

**DARTMOUTH TOWN COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER OF**  
**DARTMOUTH GUILDHALL ON TUESDAY 22<sup>nd</sup> OCTOBER 2019**

**PRESENT:** Cllrs: Cathy Campos (Vice Chair); Graham Evans (Chair); Richard Rendle;

**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 two members of the public present.

**44 APOLOGIES FOR ABSENCE**

Cllrs: Sally Hibbert (Deputy Mayor); Rob Lyon; Graham Webb (Mayor); Lucy Williams Ged Yardy

**45 DECLARATIONS OF INTEREST**

There were none

**46 CORRESPONDENCE**

There was none

**47 PLANNING APPLICATIONS**

**A. 2736/19/HHO**

Householder application for rear dormer and adjacent roof terrace

**25 Sandquay Cottage**

**Recommend Approval**

**B. 2737/19/LBC**

Listed Building consent for rear dormer and adjacent roof terrace

**25 Sandquay Cottage**

**Recommend Approval**

**C. 2871/19/FUL**

**READVERTISEMENT (Amended Site Address)** Construction of play area, hard standing and associated landscaping.

**Land At SX 861 514, North of Seymour Drive**

**The Committee noted the amended address.**

**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.*

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

#### **D. 2844/19/OPA**

**READVERTISEMENT (Amended Site Address)** Outline application with some matters reserved for 5 dwellings and associated works.

**Land At SX 861 514 North of Seymour Drive**

**The Committee noted the amended address for this application.**

**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 once again asked 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.**

- E. 3115/19/HHO**  
Householder application for alterations to existing dwelling  
**62 Above Town**  
**Recommend Approval**
- F. 3094/19/HHO**  
Householder application for provision of a new garden room and associated landscaping.  
**11 South Town**  
**Recommend Approval**
- G. 3064/19/HHO**  
Householder application for proposed single storey rear extension.  
**46 Britannia Avenue**  
**Recommend Approval**
- H. 3187/19/HHO**  
Householder application for proposed attic conversion, new rear dormer and new balcony to front elevation (Re-submission of 3859/18/HHO with amended balcony and change of fenestration to rear dormer).  
**25 Sandquay Road**  
**Recommend Approval**
- I. 3172/19/HHO**  
Householder application for erection of small ground mounted solar PV array.  
**Tanglin, Swannaton Road**  
**Recommend Approval**
- J. 3089/19/LBC**  
Listed Building Consent for removal of existing roof covering and installation and new covering. Replacement of 2no. domed roof lights.  
**Britannia Royal Naval College**  
**Recommend Approval**
- K. 3152/19/VAR**  
Application for variation of condition 2 of planning consent 0634/19/FUL  
**Royal British Legion, Collaford Lane**  
**Recommend refusal on the grounds that the application for variation to condition 2 of planning consent 0634/19/FUL is too broad and not enough information on the proposed changes of the plans or drawings has been supplied.**
- L. 1612/19/HHO**  
**READVERTISEMENT** (Revised plans showing reduction in size of extension) Householder application for proposed bedroom extension.  
**17 Ford**  
**A member of the public spoke in opposition to this application.**  
**Recommend Refusal**  
**The Committee wanted it noted that they have changed their previous recommendation due to the following reasons as raised by the member of the public who had spoken in opposition and further investigation into the plans: there appeared to be inaccuracies in**

the submitted plans, encroachment on neighbouring property, the layout and mass of the building would cause overshadowing and is unneighbourly, would cause loss of light and loss of privacy. Access for the work to be carried out appeared to be problematic. The Committee also wanted it noted that they felt that this development was not in keeping with the surrounding area and urged Development Management to take note of the submitted objections.

The Planning Committee also requested that this application is taken to Development Management Committee to be considered and not be officer delegated.

**48 PREVIOUS PLANNING APPLICATIONS.**

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

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

There were none.

**50 TO DISCUSS AND AGREE ON A LETTER OBJECTING TO THE CHANGES TO “PERMITTED DEVELOPMENT” BEING SENT TO THE GOVERNMENT.**

This agenda item has been moved to the November meeting

**PART 2 – Confidential**

**51. TO DISCUSS THE DECISION REACHED CONCERNING THE APPLICATION FOR 9 MOUNT BOONE AND AGREE A RESPONSE TO SOUTH HAMS DISTRICT COUNCIL.**

It was agreed that permission would be sought from Full Council to allow a letter to be written and sent to South Hams District Council.

**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 18:45***