crowthers Hill
Recommend Approval
- c. **3687/20/FUL**
Conversion of existing summerhouse to holiday let with bedroom, shower room and kitchen.
5 Ford Valley
Recommend Refusal on the grounds that the Committee felt that this application was an unnecessary development in an area that has a high risk of flooding, putting additional pressure on an already overloaded Victorian sewage system. The Mayor raised awareness of SUDS (Sustainable Urban Drainage Systems) which ensures that developments or hard standing over a certain size has to use a recommended porous surface to allow water to drain away and to limit the runoff. The Committee also noted that in the application, which is in a high risk of flooding area, that there was no report from the Water Board or the Environment Agency to determine what the risks to further flooding would be.
- d. **3680/20/FUL**
Creation of 14 bay car park and associated landscaping works
Land at SX 875510 Jawbones Hill
Recommend Refusal as the proposed development site is in the AONB, potentially unneighbourly for other householders living in Jawbones Hill in respect of run off and access. The Committee also note that Highways have numerous concerns
- e. **3771/20/TPO**
T2: Yew – Cyclical consent to prune when regrowth reaches 3m on sides and 5.5m in height; to maintain tree at suitable size for garden. G1: Yew X 4 – Cyclical consent to prune when tree height reaches 3m; to maintain tree at suitable size for garden. T4: Laurel – Cyclical consent to prune back to height of 6m & spread of 3m to East; for safety reasons & to reshape after removal of T3
Brandaris, Warfleet
The Committee were content to support the SHDC Tree Officer's recommendations
- f. **3508/20/HHO**
Householder application for proposed off street parking area in front garden.
65 Britannia Avenue
Recommend Approval on the condition that the recommendations from Highways are taken into account.

- g. **3755/20/FUL**
 Re-roofing of existing slate roof including repair works to chimney flashings and replacement rear dormer.
14 Manor Studio, Manor House, South Town
The Committee recommended to support the Listed Buildings Officer's decision

- h. **3756/20/LBC**
 Listed Building Consent for re-roofing of existing slate roof including repair works to chimney flashings and replacement rear dormer.
14 Manor Studio, Manor House, South Town
The Committee recommended to support the Listed Buildings Officer's decision.

- i. **2377/20/FUL**
 READVERTISEMENT (Revised plans received). Demolition of existing detached dwelling and construction of replacement dwelling with associated landscaping.
Boone Hill House, Mount Boone Hill
Recommend Refusal as the committee feel that the development is not in keeping with the street scene is unneighbourly and out of character.

- j. **2554/20/FUL**
 READVERTISEMENT (Revised site plan received) Erection of a detached dwelling and annexe.
Land at College Way
Recommend Refusal on the same grounds as previously submitted, in that the Committee feel that there are grave concerns over Highways issues, it is an over development of the plot and out of keeping with the area.

- k. **2832/20/FUL**
 READVERTISEMENT (Revised site plan received) Erection of 9no. flats with associated works.
Development Site At Sx 8773 5172, College Way
Recommend Refusal on the same grounds as previously submitted, in that the Committee feel that there are grave concerns over Highways issues, it is an over development of the plot and out of keeping with the area.

5. PREVIOUS PLANNING APPLICATIONS – NOTIFICATION OF SOUTH HAMS DISTRICT COUNCIL

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

6. APPEALS

There were none