

Dawlish Town Council

PLANNING COMMITTEE

MINUTES OF THE PLANNING COMMITTEE MEETING held on TUESDAY 23rd February 2010 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 W.J. Protheroe
Councillor Francine Tullis - Chairman
Councillor G.G. Wills - Mayor of Dawlish

Also in Attendance :- Alison Holmes, Administration Officer

2010:174 **Apologies**

Apologies were received from:

Cllr. Mrs. M. Mugford who is unwell and was unable to attend

Cllr. Mrs. R. Prowse 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.

2010:175 **Urgent Items**

There were no urgent items to discuss.

2010:176 **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.

2010:177 **Declarations of Interest**

10/00148/FUL

Linhay Veterinary Centre, Jubilee Barn.

Cllr F Tullis declared a prejudicial interest as the applicant has been a business associate.

10/00343/FUL

Oak Leaves, Port Road.

Cllr F Tullis declared a prejudicial interest as the applicant has been a business

associate.

10/00348/VAR
Sandy Lane, Dawlish

Cllr Wally Protheroe declared a prejudicial interest as he is the chairman of Dawlish Action For Youth.

Cllr F Tullis declared a personal interest as she is the council representative at Dawlish Action For Youth.

2010:178 Minutes

Minutes of the previous meetings of Dawlish Town Council Planning Committee held on 9th February 2010

RESOLVED by the majority of the Members present and voting that the Minutes of the meeting held on the 9th February 2010 be approved by the Committee and that the Minutes be signed by the Chairman as a true record of the meeting.

2010:179 Deferral of business for comment by the public.

10/00148/FUL

Linhay Veterinary Centre, Jubilee Barn

Cllr F Tullis spoke in favour of the application as this is an essential local business that is successful and developing.

10/00343/FUL

Oak Leaves, Port Road.

Cllr F Tullis gave information about the history of the application.

10/00348/VAR

Sandy Lane

Cllr Wally Protheroe spoke in favour of the application as the highways issued have been reassessed.

2010:180 Correspondence

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

1) Applications granted or refused by Teignbridge District Council

a) applications granted

09/03930/FUL 19 West Cliff Park Drive

Rear single storey extension with windows to side elevations and balcony over

09/03788/FUL Scala House, 1 Lawn Terrace

Installation of two velux windows on southern elevation and window in place of door on northern elevation

09/03882/FUL 7 Regent Street

Replacement of single storey rear extension

b) applications refused

09/02488/CLDE

K15 Lee Cliff Park, Mount Pleasant Road

Use of property for permanent residential occupation

It has not been demonstrated on the balance of probabilities that the use for permanent residential occupancy has existed for a continuous period of 10 years up until the date of submission of the application.

09/02545/CLDE

G4 Lee Cliff Park, Mount Pleasant Road

Use of property for permanent residential occupation

It has not been demonstrated on the balance of probabilities that the use for permanent residential occupancy has existed for a continuous period of 10 years up until the date of submission of the application.

K14 Lee Cliff Park, Mount Pleasant Road

Use of property for permanent residential occupation

It has not been demonstrated on the balance of probabilities that the use for permanent residential occupancy has existed for a continuous period of 10 years up until the date of submission of the application.

K11 Lee Cliff Park, Mount Pleasant Road

Use of property for permanent residential occupation

It has not been demonstrated on the balance of probabilities that the use for permanent residential occupancy has existed for a continuous period of 10 years up until the date of submission of the application.

K16 Lee Cliff Park, Mount Pleasant Road

Use of property for permanent residential occupation

It has not been demonstrated on the balance of probabilities that the use for permanent residential occupancy has existed for a continuous period of 10 years up until the date of submission of the application.

H1 Lee Cliff Park, Mount Pleasant Road

Use of property for permanent residential occupation

It has not been demonstrated on the balance of probabilities that the use for permanent residential occupancy has existed for a continuous period of 10 years up until the date of submission of the application.

J3 Lee Cliff Park, Mount Pleasant Road

Use of property for permanent residential occupation

It has not been demonstrated on the balance of probabilities that the use for permanent residential occupancy has existed for a continuous period of 10 years up until the date of submission of the application.

H2 Lee Cliff Park Mount Pleasant Road

Use of property for permanent residential occupation

It has not been demonstrated on the balance of probabilities that the use for permanent residential occupancy has existed for a continuous period of 10 years up until the date of submission of the application.

J4 Lee Cliff Park, Mount Pleasant Road
Use of property for permanent residential occupation

It has not been demonstrated on the balance of probabilities that the use for permanent residential occupancy has existed for a continuous period of 10 years up until the date of submission of the application.

