

Dawlish Town Council

PLANNING COMMITTEE

MINUTES OF THE PLANNING COMMITTEE MEETING held on TUESDAY 3rd November 2009 at The Manor House, Dawlish

Committee Members Present :- Councillor Mrs. J. Bush
Councillor H. H. Clemens
Councillor Mrs. H. Humphries - Deputy Mayor
Councillor Mrs. M. Mugford
Councillor W.J. Protheroe
Councillor Francine Tullis - Chairman

Also in Attendance :- Alison Holmes - Administration Officer
1 Member of the press
2 Members of the public

2009:109 Apologies

Apologies were received from:

Cllr. G. Wills who had another Council commitment
Cllr. D. Collins who was unable to attend because of illness
Cllr. Mrs. R. Prowse who had another Council commitment
Cllr. Mr. J. Garland who was unable to attend because of illness.

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

2009:110 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.

2009:111 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 currently 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.

2009:112 Declarations of Interest

09/02685/COU
Disused Bar
Oakcliff Holiday Park

Change of use and conversion and extension of disused bar to three three-bedroomed dwellings.

Cllr W Protheroe declared a prejudicial interest as the application is opposite his own property.

2009:113 Minutes

Minutes of the previous meetings of Dawlish Town Council Planning Committee held on 20th October 2009

RESOLVED by the majority of the Members present and voting that the Minutes of the meeting held on the 20th October 2009 be approved by the Committee and that the Minutes be signed by the Chairman as a true record of the meeting.

2009:114 Deferment of business for comment by the public.

The members of the public present did not wish to comment.

2009:115 Correspondence

The Administration Officer reported the following items of correspondence:

1. Applications granted or refused by Teignbridge District Council

a) applications granted

09/01966/FUL

Barton Lodge, 12 Longlands

Extension to residential care home to provide 7 bedrooms and extended day room.

09/02587/FUL

9 Lambert Close

Extensions to front and side

09/02480/UL

10 Exeter Road

Demolition of existing bungalow and erection of two storey building with ground and first floor apartments and alterations to access (revised scheme)

09/02855/COU

Hughdon House. 5 Queen Street

Change of use of basement from gym (Use Class D2) to flat (Use Class C3)

09/02586/FUL

12 Burch Gardens

Erection of 1.6 metres high timber fence

09/02582/COU

14 Brunswick Place

Change of use of cafe (Use Class A3) to Neighbourhood Police Base (Use Class B1) with alterations to access.

09/02608/FUL

54 Teignmouth Road

Loft conversion to include dormer windows and balcony, replace flat roof over kitchen with pitched roof, replace kitchen window with patio doors, construct patio and boundary wall to front.

09/02537/FUL
Shrimp Lodge, Old Teignmouth Road
Erection of car port

09/02475/FUL
8 Riviera Terrace
Installation of first floor balcony to south and east elevations

09/02395/COU
23 Stockton Hill
Alterations and extension of dwelling to form 5 one bedroomed flats (including hard and soft landscaping)

09/02684/FUL
Masonic Hall, Barton Terrace
Construction of external staircase from first floor level

09/02803/COU
19 Queen Street
Change of use from Retail Shop (Use Class A1) to Financial and Professional Services (Use Class A2)

09/02554/COU
2 Iddesleigh Terrace
Change of use of basement from shop (Use Class A1) to residential studio flat (Use Class C3)

09/02612/ADV
14 Brunswick Place
New wall-mounted illuminated lamp

09/02177/FUL
Duckaller Farm, Port Road
Farm shop with cafe and associated parking area

09/02435/FUL
127 Kingsdown Crescent
Single storey side extension

09/02511/LBC
24 Cofton Hill
Replacement of existing garage doors

b) refusal of planning permission

08/03014/MAJ
Land to the east of Secmaton Lane
Outline - demolition of existing cottages and residential development including access from Secmaton Lane, essential infrastructure, open space, drainage works, landscaping, roads, parking and cycleways (approval sought for means of access)

The proposal is contrary to Policies EN1, HO3 and HO6 of Regional Planning Guidance 10, Policies St1, St5, ST18, CO1, CO9, CO10 and TR10 of the Devon Structure Plan 2001 to 2016, Policies H7, C1, C15 and C16 of the Teignbridge Local Plan, Policies SD3, H1 and RE8 of the emerging Regional Spatial Strategy

and the advice contained in Planning Policy Statements 3 and 9 and planning Policy Guidance 13 because:-

1. the site lies in the countryside outside the residential development boundary for Dawlish;
2. the development would involve the loss of woodland covered by a Tree Preservation Order with consequent harm to landscape and the habitat of protected species;
3. the development would not provide a sufficient proportion of affordable housing; and,
4. the highway network serving the site is not capable of accommodating the additional traffic generated by the development so there would be an increase in highway danger and inconvenience in the locality.

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

The proposal is contrary to policy C06 of the Devon Structure Plan 2001 to 2016 and Policy H14 of the Teignbridge Local Plan because the size and location of the extension would give rise to a serious loss of amenity to a neighbouring property by reason of loss of sunlight and privacy and by being unduly dominant and overbearing.

2. Appeal Decision
APP/P1133/D/09/2111718
23 Westwood, Cockwood
The appeal is dismissed.

3. Exemption Section 198 (6)(a) Town and country Planning Act 1990
Prospect House, 17 East Cliff Road
Crown lift 3 Holm Oak, Remove dead stem from 1 Holm Oak

4. Section 211 Notice, Town and Country Planning Act 1990
14 Barton Terrace
Crown reduction of Copper Beech and removal of Common Holly

5. Temporary Prohibition Of Through Traffic

Shutterton Lane 18th January 2010 - 21st January 2010 from 1 New Cottages to Shutterton Farm for utility works

The Strand 13th December 2009 for Christmas Market

Iddesleigh Terrace 11th November 2009 - 13th November 2009 Junction of Strand Hill to the Junction of High Street for resurfacing works.

6. Address Registration
Love Lane House
85A Teignmouth Road
Teignmouth
TQ14 8UN

7. Revised Plans Received

09/02850/FUL
East Cliff Close

Dawlish
EX7 9PS

Proposal : CASE OFFICER - IAN PERRY

Change of use of ground floor from restaurant (Use Class A3) to
restaurant (Use Class A3) and hot food takeaway (Use Class A5).

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

2009:117 A Housing Strategy for Teignbridge - Consultation

RESOLVED unanimously by Members present and voting that this Council
supports the Teignbridge Housing Strategy.

The Meeting closed at : 7.22pm

Signed : _____ Chairman Date: _____

On behalf of Dawlish Town Council