

Dawlish Town Council

PLANNING COMMITTEE

MINUTES OF THE PLANNING COMMITTEE MEETING held on TUESDAY 22nd September 2009 at The Manor House, Dawlish

Committee Members Present :- Councillor H. H. Clemens
Councillor D Collins
Councillor Mrs. J. Garland
Councillor Mrs. H. Humphries - Deputy Mayor
Councillor Mrs. M. Mugford
Councillor W.J. Protheroe
Councillor Mrs. R. M. Prowse
Councillor Francine Tullis - Chairman
Councillor G.G. Wills - Mayor of Dawlish

Also in Attendance :- Alison Holmes, Administration Officer

2009:080 Apologies

There were no apologies received.

2009:081 Urgent Items

Members were reminded that they had not received the statutory notice of any business to be transacted and should therefore recognise that any decision made may be taken to be unlawful if challenged in the future.

There were no urgent items for consideration.

2009:082 County and District Council Members

It is formally noted that the participation of those Councillors who are also members of Devon County Council and Teignbridge District Council in both the debate and subsequent vote is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Town Council. The County and District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

2009:083 Declarations of Interest

09/02554/COU

2 Iddesleigh Terrace

Change of use of basement from shop (Use Class A1) to residential studio (Use Class C3)

Cllr W Protheroe declared a personal interest in this item as he own a property nearby.

09/02698/CLDE

Oakleaves, 15 Port Road

Certificate of Lawfulness for retention of detached single dwelling house

Cllr F Tullis declared a prejudicial interest as the application is for a neighbouring property.

09/02827/FUL
13 South Downs Road
Two storey extension

All Members declared a personal interest as the applicant is known to them as a member of the Dawlish Community Trust.

2009:084 Minutes

Minutes of the previous meetings of Dawlish Town Council Planning Committee held on the 8th September 2009.

RESOLVED unanimously by Members present and voting that the Minutes of the meeting held on the 8th September 2009 be approved by the Committee and that the Minutes be signed by the Chairman as a true record of the meeting.

2009:085 Deferment of business for comment by the public.

09/02698/CLDE
Oakleaves, 15 Port Road

Certificate of Lawfulness for retention of detached single dwelling house.

Cllr F Tullis spoke about the application and history of the property.

2009:086 Correspondence

The following items of correspondence were brought to the attention of the Planning Committee:

1. Applications granted or refused.

a) applications granted by Teignbridge District Council

09/02332/TPO 42 Upper Longlands - Prune 2 branches of T4 Oak Tree

09/02331/TPO Bradenton House, Old Teignmouth Road - Crown reduce T15 Sweet Chestnut by 4 metres in height, and crown reduce T16 beech Tree by 2 metres from property.

09/02262/FUL 6 Exeter Road - Conversion and extension of garage to form annexe.

09/02347/FUL Whitecroft, Hall Lane - Single storey extension to the rear plus new bedroom in loft with rooflights.

09/01920/FUL Teignview Veterinary Group, Hospital Hill - Split existing three bed staff accommodation into two separate one bed units.

09/02150/FUL Sarum, 3 Oak Park Villas - Formation of flat on ground floor and erection of log cabin in rear garden for use ancillary to existing domiciliary care facility.

09/02269/FUL 71 Teignmouth Road - Revised application for 2 dwellings.

09/02109/FUL 10 Sea Lawn Terrace - retention of decking, fencing and new rear steps.

09/01767/COU Olde Barn Nurseries, Exeter Road - Conversion and extension of barn to form dwelling.

08/04565/MAJ land at Dawlish Warren Road - Outline, residential development incorporating care home, public open space and associated landscaping and infrastructure (approval sought for means of access).

b) applications with a split decision

09/02234/TPO 44 Upper Longlands - Oak crown lift branches overhanging number 44, reduce back secondary side branches and crown clean one side.

Approval - crown lift 1st set of branches which overhang garden of number 44
Refusal - Reduce back secondary side branches to fence boundary

c) applications refused by Teignbridge District Council

09/02290/FUL 6 Hoopern Terrace - Retention of balcony over the kitchen with proposed screening.

