

DARTMOUTH TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER OF
DARTMOUTH GUILDHALL ON TUESDAY 24th SEPTEMBER 2019

PRESENT: Cllrs: Cathy Campos (Vice Chair); Graham Evans (Chair); Richard Rendle; Graham Webb (Mayor); Lucy Williams 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 seven members of the public and two representatives from Baker Estates present.

39 APOLOGIES FOR ABSENCE

Cllrs: Sally Hibbert (Deputy Mayor); Rob Lyon;

40 DECLARATIONS OF INTEREST

There were none

41 CORRESPONDENCE

There was none

42 PLANNING APPLICATIONS

A. 2609/19/VAR

Variation of condition 19 of planning approval 15_51/1710/14/O

Land at SX 853 510 adjacent to Townstal Road

A representative from the developer gave a short presentation in support of this Application and explained why they wanted to have condition 9 removed and the different types of commercial uses they were hoping to have including A3 (Restaurant and Café), A4(Public House), C1(Hotel), and C2(Residential/Care Home), but was unable to give too much information as commercially sensitive at present but would have no effect on the number of houses already agreed.

RECOMMEND APPROVAL

B. 2562/19/HHO

Householder application for proposed two storey side extension to provide additional accommodation.

4 Norton View

RECOMMEND APPROVAL

C. 2513/19/HHO

Householder application for alterations, replacement porch, stairs to water, decking and safety rail to patio.

Warfleet Boathouse Cottage

RECOMMEND REFUSAL on the grounds of being unneighbourly in view of the submitted objection by a neighbour. The Committee feel that this should have further investigation prior to a decision being made.

D. 1779/19/HHO

Householder application to level part of existing terrace (part retrospective)

Gallants House, Weeke Hill

RECOMMEND APPROVAL

E. 2844/19/OPA

Outline application with some matters reserved for 5 dwellings and associated works.

Development Site at SX 861 514, Seymour Drive

RECOMMEND REFUSAL on the same grounds as submitted for a previous application on this site - 2583/19/FUL Land at SX 861 514 Land at Seymour Drive for the erection of 9no. dwellings and associated works (resubmission of 0852/19/FUL).

- 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 was 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.*

A member of the Dartmouth & Kingswear Society also said that they would be strongly objecting to this application.

The Committee ask that this application is sent to the Development Management Committee and not officer delegated. The Chairman has asked for a report from a District Councillor regarding the whole situation at Seymour Drive.

The Committee were also very concerned that the actual location for this site appears to have different addresses on each application eg. 2844/19/OPA Development Site at SX 861 514, Seymour Drive; 2583/19/FUL Land at Seymour Drive and would welcome clarification from the Planning Authority.

F. 2871/19/FUL

Construction of play area, hard standing and associated landscaping.

Development Site at SX 861 514, Seymour Drive

RECOMMEND REFUSAL on the same grounds as application number 2844/19/OPA.

RECOMMEND REFUSAL on the same grounds as submitted for a previous application on this site - 2583/19/FUL Land at SX 861 514 Land at Seymour Drive for the erection of 9no. dwellings and associated works (resubmission of 0852/19/FUL).

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.

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.

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.

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

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

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.

A member of the Dartmouth & Kingswear Society also said that they would be strongly objecting to this application.

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G. 4164/16/FUL

READVERTISEMENT (Revised plans received) Partial demolition, new build and conversion to create 4no. 2-bedroom three storey dwellings, parking and associated works (resubmission of 1374/16/FUL)

7, 14a and Former Dartmouth Rugby Club, Roseville Street

RECOMMEND REFUSAL on the same grounds as given in February 2017 and again in May 2018.

The Committee understands that whilst the site is in a very bad state, and recognise that something needs to be done, they feel that this proposal is a grossly over development of the site and is unneighbourly and note the concerns highlighted by the Emergency Planner Consultation.

H. 2756/19/TCA

T1: Elm – fell, infected with Dutch Elm Disease, close proximity with neighbouring properties, overhead cables and gas pipes.

The Boathouse, South Town

RECOMMEND APPROVAL

I. 3964/18/HHO

READVERTISEMENT (revised plans received) Householder application for construction of external access lift, associated bridge link and other external works.

The Boathouse, South Town

RECOMMEND REFUSAL on the grounds that the development would cause a loss of amenity, is an overdevelopment and would be setting a precedent.

43 PREVIOUS PLANNING APPLICATIONS.

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

44 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.

The meeting closed at 19.50