

Dawlish Town Council

PLANNING COMMITTEE

MINUTES OF THE PLANNING COMMITTEE MEETING held on TUESDAY 6th October 2009 at The Manor House, Dawlish

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

Also in Attendance :- Mrs Penny Cracknell - Senior Administration Officer
5 Members of the public

2009:088 Apologies

Apologies were received from:
Cllr. W. Protheroe who had family commitments and was unable to attend
Cllr. F. Tullis who had family commitments and was unable to attend

RESOLVED unanimously by the Members present and voting that the apologies and reasons for absence be accepted.

2009:089 Urgent Items

There were no 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.

2009:090 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.

2009:091 Declarations of Interest

There were no declarations of interest.

2009:092 Minutes

Minutes of the previous meetings of Dawlish Town Council Planning Committee

held on 22nd September 2009

RESOLVED by the majority of the Members present and voting that the Minutes of the meeting held on the 22nd September 2009 be approved by the Committee and that the Minutes be signed by the Chairman as a true record of the meeting.

2009:093 Deferment of business for comment by the public.

Mr. R. Vickery, a local resident spoke objecting to the proposed development at land adjacent to 7 High House Close, Dawlish (NO: 09/01895/FUL) on the Addendum to this Agenda.

Mr. Ken Brimicombe, a local resident informed Members present that he was the owner of 7 High House Close. The planning application lodged (NO: 09/01895/FUL) incorrectly stated that the development was at 7 High House Close but this was incorrect as the application was for development on land adjacent to his property, not on it. Mr. Brimicombe spoke objecting to the development on land adjacent to his property.

Mr. Tony Richardson, a local resident informed Members present that he wished to object to the proposed development on land adjacent to 7 High House Close (NO: 09/01895/FUL).

2009:094 Correspondence

The Senior Administration Officer brought the following items of correspondence to the attention of the Committee.

1. South West Highways - Road Closure Notice. With effect from 4th January 2010 until 2nd April 2010 works on essential maintenance and highway surfacing would be carried out in High Street, Dawlish. RESOLVED unanimously by the Members present and voting that this item be noted.
2. Fujitsu Telecommunications Europe Ltd - Road Closure Notice. With effect from 4th January 2010 to the 6th January 2010 works to cabling and jointing repairs would be carried out at Gatehouse Hill Road, junction of Gatehouse Hill Close to the junction of Newlands, Dawlish. RESOLVED unanimously by the Members present and voting that this item be noted.
3. Letter from Secretary of State - granted Listed Building Consent for works to the Pavilion at Sandy Lane, Dawlish 09/02152/LBC. RESOLVED unanimously by the Members present and voting that this item be noted.
4. Letter from Devon County Council - Decision Notice - Conditional Planning Permission for the demolition of existing buildings and erection of 6 bed respite block, 4 bed residential block and fire sprinkler tank at Oaklands Park School,

2009:096 Appeals received.

2009:096- 1 09/00046/FAST Plot Ref :- Type :-OTHER
Applicant Mr D Stead Date Received 06/10/2009
Location :- 23 Westwood Date Returned 08/10/2009
Cockwood
Cockwood
EX6 8RW

Proposal : CASE OFFICER - CHRISTINE BOLTON

Written representations, Appeal against refusal of planning permission no 09/01918/FUL - Provision of pitched roof to existing annexe.

Observations : RESOLVED unanimously by the Members present and voting that this item be noted.

2009:097 Improved Permitted Development

At 7.45p.m. Cllr. Mrs. J. Bush left the debating chamber and did not return.

At 7.45p.m. Cllr. H. Clemens left the debating chamber and returned at 7.48p.m.

Members present considered the consultation paper from the Communities and Local Government Office on improving permitted development. RESOLVED unanimously by the Members present and voting that this authority's responses to the consultation document should be as follows:

Question No: Response

- 1 Agree with the proposals for shops
- 2 Agree with the proposals for offices
- 3 Agree with the proposals for institutions
- 4 Agree with the proposals for schools
- 5 Agree with the proposals for industry and warehousing
- 6 No. Permitted development should not be expanded to include air conditioning units
- 7 a. The take up of air con. units would increase
b. Energy efficiency would be reduced and carbon footprint of buildings would increase
c. Ability to meet future carbon budgets would decrease
d. Impact on alternative cooling measures would be negative.
8. Have no suggested as cannot support the inclusion of air con units as permitted development.
9. Agree generally with the proposed prior approval regime
10. Agree with the proposals for shopfronts
11. Agree with the proposals for ATMs
12. Yes. Agree that shops, offices and institutions should be allowed to lay up to 50sm of permeable hard-surfacing as permitted development.
13. Agree that industry's current permitted development right to lay an unlimited amount of hard surfacing should be amended to provided that provision is made for surface water to drain to a permeable area unless there is risk of contamination.
14. Agree that the proposed changes to Article 4 Directions represent a sensible balance between protection for special areas and opportunities for low impact

development

15. Agree that Section 189 of the Planning Act 2008 should apply to Article 4 Directions in respect of non-domestic permitted development rights