The proposal is contrary to Policy C06 of the Devon Structure Plan 2001-2016 and Policy H14 of the Teignbridge Local Plan because:-

1. the location and design of the balcony and screening gives rise to unacceptable loss of privacy, overlooking and potential overbearing impact upon the occupiers of the adjacent properties, and,
2. it does not blend satisfactorily with the style and appearance of the existing house or the character of the locality.

d) applications granted by Devon County Council

MD/DCC/2873/2009 Oaklands Park School, John Nash Drive - provision of single storey accommodation comprising classroom, sensory room, toilet facilities, staff room and office accommodation, hard play area and temporary classroom for use during construction period.

2) Members were advised that Greater Flexibility for Planning Permissions statutory instruments will be available to view at www.opsi.gov.uk and the impact assessment is available in the reading file.

3) Road closure - A379 Strand Hill junction to High Street junction 11/11/09 - 13/11/09 19.00 - 22.00

4) Devon County Council (Week Lane) 20mph zone order

5) Conservation Area Character Appraisals which were first adopted in May 2004 are currently being reviewed in two stages documents can be viewed at www.teignbridge.gov.uk, public participation is welcomed at the first stage.

6) Teignbridge District Council have advised that Cavanna Homes & Bovis homes application 08/03014/MAJ will be discussed at Development Control Committee

Proposal : CASE OFFICER - IAN PERRY

Change of use of basement from shop (Use Class A1) to residential studio flat (Use Class C3)

Observations : Before this item was discussed Cllr W Protheroe declared a personal interest as he owns a property close to the applicant.

RESOLVED by the majority of Members present and voting that this Council recommends no objection to this application.

2009:087- 4 09/02684/FUL

Plot Ref :-

Type :-FULL

Applicant The Masonic Hall Co

Date Received 0/09/2009

Location :- Masonic Hall
Barton Terrace
Dawlish
EX7 9QH

Date Returned 23/09/2009

Proposal : CASE OFFICER - DAVID CURLEY

Construction of external staircase from first floor level.

Observations : RESOLVED unanimously by Members present and voting that this Council recommends no objection to this application.

2009:087- 5 09/02698/CLDE

Plot Ref :-

Type :-OTHER

Applicant Mr M Strong

Date Received 0/09/2009

Location :- Oakleaves
15 Port Road
Dawlish
EX7 0NY

Date Returned 23/09/2009

Proposal : CASE OFFICER - DAVID CURLEY

Certificate of Lawfulness for retention of detached single dwelling house.

Observations : This item was deferred until the end of the meeting and before it was discussed Cllr F Tullis declared a prejudicial interest as the application is for a neighbouring property and left the debating chamber at 7.30pm. Cllr D Collins Vice Chairman took the chair. Cllr F Tullis did not return to the debating chamber.

RESOLVED unanimously by Members present and voting that this Council recommends refusal of this application for the following reasons:

1. unwanted development in the countryside
 2. illegal development
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Proposal : CASE OFFICER - NICOLA WHITE

Change of use from retail shop (Use Class A1) to Financial and Professional Services (Use Class A2)

Observations : RESOLVED unanimously by Members present and voting that this Council recommends no objection to this application.

2009:087- 10	09/02805/FUL	Plot Ref :-	Type :-FULL
Applicant	Mr & Mrs Denning		Date Received 4/09/2009
Location :-	Brambles 4 Holcombe Road Teignmouth TQ14 8UP		Date Returned 23/09/2009

Proposal : CASE OFFICER - NICOLA WHITE

Extension to existing first floor balcony.

Observations : RESOLVED unanimously by Members present and voting that this Council recommends no objection to this application.

2009:087- 11	09/02827/FUL	Plot Ref :-	Type :-FULL
Applicant	Mr Tyler		Date Received 4/09/2009
Location :-	13 South Downs Road South Downs Road Dawlish EX7 0LB		Date Returned 23/09/2009

Proposal : CASE OFFICER - DAVID CURLEY

Two storey extension.

Observations : Before this item was discussed all Members declared a personal interest as the applicant is known to them as a member of the Dawlish Community Trust.

RESOLVED unanimously by Members present and voting that this Council recommends no objection to this application.

The Meeting closed at : 7.34pm

Signed : _____ Chairman Date: _____
On behalf of Dawlish Town Council