

Dawlish Town Council

PLANNING COMMITTEE

MINUTES OF THE PLANNING COMMITTEE MEETING held on TUESDAY 1st December 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. M. Mugford
Councillor Mrs. R. M. Prowse
Councillor Francine Tullis - Chairman
Councillor G.G. Wills - Mayor of Dawlish

Also in Attendance :- 1 member of the public

Alison Holmes, Administration Officer.

2009:127 Apologies

Apologies were received from:

Cllr W Protheore who had other Town Council commitments and was unable to attend.

Cllr H Humphries who had another commitment and was unable to attend.

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

2009:128 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.

2009:129 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.

2009:130 Declarations of Interest

09/03507/FUL
30 Exeter Road
Proposed dwelling and new access

Cllr G Wills declared a personal interest as the applicant is a close relative of a work colleague.

2009:131 Minutes

Minutes of the previous meetings of Dawlish Town Council Planning Committee held on 17th November 2009

RESOLVED by the majority of the Members present and voting that the Minutes of the meeting held on the 17th November 2009 be approved by the Committee and that the Minutes be signed by the Chairman as a true record of the meeting.

2009:132 Deferment of business for comment by the public.

09/03507/FUL

30 Exeter Road

Proposed dwelling and new access

John Galloway, relation of resident in a neighbouring property spoke against the application.

2009:133 Correspondence

The administration officer reported the following items of correspondence:

1. Applications granted or refused by Teignbridge District Council

a) applications granted

09/02988/FUL

5 Sweetbriar Close, Holcombe

Amendment to approved single storey extension to form garage and utility room with a flat roof instead of a pitched roof.

09/02954/FUL

10 Oak Park Villas

Extension to form conservatory and games room and alterations to existing access.

09/01695/COU

Hamilton Hall, Lawn Hill

Alterations, extensions and change of use to four flats (amendments to 07/02540/COU)

09/02850/FUL

East Cliff Close

Dwelling

08/03905/CLDE

Sawtons View Nursery, Port Road.

Certificate of Lawfulness for existing use of land for storage of caravans, boats and vehicles.

09/03038/CLDE

Duckaller Farm, Port Road.

Certificate of Lawfulness for existing use of land for siting of static caravan for use as holiday accommodation.

09/03039/CLDE
Duckaller Farm, Port Road
Certificate of Lawfulness for existing use of land as caravan/boat/trailer storage.

b) applications refused

09/03006/FUL
21 Morningside
Storm porch to front

The proposed development is contrary to Policy CO6 of the Devon Structure Plan 2001 to 2016 and Policy H14 of the Teignbridge Local Plan because the design of the storm porch would not blend satisfactorily with the style and appearance of the existing house and would introduce a prominent and incongruous feature within the distinctive character and appearance of the existing streetscene.

2. Teignbridge Housing Strategy Consultation (sub-strategies) - an email regarding these strategies was sent to Members you may either reply directly online or this item will be on the next agenda of the planning committee for Members to return written representation.

3. Teignbridge will now email consultations so with applications with particular interest Members will be forwarded the consultation email to peruse prior to the meeting.

4. Raised crossings, High Street - Devon County Council propose to construct four road humps incorporating crossing points along High Street any comments, objections should be sent to Devon County Council by the 18th December 2009.

5. Registration of address - Steps Cottage, 2 Iddesleigh Terrace, Dawlish, EX7 9HS.

2009:134 New Applications for Consideration

2009:134- 1	09/03473/FUL	Plot Ref :-	Type :-FULL
	Applicant Miss A Waldron		Date Received 9/11/2009
	Location :- 10 Pidgley Road		Date Returned 02/12/2009
	Pidgley Road		
	Dawlish		
	EX7 0RF		

Proposal : CASE OFFICER - DAVID CURLEY

Replacement conservatory and rear extension to garage.

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

2009:134- 2 09/03507/FUL

Plot Ref :-

Type :-FULL

Applicant **Mr D Morris**
Location :- 30 Exeter Road
Exeter Road
Dawlish
EX7 0AG

Date Received 9/11/2009
Date Returned 02/12/2009

Proposal : CASE OFFICER - IAN PERRY

Proposed dwelling and new access

Observations : Before this item was discussed Cllr G Wills declared a personal interest as the applicant is a close relative of a work colleague.

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

1. recommendations from the Contaminated Land Officer that there is insufficient information to demonstrate that the risk of pollution and/or harm is acceptable.
2. information shown in the Natrual Ground Stability Search shows significant natrual ground instability in the area.
3. detrimental impact on the neighbouring properties
4. overdevelopment

2009:134- 3 09/03516/FUL

Plot Ref :-

Type :-FULL

Applicant **Mr & Mrs Howe**
Location :- 2 Woodland Avenue
Woodland Avenue
Teignmouth
TQ14 8UU

Date Received 9/11/2009
Date Returned 02/12/2009

Proposal : CASE OFFICER - NICOLA WHITE

Replace existing front conservatory and entrance porch

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

2009:134- 4 09/03562/TPO

Plot Ref :-

Type :-TREE CONS

Applicant **Mr K Morris**
Location :- Wayside
Cliff Road
Teignmouth
TQ14 8TW

Date Received 23/11/2009
Date Returned 02/12/2009

Proposal : CASE OFFICER - PAUL DURKAN

Reduce/re-pollard t1 ash to previous pruning points

Land Adj to 7 High House Close
Erection of dwelling

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

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.

2009:136 Appeals received

2009:136- 1

09/00050/ENFA

Plot Ref :-

Type :-OTHER

Applicant Mr P Tucker

Date Received 23/11/2009

Location :- Moonrakers
Cottage Hall Lane
Holcombe
EX7

Date Returned 02/12/2009

Proposal : CASE OFFICER - STEVEN HOBBS

Appeal against Enforcement Notice No 07/00380/ENF - Fence in excess of 1m adjacent to the highway.

Observations : RESOLVED unanimously by Members present and voting that this council notes this information.

The Meeting closed at : 7.21pm

Signed : _____ Chairman Date: _____

On behalf of Dawlish Town Council