

# Dawlish Town Council

## PLANNING COMMITTEE

### MINUTES OF THE PLANNING COMMITTEE MEETING held on TUESDAY 4th May 2010 at The Manor House, Dawlish

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

Also in Attendance :- John Winchester, Town Clerk.

Other Members present  
Cllr H Wills  
Cllr P Bloomfield  
Cllr C Payne from 7.07pm  
Cllr E Hockin

22 members of the public

In the absence of the Chairman  
the Vice Chairman took the chair

#### **2010:219 Apologies**

Apologies were received from:

Cllr F Tullis who had other commitments and was unable to attend.  
Cllr M Mugford who had a family commitment and was unable to attend.  
Cllr J Bush who had other commitments 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.

#### **2010:220 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.

#### **2010:221 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.

**2010:222 Declarations of Interest**

10/01152/FUL Dawlish Gardens Trust-Alterations to administration building and provision of polytunnel.

Cllr H Humphries declared a prejudicial interest as she provides assistance to trust members.

**2010:223 Minutes**

Minutes of the previous meetings of Dawlish Town Council Planning Committee held on 20th April 2010.

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

**2010:224 Deferment of business for comment by the public.**

10/01191/MAJ Barratt Homes, Land off Shutterton Lane - Erection of sixty one dwellings with associated external works and highways provision.

Mr R Cripps local elctor spoke against this application.  
Gareth Kendall Barratt Homes representative spoke in favour of this application.

**2010:225 Correspondence**

1. Applications granted of refused by Teignbridge District Council

a) applications granted

10/00148/FUL Linhay Veterinary Centre- Extensions to existing building to provide operating facilities and construction of six loose boxes and storage.

10/00343/FUL Oak Leaves, Port Road-Proposed replacement dwelling.

10/00410/FUL 23 Westwood-Proposed pitched roof over existing flat roofed annexe.

10/00455/FUL Watersmeet, 30 Cofton Hill - Single storey side extension to form annexe accommodation

10/00505/COU 1 Queen Street - Change of use and conversion from offices into a dwelling.

10/00541/LBC Robin Cottage, Ashcombe Road - Removal of wall between kitchen and conservatory.

10/00624/FUL 22 Windward Lane - Proposed extenison to form integral garage and additional living accommodation.

10/00716/FUL The Croft, 34A Teignmouth Road - Provision of additional storey to existing dwelling.

10/00760/TPO Wyndale, Windward Lane - The crown lifting of 3 trees, the felling

of 2 trees and the deadwooding of 5 trees.

10/00804/DCR3 Ratcliffe School, John Nash Drive - Application by Devon County Council under Town & Country Planning General Regulations to permit the retention of existing modular classroom.

09/03794/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)

b) refusal of planning permission

10/00236/ADV Land adjacent to Warren Copse, Exeter Road - Post and plate advertisement sign

The proposed advertisement sign would be contrary to Policies C46, C49 and C50 of the Teignbridge Local Plan as it does not relate to the land on which it is sited and does not serve an essential purpose.

The proposed advertisement sign would be contrary to policy TR10 of the Devon Structure Plan 2001-2016 as it would be detrimental to highway safety by introducing an unnecessary distraction to drivers on a busy classified road.

The proposed advertisement sign would be contrary to policies C04 and C05 of the Devon Structure Plan 2001 - 2016 and policies ENV 2 and ENV3 of the Teignbridge Local Plan as it would result in a proliferation of advertisements which would be harmful to visual amenity of the open countryside.

09/01895/FUL Land adjacent to 7 High House Close - Erection of dwelling

The proposed dwelling is contrary to Policies St1 and C06 of the Devon Structure Plan, 2001 - 2016, Policies H2 and H11 of the Teignbridge Local Plan, and to the advice contained within Planning Policy Statements 1 and 3 because:-

1. the proposed dwelling would be visually dominant overbearing and unacceptably overlook existing dwellings in Meldrim Close by virtue of its siting and design to the detriment of residential amenity; and,
2. the arrangement of the proposed vehicular access/parking, with no turning facilities, would be harmful to the safety of users of the highway in High House Close.

09/02131/FUL 8 Orchard Gardens - two storey extension to replace existing

The proposal is contrary to Policy C06 of the Devon Structure Plan 2001-2016 and policy H14 of the Teignbridge Local Plan because:-

1. it would not blend with the style or appearance of the existing dwelling;
2. its scale would be excessive in relation to the existing property and its surrounding; and,
3. its proximity to the boundary results in an overbearing and dominant impact upon the adjacent property to the south.

2. 10/00661/FUL Devon Court 18 - 20 West Cliff - Retention of sixty UPVC windows and five UPVC doors. Members received a letter from Teignbridge District Council to advise this application will be discussed at a meeting of the Development Control Committee on Tuesday 11th May 2010.





2010:226- 6 10/01191/MAJ

Plot Ref :-

Type :-OTHER

Applicant **Barratt Homes**  
Location :- Land off Shutterton Lane  
Shutterton Lane  
Dawlish  
EX7

Date Received 27/04/2010  
Date Returned 05/05/2010

Proposal : CASE OFFICER - IAN PERRY

Erection of sixty one dwellings a with associated external works and highways provision.

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

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**2010:227 Community Engagement Strategy For The District**

RESOLVED unanimously by Members present and voting that this committee does not wish to make any comments about the strategy.

The Meeting closed at : 7.36pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of Dawlish Town Council