

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

Observer: Cllr R F Rendle

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

264. DECLARATIONS OF INTEREST.

There were none.

265. CORRESPONDENCE.

Letters of Objection in respect of item **C - 0406/16/HHO – 35 Crowthers Hill**

Letters of Objection in respect of item **E – 3108/16 -Site at SX 87714 51708, College Way**

Letters of Objection and Support in respect of item **F - 0718/16/HHO – Hill House, Ridge Hill**

Tree Warden's Report in respect of item **-D – 1084/16/TPO - Paradise Point**

266. PLANNING APPLICATIONS.

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

- (A) **0470/16/FUL/JG** Planning application for proposed 3 storey residence
50 Above Town
Recommend Approval, however the Committee commented that the East facing wall could be softened to lessen the impact of the new build.
- (B) **0694/16/FUL/JG** Proposal for two replacement dwellings
1 Gun Point, Castle Road
Recommend Approval
- (C) **0406/16/HHO/SC** Householder Application for creation of a single car parking space.
35 Crowthers Hill
Recommend Refusal on the grounds of loss of right of way to neighbouring property, loss of stone wall and that the car parking appears to extend on to the existing highway.
- (D) **1084/16/TPO** T1- Holm Oak (Quercus ilex) – Dismantle and fell.
Paradise Point, Warfleet
Fully concur with the Tree Warden’s Report and therefore Recommend Refusal.
- (E) **3108/16/FUL/CS** Application for Erection of 3 residential dwellings.
Site at SX 87714 51708, College Way
Recommend Refusal on the grounds of Over Development of a small site. The Committee also fully endorse the information in the Highways Report and their recommendations.

- (F) **0718/16/HHO/GL** Householder application for alterations to garage.
Hill House, Ridge Hill
Recommend Refusal on the grounds of being an inappropriate design in a Conservation Area with a detrimental effect on the Street scene. The Committee also felt that this application would potentially have a negative effect on Hill House which is in itself an impressive building.
- (G) **0906/16/HHO/SdB** Householder application to remove part of front garden to allow for parking.
193 Victoria Road
Recommend Refusal on the grounds that the proposed work would be on a dangerous bend in the road and opposite a bus stop and would have a detrimental effect on the Street Scene with a loss of green space.
Members were also very concerned over the sustainability of using a turntable.
- (H) **1005/16/HHO/SdB** Householder application for new side extension, internal and external alterations to an existing domestic dwelling.
108 Above Town
Recommend Refusal on the grounds that the Committee felt that the addition of an extension on such an iconic Edwardian villa was not in keeping with its appearance and was also detrimental to the Street Scene.
- (I) **1103/16/HHO/CH** Householder Application for extension to the kitchen and a small utility room. Also extension to the first floor lounge and bedroom.
The Lookout, Coastguard Cottages, Castle Road
Recommend Approval

- (J) **1022/16/HHO/LH** Householder application for alterations to the property to include a remodelling of the roof and the addition of 2 dormer windows.
34 Above Town
Recommend Approval
- (K) **0536/16/HHO/LH** Householder application for additional decking area.
Skerries Bank, Higher Broad Park
Recommend Approval
- (L) **0901/16/FUL/WO** Erection of 2no. terraces of industrial units (class B1)
Admiral Court, Nelson Road
Recommend Approval
- (M) **0920/16/LBC/RG** Listed building consent for internal alterations to separate floor area relinquishing existing space within footprint of No 9 The Quay and subsequent alterations to kitchen and toilet areas.
Taylor's Restaurant, 8 The Quay
Recommend Approval
- (N) **1003/16/COU/DM** Change of use from Class A2 to Class A3 to provide bar/waiting area to the existing restaurant.
3 Raleigh Street
Recommend Approval
- (O) **0969/16/HHO/RG** Householder application to refurbish and replace windows to existing dwelling including internal alterations and addition of a new timber storage shed to garden.
4 Ford
Recommend Approval. However the Committee would like to ask why the applicant was asking for planning permission for the addition of a small shed

- (P) **0970/16/LBC/RG** Listed building consent to refurbish and replace windows to existing dwelling including internal alterations and addition of a new timber storage shed to garden.
4 Ford
Recommend Approval

267. PREVIOUS PLANNING APPLICATIONS.

The Committee took note of a number of recent decisions issued by South Hams District Council.

268. APPEALS - to receive notice of appeals issued and decided.

There were none.

269. DRAFT LETTER TO THE DEVELOPERS OF WEST DART DEVELOPMENT CONCERNING A FUTURE 106 AGREEMENT.

Members considered the Chairman's Draft letter to the Developers of West Dart Development concerning a future 106 Agreement.
APP/K1128/W/15/3039104 Site Allocation DPD Proposal D1, Land Adjacent to Townstall Road, Devon

The draft document was put round the table for members to consider. The Chairman asked for comments to be emailed to him by the Members of the Planning Committee in good time to enable him to report back to Full Council at the next meeting on Tuesday 10th May 2016.