

Dawlish Town Council

PLANNING COMMITTEE

MINUTES OF THE PLANNING COMMITTEE MEETING held on TUESDAY 12th January 2010 at The Manor House, Dawlish

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

Also in Attendance :- Administration Officer, Alison Holmes

2010:146 Apologies

Apologies were received from:

Cllr D Collins who was unwell and unable to attend.

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

Cllr M Mugford who had another commitment and was unable to attend.

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

2010:147 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.

2010:148 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.

2010:149 Declarations of Interest

There were no declarations of interest.

2010:150 Minutes

Minutes of the previous meetings of Dawlish Town Council Planning Committee held on 15th December 2009.

RESOLVED by the majority of the Members present and voting that the Minutes

of the meeting held on the 15th December 2009 be approved by the Committee and that the Minutes be signed by the Chairman as a true record of the meeting.

2010:151 Deferment of business for comment by the public.

There were no members of the public present.

2010:152 Correspondence

The following items of correspondence were brought to the attention of the committee:

1) Applications granted or refused by Teignbridge District Council

a. applications granted

09/02651/FUL The Rise Nursing Home, Luscombe Hill - Proposed extension to create ten additional bedrooms with communal lounge.

09/03319/FUL Barton Surgery, Barton Terrace - Two air conditioning units mounted on side elevation.

09/03443/FUL 9 Richards Close - Two storey extension.

09/03372/FUL 10 Coronation Avenue - Conservatory to rear.

09/03435/FUL 31 Woodland Avenue - Renewal of planning permission 2006/06859/FUL/29 for a two storey extension to form garage and ensuite bedroom.

09/03516/FUL 2 Woodland Avenue - Replace existing front conservatory with entrance porch

09/03473/FUL 10 Pidgley Road - replacement conservatory and rear extension to garage

09/03562/TPO Wayside, cliff Road - Reduce/re-pollard T1 Ash to previous pruning points

09/02524/OUT Former Peppermint Club, Warren Road - Outline, demolish former club building (Use Class D2), and construct residential care home (Use Class C2) with approval sought for means of access.

b. applications refused

09/03054/FUL Fairlawn, 17 Cofton Hill - Extensions to dwelling including balcony, new garage and entrance gates

1. the first floor balcony would give rise to undue overlooking and loss of privacy to the occupiers of the adjoining dwellings;
2. the design of the extensions do not blend satisfactorily with the style or appearance of the existing dwelling, and would have a detrimental impact upon the street scene; and,
3. the gates and pillars would, by reason of their incongruous design and proximity to the highway, be visually intrusive within the street scene.

09/03568/TPO 1 Stonelands Cottages, Stonelands Bridge - Fell and replace 2 Monterey Cypress

1. would result in and unacceptable loss of visual amenity, additionally the suggested replacement tree would in no way reach the stature or provide the visual amenity of the trees

2. the removal of the trees at this time would cause harm to the character and appearance of the street scene.

2) Appeal decision - 2 Grove Court, the development proposed is decking to cover an existing bank, refused by Teignbridge District Council, Appeal Dismissed.

3) Temporary prohibition of through traffic

a) Warren Road, Dawlish Warren from Seaford to Kenbury Crescent 8th March 2010 - 12th March 2010 to enable resurfacing.

b) Longlands, Dawlish 18th March 2010 - 22nd March 2010 for essential underground works.

4) Registration of property Moonshine, Exeter Road, Dawlish EX 7 OLX

5) Email received from Teignbridge District Council regarding a recruitment drive for volunteer tree wardens members requested the administration officer obtains the contact information for the volunteer tree wardens for this area.

2010:153 New Applications for Consideration

2010:153- 1 09/03788/FUL Plot Ref :- Type :-FULL
Applicant Mr P Kempson Date Received 21/12/2009
Location :- Scala House Date Returned 3/01/2010
 1 Lawn Terrace
 Dawlish
 EX7

Proposal : CASE OFFICER - DAVID CURLEY

Installation of two velux windows on southern elevation

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

2010:153- 2 09/03794/MAJ Plot Ref :- Type :-FULL
Applicant Cavanna Homes & Bovis Homes Date Received 2/01/2010
Location :- Land to the east Date Returned 3/01/2010
 of Secmaton Lane
 Secmaton LANE

EX7

Proposal : CASE OFFICER - NICK DAVIES

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)

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

1. Increasing evidence of a significant change in highways issues since the previous application which now need to be reassessed as follows:

- removal of bus services in Elm Grove Road due to parking congestion and lack of turning facilities
- Devon County Council traffic calming review due to congestion
- Teignbridge District Council enforcement officers will now be ticketing those who cause an obstruction (further information maybe obtained from Gatehouse School)

2. Due to increased congestion problems significant pressure will be put to bear on narrow rural lanes possibly causing gridlock and safety issues.

3. Loss of amenity (trees and green spaces)

4. Premature application as site specific allocation for Dawlish has not yet been decided

If the planning authority are minded to approve this application Members highlighted the need to include a request for funds towards safety and access as well as the suggested heads for Section 106 Agreement already detailed.

2010:153- 3 09/03882/FUL

Plot Ref :-

Type :-FULL

Applicant Mr J Slade
Location :- 7 Regent Street
Regent Street
Dawlish
EX7 9LE

Date Received 21/12/2009

Date Returned 3/01/2010

Proposal : CASE OFFICER - RICHARD BLAND

Replacement of single-storey rear extension

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

Dawlish to Teignmouth and need for dual use routes/bridalways. Increasing need for safe off road horse riding/multi use network.

Dawlish - need for NHS dentist

Dawlish - loss of stopping trains on the Paddington to Penzance route and need for re-decoration/re-furbishment

Dawlish - Access to public transport from Upper Longlands/Longlands

Dawlish Warren - Play Area

The Meeting closed at : 7.44pm

Signed : _____ Chairman Date: _____

On behalf of Dawlish Town Council