- 2) Section 211 Notice Church View, Newhay Close - Felling of one Sycamore within the rear garden.
- 3) Section 211 Notice Manor Close - Crown lift one sycamore tree over access road, Crown lift one sycamore to 3 metres.
- 4) Letter received in objection to planning application 09/01895/FUL
- 5) Members were given details about the proposed town centre signing and advised that comments should be brought to the meeting of the full town council on Wednesday 3rd March 2010.
- 6) Temporary prohibition of through traffic Holcombe Road Tuesday 4th May 2010 - Wednesday 5th May 2010 for utility works.
- 7) Temporary prohibition of through traffic Holcombe Road from 20th May 2010 - 24th May 2010 for carriageway/footpath works.
- 8) Registration of new property 9 East Cliff Close, Dawlish, EX7 0ED

7)

2010:181 New Applications for Consideration

2010:181- 1	10/00148/FUL	Plot Ref :-	Type :-FULL
Applicant	Mrs K Rew		Date Received 0/02/2010
Location :-	Linhay Veterinary Centre Jubilee Barn Dawlish Water EX7 0QW		Date Returned 24/02/2010

Proposal : CASE OFFICER - JEREMY EBDON

Extension to existing building to provide operating facilities and construction of six loose boxes and storage.

Observations : Before this item was discussed Cllr F Tullis declared a prejudicial interest as the applicant has been a business associate and left the debating chamber at 7.15pm.

The Vice Chairman took the chair.

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

Cllr F Tullis returned to the debating chamber at 7.24pm and resumed the chair.

Proposal : CASE OFFICER - JEREMY EBDON

Extension to existing building to provide operating facilities and construction of six loose boxes and storage.

Observations : Before this item was discussed Cllr F Tullis declared a prejudicial interest as the applicant has been a business associate and left the debating chamber at 7.15pm.

The Vice Chairman took the chair.

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

Cllr F Tullis returned to the debating chamber at 7.24pm and resumed the chair.

2010:181- 2	10/00299/COU	Plot Ref :-	Type :-CHANGE USE
Applicant	Miss J Bradford		Date Received 0/02/2010
Location :-	6 Piermont Place Piermont Place Dawlish EX7		Date Returned 24/02/2010

Proposal : CASE OFFICER - NICOLA WHITE

Change of use from retail to retail and holistic therapies.

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

2010:181- 3	10/00305/COU	Plot Ref :-	Type :-CHANGE USE
Applicant	Trustees Dawlish Kingdom Hall		Date Received 0/02/2010
Location :-	Dawlish Kingdom Hall 37 High Street Dawlish EX7 9HF		Date Returned 24/02/2010

Proposal : CASE OFFICER - DAVID CURLEY

Use of land as additional parking area for Kingdom Hall

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

2010:181- 4	10/00308/FUL	Plot Ref :-	Type :-FULL
Applicant	Mr & Mrs Laxon		Date Received 0/02/2010
Location :-	9 School Hill Cockwood		Date Returned 24/02/2010

Starcross
EX6 8RF

Proposal : CASE OFFICER - JEREMY EBDON

Renewal of planning permission 06/08194 for a new dwelling and garage.

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

2010:181- 5 10/00325/FUL

Plot Ref :-

Type :-FULL

Applicant Mrs T Bell

Date Received 0/02/2010

Location :- 29 Woodland Avenue
Woodland Avenue
Teignmouth
TQ14 8UU

Date Returned 24/02/2010

Proposal : CASE OFFICER - NICOLA WHITE

Erection of decking to front and side of garden building.

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

2010:181- 6 10/00343/FUL

Plot Ref :-

Type :-FULL

Applicant Mr & Mrs Strong

Date Received 0/02/2010

Location :- Oak Leaves
Port Road
Dawlish
EX7

Date Returned 24/02/2010

Proposal : CASE OFFICER - DAVID CURLEY

Proposed replacement dwelling

Observations : Before this item was discussed Cllr F Tullis declared a prejudicial interest as the applicant has been a business associate and left the debating chamber at 7.15pm.

The Vice Chairman took the chair.

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

1. overdevelopment
 2. not conducive to the countryside
-

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

2010:183 Applications with additional plans

09/01895/FUL

Jeremy

Ebdon

Mr T Stone

Western House, Harwick, Plymouth, Devon, PL7 1UG

Land adjacent to 7 High House Close

Erection of dwelling

Observations: 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.

2010:184 Conservation Area Character Appraisals Review

RESOLVED unanimously by members present and voting that they do not wish to make any comment on the Cockwood and Holcombe Conservation Area Character Appraisals and that they fully support them as written.

The Meeting closed at : 7.32pm

Signed : _____ Chairman Date: _____

On behalf of Dawlish Town Council