16. Agree that LPAs should be made to make Article 4 Directions without the approval of the Secretary of State

17. Agree that LPAs should be required to consult before making Article 4 Directions

18. Agree that notification requirements are appropriate although the timescale of a minimum 21 days is very short.

19. This Council does not have the expertise to comment on the type and levels of costs associated with the policy options

20. This Council does not have the expertise to comment on the type and levels of costs associated with the policy options.

At 8.00p.m. Cllr. G. Wills left the debating chamber and did not return

2009:098 Planning Policy on Development & Coastal Change Consultation

Members present considered the consultation paper from the Communities and Local Government Office on improving permitted development. RESOLVED unanimously by the Members present and voting that this authority's responses to the consultation document should be as follows:

Generally, the paper appears to contain reasonable proposals and this Council agrees with the statement on page 18 of the document that 'the level of information required by local planning authorities should be proportionate to the level of impact from and to coastal change.' Dawlish and many of its outlying areas are directly affected by coastal change and it is conceivable that all developments in coastal areas at risk should be brought before the appropriate agencies.

Question No: Response

1. Agree with the approach of a strategic risk-based approach to managing future physical changes to the coastline so that long-term adaptation of communities can be planned.

2. Agree that SMPs completed by other plans and information provide adequate supporting evidence.

3. Agree that coastal change should be taken into account at all stages of the planning process and that the policies stated facilitate this.

4. No, no examples available.

5. Yes, agree that the practice guide is suitable and will cover relevant topics.

6. Yes the coastal change management area and the role of stakeholders should be defined as set out in the draft practice guide

7. Yes, agree that generally the criteria set out in the practice guide are the correct ones by which to judge what is appropriate.

8. Yes, agree that proposal to use time-limited permissions would be sufficient to manage and control development within a CCMA to ensure buildings and infrastructure remain safe during their planned lifetime.

9. Agree that the scope of vulnerability assessments and the criteria set out in the practice guide are appropriate.

10. Do not agree that the Environment Agency's statutory consultee role should be extended in relation to planning applications in areas vulnerable to coastal change as the EA do not have sufficient capacity to deal with the number of applications within CCMA's within reasonable time scales.

11. Agree that the current arrangements for referring applications in CCMA's to the Secretary of State are adequate.

12. No. Removal of some permitted development rights for developments in

CCMAs at risk contradicts question 8 above regarding assessment of time-limited developments.

13. This Council does not have the expertise to comment on the impacts/ benefits and costs of the draft new policy

14. This Council does not have the expertise to comment on the costs/numbers of vulnerability assessments.

2009:099 Addendum - New Application

Application ref: 09/01895/FUL

Central & North East

Jeremy Edbon

Applicant: Mr T Stone

Location: Land Adj to 7 High House Close

High House Close
Dawlish

Proposal: Dwelling

Observations: Members present noted that the development was on land adjacent to 7 High House Close, Dawlish and not on land at 7 High House Close as stated in the application list. Letters of objection were read out to Members present.

Members carefully considered the new proposals for the development and after a lengthy discussion it was RESOLVED unanimously by the Members present and voting that this authority recommend s refusal of the application on the following grounds:

- 1.The proposed dwelling would visually dominate and unacceptably overlook existing dwellings to the south and south east by virtue of its siting and design
2. The design of the proposal would be overdevelopment of the site and is inappropriate in its context and fails to improve the character of the appearance of the site and the locality
3. Poor access to the proposed development would give rise to increased danger to other vehicle users and pedestrians
4. There would be an increased risk of flooding to neighbouring properties where subsidence has already occurred in neighbouring properties.
5. The frequency and similarity of applications made in relation to this property by the applicant are considered by this Council to be vexatious.

The Meeting closed at : 8.24pm

Signed : _____ Chairman Date: _____

On behalf of Dawlish Town Council