

DARTMOUTH TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER OF
DARTMOUTH GUILDHALL ON TUESDAY 19th OCTOBER 2019

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

IN ATTENDANCE: Administrator: R Searle; six members of the public and two representatives from Baker Estates.

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

52 APOLOGIES FOR ABSENCE

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

53 DECLARATIONS OF INTEREST

There were none

54 CORRESPONDENCE

There was a letter of objection regarding Dean's Lodge - Planning Application 2913/18/HHO (Appendix 1). Cllr Campos advised that there had been an update and the matter was being dealt with by South Hams District Council.

There was a letter of objection regarding item F, **3387/19/PIP Land at SX875 511 Jawbones Hill**, which would be considered at that part of the agenda.

There was a letter of objection regarding

55 PRESENTATION BY MARK EDWARDS OF BAKER ESTATES

There was a brief presentation by Mark Edwards about the position of the development at **Land at SX857 508 adjacent to Townstal Road** (items A & B on the agenda). He explained that the delay had occurred due the change in the Planning Officer in charge, and the fact that she hadn't liked some of the designs and renegotiations had delayed the project by four to five months. Other changes were due to South Hams having a new policy, where they were looking at all properties with render having slate rooves and the developer had been asked to change to have predominantly render. During this period, they had taken the opportunity to make some changes. However, work had already started to clear the hedges and ground ready for the road access site.

Cllr Rendle expressed a hope that the industrial units were included in the earlier tranche of building as it was important for the town and would bring in financial support for the other tranches that would follow. Mark Edwards agreed and said that it was very much part of the plan.

Cllr Webb asked if there was a contingency plan due to the delay in respect of the heavy volume of visitors that visit Dartmouth in the spring and summer. Mark Edwards confirmed that they had in depth contingency plans, however, two thirds of the road construction would take place within the land that they owned, and they had worked very closely with Highways to cause minimal disruption. They were looking at drilling underneath the road to put in the deep drain to avoid having to dig up the main road.

The Chair confirmed that he had checked and there would be no effect on the S106 money. The Chair thanked Mark Edwards for his presentation.

56 **TO CONSIDER THE FOLLOWING APPLICATIONS RECEIVED FROM SOUTH HAMS DISTRICT COUNCIL: -**

- A **3627/19/ARM**
Application for approval of reserved matters following outline approval 15_51/1710/14/0 (Appeal APP/K1128/W/15/3039104) for layout, scale, appearance and landscaping for 116 dwellings, public open space, highways. Landscaping and associated works.
Land at SX857 508 adjacent to Townstal Road
<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/193627>
Recommend Approval
- B **2609/19/VAR**
READVERTISEMENT (Additional Plan Received) Variation of conditions 4, 18 and 19 of planning approval 15_51/1710/14/0 (Changes of Parameters Plan and to allow a wider range of uses on the employment land)
Land at SX 853510 adjacent to Townstal Road
<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/192609>
Recommend Approval
- The Chair agreed that as there were several members of the public in the audience who were wanting to talk about item J that it was moved forward in the agenda.*
- C **3255/19/FUL**
New replacement dwelling and associated external works
57 Barnanbas House
<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/193255>
Recommend Refusal on the grounds of an overdevelopment of the site. The development would set an unacceptable precedent and is not in keeping with the street scene. Local knowledge has already noted that there appears to be Highways issues as well. The Committee would question why work has already started prior to a decision being made.
- D **2956/19/HHO**
Householder application for first floor extension to rear and removal of bay window to side.
20 Townstal Pathfields
<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/192956>
Recommend Approval
- E **3323/19/CLE**
Lawful development certificate for existing development of glazed side of existing dormer facing the rear for the property.
17 Above Town
<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/193323>
Recommend Approval
- F **3387/19/PIP**
Application for Permission in Principle for the erection of one dwelling.

Land at SX875 511 Jawbones Hill

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/193387>

There was a letter of objection (Appendix B) submitted by a member of the public.

Recommend Refusal on the grounds of an overdevelopment of the site and in an AONB and a conservation area and is outside the building line of the old Settlement Boundary. There would appear to be massive Highways issues which would cause distress and anxiety to neighbouring residents.

G 3319/19/TPO

T4: Holm Oak – Reduce limb at 4m from ground on West side by 1.5m and ivy and deadwood removal (exempt). T5: Cedar – Remove limb at approx. 4m on South East side extending over road. Reduce height of limb that extends at a 45 degree angle from the trunk at 4.5m from ground on South East side by 3-4m (back to the historical pruning point. Lateral reduction on South side by 1-2 m to give 2m clearance of Holm Oak. Crown lift limb at 4m from ground level on North West side towards path by removing tertiary branches up to 5m. Ivy and deadwood removal (exempt). T6: Cedar – Reduce height of secondary limb that extends from ground level on South East side by 3m back to the

Redways, Warfleet

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/193319>

Recommend Approval

H 3435/19/POD – TO NOTE ONLY

Notification of prior approval for proposed change of use of building from office use (Class B1(a) to dwelling house (Class C3).

30 Victoria Road

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/193435>

Noted

I 3523/19/FUL

Application to install a pay & display machine and associated signage at Little Dartmouth car park.

Little Dartmouth

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/193523>

Recommend Approval

J 2993/19/CLE

Lawful Development Certificate for existing siting of caravan in curtilage of property.

10 Higher Broad Park

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/192993>

A member of the public read out objections to this application (**Appendix C**)

Recommend Refusal on the grounds that based on the information given by the objectors, there appears to be some misrepresentation of the facts. The property has previously been advertised on Air B&B which is contrary to an email from South Hams District Council saying that it was not allowed. The Committee also feel that this is not a caravan and is yet another misrepresentation of the facts. The Committee would therefore urge South Hams District Council to investigate matters further before reaching a decision.

The Committee strongly request that this is put before the Development Management Committee and not Officer delegated

- K **3587/19/FUL**
Conversion and extension to owner's annexe to form a self-contained dwelling.
Townstal Farmhouse, Townstal Road
<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/193587>
Recommend refusal on the grounds of overdevelopment of the site and of a Listed Building
- L **3588/19/LBC**
Listed Building Consent for conversion and extension to owner's annexe to form self-contained dwelling.
Townstal Farmhouse, Townstal Road
<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/193588>
Recommend refusal on the grounds of overdevelopment of the site and of a Listed Building

57 PREVIOUS PLANNING APPLICATIONS.

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

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

There were none.

PART 2 – Confidential

59 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 due to other issues arising, that this item would be put on the next Planning Committee agenda.