

DITTISHAM PARISH COUNCIL
**Incorporating the Hamlet of Capton and the Manors of Bozomzeal and
Coombe**

Draft Minutes of the Extraordinary Meeting of Dittisham Parish Council held in Dittisham Village Hall, on Wednesday 18 July at 7.30 p.m.

Present: Cllrs J Walker (Chair), Cllr S Stothart (Deputy Chair), Cllr K Wotton, Cllr M Faulkner, Cllr A Stevens, and Cllr C Fraenkel.

6 members of the public were present.

97/12 Apologies

Apologies had been received from Cllr Harris-Evans, Cllr Tucker and Cllr Unitt.

98/12 Declarations of interest in items on the agenda

Cllr Stothart declared an interest in Item 5.2 (Briarsfield planning application) and Cllr Stevens in Item 4.1 (Parish Housing Needs Survey).

99/12 Minutes of the meeting of the Parish Council held on 4 July 2012.

Approval of the Minutes was deferred to the 5 September Council meeting due to statutory notice timeframes.

100/12 Public issues

100/12.2 Parish Housing Needs Survey

A representative of DLS community projects stated that the Community Council of Devon (CCD) require that the survey is done for the Parish Council, not the community group. CCD will be making a presentation to the Council **Tuesday 24 July at 7pm** in the Anchorstone Café. Members of DLS and the public are welcome to attend. It was confirmed that four and possibly five of those Councillors present would be able to attend the CCD presentation.

Councillors commented requesting more information about the survey. A member of the public suggested they build rental accommodation on their field within the village. They also commented on the potential of the old Chapel for accommodation. The Clerk advised that SHDC are currently investigating the use of the old Chapel and one empty house in the village for residential accommodation.

101/12 Planning applications

101/12.1 18/1472/12/F Palm Cottage, Manor Street, Dittisham, Dartmouth, TQ6 0EX Householder application for single storey side extension, internal alterations and small first floor side extension

Two parishioners commented objecting to the application. Comments included that although the north extension is described as 'small' it is in fact double the height of the existing building. Also that Palm Cottage is probably 18th century and an important part of Dittisham. It was noted that an amendment should enhance a conservation area and it was considered this proposal does not enhance the traditional Devon cottage. The north extension gable roof is high and towers over Greenway View's garden. The proposed alterations are very intrusive on Greenway View with overlooking windows on the east side. They commented that the proposed alterations would be intrusive, with light and noise pollution, and would be too close to the Brewhouse.

Cllrs noted that some excavation work will be required, the roof lights are large, the proposed extension would be very close to the Old Brewhouse. Access for excavation was questioned and it was noted this has been addressed in detail in the Access Statement.

Issues: (1) over-development, (2) light, noise, close to neighbours, particular objection to the roof lights, (3) East elevation, (4) Architectural effect on front of building.

Objection: unanimous (proposed Cllr Faulkner, seconded Cllr Fraenkel).

5.2 18/1459/12/F Briarsfield, Lower Street, Dittisham, Dartmouth TQ6 OHY

Householder application for extension and refurbishment.

Comment made as a member of the public stated that the extension over the existing garage raises the height of the roof line by 1.2metres within 7 metres of the neighbouring residence's open plan living area.

Cllr Stothart left the room for the discussion and vote on this application.

Councillors commented it is a large extension with two thirds the length of the house added on and addition to the footprint at the front. The roofline of the rear elevation is unnecessarily high and it would be possible to dig down. There has been a failure to preserve the simple original form and style. It is an over-development of the site.

Objection: Unanimous (proposed Cllr Stevens, seconded Cllr Faulkner).

5.3 18/1312/12/F Newstone Farm, Blackawton, Totnes, TQ9 7DR Provision of agricultural building.

No objection: unanimous (proposed Cllr Walker, seconded Cllr Wotton).

102/12 Complaint

Cllr Walker stated that a report had been written for him by the Clerk regarding the complaint received which addressed the flaws in Council's procedures in relation reaching a decision to accept the SDNT proposal for the Ham Triangle project and recommending changes to prevent repetition. He stated he had written a letter of apology to the complainant which it was proposed be sent on behalf of Council. This was agreed.

103/12 Date of the next meeting of Dittisham Parish Council

The next full meeting of the Parish Council will take place on **Wednesday 5 September 2012** at **7.30 p.m** in the Village Hall.