

**DARTMOUTH TOWN COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD VIA ZOOM ON**  
**TUESDAY 11<sup>th</sup> AUGUST 2020**

**PRESENT:** Cllrs: Cathy Campos (Vice Chair); Graham Evans (Chair); Sally Hibbert; Dawn Shepherd; Graham Webb

**IN ATTENDANCE:** Administrator: R Searle; Town Clerk: C Pritchard-Williams  
Two 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.**

Cllrs Williams; Yardy

**2 TO RECEIVE DECLARATIONS OF INTEREST.**

Cllr Evans declared a non-pecuniary interest in items **I and J 1 Lower Ferry Slip**

**3 CORRESPONDENCE:**

None received

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

**A 2089/20/FUL**

Alterations and extension to 2no. existing dwellings and erection of 2no. new dwellings with associated access, parking and amenity space including refurbishment of existing slipway and landing steps.

**Fish Hoek, South Town**

**There were two members of the public who spoke against this application.**

**The Committee Recommend Refusal on the grounds that the application is an overdevelopment and that it dominates the whole site, which would have a detrimental effect on the neighbouring area, the landscape from the river scene and from Kingswear. It would also cause severe Highways issues during construction. This could be avoided by a Condition, that all heavy and bulky items come in and off the site by river. The Committee were also in full agreement with the points raised by the two members of the public, some of these being:**

**The proposed development is in a Conservation Area, AONB and Heritage Coast and all these areas have the highest level of protection in the National Planning Guideline 2018.**

No Construction Management Plan has yet been posted on the SHDC website and in view of the size of the development and the need for heavy and bulky equipment to access the site, this would cause great concern regarding disruption to the neighbouring properties, risk of damage to the road and infrastructure below ground, which would have catastrophic effects on South Town, the wider community as well as potential risks to other properties. Hence the need for the Condition mentioned earlier.

The new design would result in the structures being built higher than before, which effects the setting of listed buildings and causes loss of amenity to neighbour properties.

The bottom level of the structure sits in Flood Zone 3a and would have to comply with the rigorous tests to prove that they were safe from flooding.

**B 2131/20/HHO**

Householder application for first floor ground floor extension, rear access steps and extension of terrace area.

**12 Clarence Hill**

**Recommend Approval**

**C 1393/20/HHO**

Householder application for porch to side

**24 Britannia Avenue**

**Recommend Approval**

**D 2008/20/HHO**

Householder application for summer room and decking

**5 Kingston Lane**

**Recommend Approval**

**E 2150/20/FUL**

Car parking area located within garden amenity area.

**Land opposite 93 Victoria Road**

**The Committee felt unable to comment on this application until a Highways report had been received.**

**F 2113/20/HHO**

Householder application for extension of car port to rear of property to provide a covered area.

**Borrowdale, Milton Lane**

**Recommend Approval**

- G 2287/20/VAR**  
Variation of condition 2 (approved plans) of householder consent  
0527/20/HHO  
**Waterside Cottage, Warfleet**  
**Recommend Refusal on the grounds that the Committee felt that the extension and alterations that had previously been approved should remain in place and not varied.**

- H 2269/20/ARC**  
Application for approval of details reserved by condition 3 and 4 of planning consent 4184/19/LBC.  
**10 Foss Street**  
**Recommend Approval**

*Cllr Evans abstained from the next two items on the agenda and handed over the Chair to Cllr Campos.*

- I 2234/20/FUL**  
Replacement of asbestos roof tiles with natural Spanish slates, replacement of timber sash windows and timber front door, new outside lantern.  
**1 Lower Ferry Slip**  
**Recommend Approval**

- J 2235/20/LBC**  
Listed Building Consent for replacement of asbestos roof tiles with natural Spanish slates, replacement of timber sash windows on north elevation with timber casement windows and timber front door, new outside lantern.  
**1 Lower Ferry Slip**  
**Recommend Approval**

*Cllr Evans resumed the Chair*

- K 2252/20/HHO**  
Householder application for proposed conservatory to front of property.  
**Greensleeves, Roseville Street**  
**Recommend Approval**

- L 2290/20/HHO**  
Householder application for construction of new single storey entrance area and single garage. Extension to existing terrace with store below.  
**Phoenix House, Swannaton Road**  
**Recommend Approval**

- M 2335/20/HHO**  
Householder application for formation of roof terrace.  
**Silly Cottage, 13 Sandquay Road**  
**Recommend Approval**

**N 2339/20/HHO**

Householder application for ground floor and first floor extension to property.

**28 Victoria Road**

**Recommend Approval**

**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**

**NONE**