

Dawlish Town Council

PLANNING COMMITTEE

MINUTES OF THE PLANNING COMMITTEE MEETING held on TUESDAY 27th July 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 - Mayor of Dawlish
Councillor Mrs. M. Mugford
Councillor W.J. Protheroe
Councillor Mrs. R. M. Prowse - Chairman

Also in Attendance :- Alison Holmes, Administration Officer
1 Member of the public

2010:045 Apologies

Apologies were received from:

Cllr. G. Price who had another commitment and was unable to attend
Cllr. F Tullis 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.

2010:046 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.

2010:047 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.

2010:048 Declarations of Interest

10/02083/FUL & 10/02084/LBC

Brunswick Arms, Brunswick Place.

Removal of existing blockwork on top of existing stone retaining wall and replacement with stone faced block work retaining wall including levelling of grass bank.

Cllr Wally Protheroe declared a prejudicial interest in this item due to his business interests.

2010:049 Minutes

Minutes of the previous meetings of Dawlish Town Council Planning Committee held on 13th July 2010.

RESOLVED by the majority of the Members present and voting that the Minutes of the meeting held on the 13th July 2010 be approved by the Committee and that the Minutes be signed by the Chairman as a true record of the meeting.

2010:050 Deferment of business for comment by the public.

10/01951/FUL

2 Exeter Road

Demolition of one house and erection of two detached houses.

Ann Parker local resident spoke against the application.

2010:051 Correspondence

1. Applications granted or refused by Teignbridge District Council

a) applications granted

10/01191/MAJ

Land off Shutterton Lane, Dawlish Warren

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

10/01514/FUL

11 Plantation Terrace

Two storey extension on east elevation and three storey lift shaft extension on south elevation

10/01528/FUL

28 Windward Lane

Dwelling with garage

10/01450/FUL

The Oaks, Port Road

Replacement dwelling

10/01875/DCR3

Dawlish Community College, Elm Grove

Replacement of a temporary drama studio

09/03507/FUL

30 Exeter Road

Proposed dwelling and new access

10/01680/TPO

85 Teignmouth Road

The felling of one Confier tree

10/01638/TPO

Bridge House, Old Teignmouth Road

The felling of four trees

b) applications refused

10/01361/FUL

Postern House, Priory Road

Erection of rear boundary fence

The proposal is contrary to Policy C07 of the Devon Structure Plan 2001 to 2016, policies C31., C37, C39 and C40 of the Teignbridge Local Plan and the advice contained in Planning Policy Statement 5 Planning for the historic environment because:-

- 1) it would not form an attractive feature blending sympathetically with the character of the development or the street scene;
- 2) the material and form of the fence would not be appropriate to the area or in harmony with the surrounding properties; and,
- 3) it would not preserve the setting of the adjacent listed building or conservation area.

10/01621/FUL

Lisburne, 16 West Cliff

Retention of replacement windows at ground floor level on front and rear elevation

The development is contrary to Policies C06 and C07 of the Devon Structure Plan 2001 to 2016, Policies C31 and C34 of the Teignbridge Local Plan and to the advice contained within Planning Policy statement 5 because the windows are harmful to the character and appearance of the building, the street scene and to this part of the Conservation Area by virtue of their materials, design and prominence.

10/01390/FUL

31 West Cliff Road

Erection of two metres high fence on southern boundary

The proposal is contrary to Policy C06 of the Devon Structure Plan 2001 to 2016 and Policy C40 of the Teignbridge Local Plan because it would not form an attractive feature blending sympathetically with the character of the development or the street scene.

10/01576/CLDE

4 Barton Villas

Certificate of Lawfulness for five existing replacement windows

There is insufficient evidence presented to prove that windows 3, 4 and 5 have been installed for more than four years.

2. Letter received from Barratt Homes regarding the recent granting of planning permission confirming they are contactable for any queries from the public or from members of the Town Council.

3. Letter received from Teignbridge District Council advising application 10/01424/MAJ Secmaton Rise will be discussed at development control on Monday 2nd August 2010.

4. Email received from the local development framework team offering a

presentation to councillors regarding the core strategy. RESOLVED unanimously by Members present and voting that this presentation should take place at the next meeting of the Town Council.

5. Road Closures

Old Town Street 20/10/2010 - 26/10/2010 junctions of Stockton Road and Stockton Lane

Park Road 20/10/2010 - 22/10/2010 junctions of Luscombe Terrace and Stockton Lane

Stockton Road 25/10/2010 - 29/10/2010 junctions of School Hill and Longlands

Stockton Lane 27/10/2010 - 29/10/2010 junctions of Old Town Street and Stockton Road

Regent Street 25/10/2010 - 29/10/2010 junctions of Old Town Street and King Street

6. Modified tree preservation order received Stewart Gardens

2010:052 New Applications for Consideration

2010:052- 1 **10/01773/FUL** Plot Ref :- Type :-FULL
Applicant **Mr R Kerr** Date Received **4/07/2010**
Location :- **Mariners Court** Date Returned **28/07/2010**
Beach Street
Dawlish
EX79 PN

Proposal : **CASE OFFICER - NICOLA WHITE**

Replacement Windows

Observations : **RESOLVED** by the majority of Members present and voting that this Council recommends refusal of this application for the following reason:

1. wood finish upvc is not acceptable in a conservation area.

2010:052- 2 **10/01821/FUL** Plot Ref :- Type :-FULL
Applicant **Mr R Smith** Date Received **4/07/2010**
Location :- **10 Whickham Lodge** Date Returned **28/07/2010**
East Road
Dawlish
EX7 0BB

Proposal : **CASE OFFICER - NICOLA WHITE**

Installation of velux window

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

1. the provision of screening should remain.

2010:052- 9	10/02237/FUL	Plot Ref :-	Type :-FULL
Applicant	Mr & Mrs Hunter		Date Received 20/07/2010
Location :-	Pinecliff		Date Returned 28/07/2010
	51A Windward Lane		
	Holcombe		
	EX7 0JQ		

Proposal : **CASE OFFICER - NICOLA WHITE**

Certificate of Lawfulness for proposed single storey side extension.

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

2010:052- 10	10/02252/CLDP	Plot Ref :-	Type :-OTHER
Applicant	Mr Kingham		Date Received 20/07/2010
Location :-	25 Wilbury Way		Date Returned 28/07/2010
	Wilbury Way		
	Dawlish		
	EX7 0EX		

Proposal : **CASE OFFICER - DAVID CURLEY**

Certificate of Lawfulness for proposed single storey side extension.

Observations : Members were advised this item should not have been on the agenda and therefor made no comment.

2010:053 Notifications received

10/02278/AGR
Eastdon Farm, Eastdon
Mr R Weeks
Eastdon Farm
Eastdon

Open fronted implement store

RESOLVED unanimously by Members present and voting that this Council recommendation no objection to this notification.

2010:054 Appeals Received

10/0051/FAST
8 Orchard Gardens
Dawlish

Two storey extension to replace existing
Appeal against refusal of planning permission no 09/02131

Appeal was noted by Members.

The Meeting closed at : 7.39pm

Signed : _____ Chairman Date: _____

On behalf of Dawlish Town Council