

# Dawlish Town Council

## PLANNING COMMITTEE

### MINUTES OF THE PLANNING COMMITTEE MEETING held on TUESDAY 10th January 2012 at The Manor House, Dawlish

Committee Members Present :- Councillor M. Clayson  
Councillor Mrs. M. Lowther - Vice-Chairman  
Councillor T. Lowther  
Councillor J. Petherick - Mayor of Dawlish  
Councillor R. Vickery - Chairman

Also in Attendance :- Alison Holmes - Administration Officer  
2 members of the public

#### 2012:126 Apologies

Apologies were received from:

Cllr Ms M Swift, Cllr H Almond, Cllr Mrs R Prowse and Cllr Mrs B Willoughby who were unable to attend.

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

#### 2012:127 Urgent Items

Items are brought to the attention of Committee Members by the Chairman as a matter of urgency.

Members are reminded that they have not received the statutory notice of this business to be transacted and should therefore recognise that any decision made may be taken to be unlawful if challenged in the future.

The Chairman confirmed to Members that the time of the Planning Committee Meeting to be held on Tuesday 24th January 2012 would be 7.00pm.

The Chairman advised Members that we have received a copy of Plan Teignbridge - Consultation for the Teignbridge Core Strategy 2013-2033 Preferred Options. This will be circulated to all Members to read and make comments. A formal response from the Town Council will be formulated at a Planning Committee meeting prior to the consultation closing date of Friday 2nd March 2012. There is a public event about the Core Strategy at the The Strand Centre on Tuesday 24th January 2012 2pm - 8pm.

11/03762/TPO 1 Prospect House -Pruning of seven trees, felling of two trees. The chairman reported he had met with the Teignbridge District Council Arboricultural Officer at the site and under consultation with the applican the original application has been withdrawn and a new planning application for the tree works will be submitted to the planning authority.

#### 2012:128 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.

## **2012:129 Declarations of Interest**

11/03974/REM The Deodar - Approval of reserved matters for a dwelling (approval sought for appearance and landscaping)

Cllr J Petherick and Cllr T Lowther declared a prejudicial interest as they are members of the same organisation as the applicant.

## **2012:130 Minutes**

Members present received the Minutes of the previous meeting of Dawlish Town Council Planning Committee held on the 13th December 2011.

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

## **2012:131 Correspondence**

1) Applications granted or refused by Teignbridge District Council

a. application refused

11/03574/FUL 8 Penfield Gardens - Two Storey Side Extension.

The proposal is not designed to be in keeping with the existing building contrary to Policy H14 (Extension to Existing Residential Properties) of the Teignbridge Local Plan and Policy C06 (Quality of Development) of the Devon Structure Plan.

The two storey extension is sited within one metre of the boundary and would therefore appear unduly dominant within the street scene contrary to Policy H14 (Extensions to Existing Residential Properties) of the Teignbridge Local Plan.

b. applications granted

11/03413/COU 7 High House Close - change of use of vacant land to domestic curtilage and widening of existing driveway.

c. split decision

11/03518/TPO Bradenton House, Old Teignmouth Road - Pruning of two trees in the grounds of Bradenton House and pruning of one tree overhanging from Shrimp Lodge.

approval - oak tree located adjacent to front garden boundary.

refusal - beech as it is free from any structural defect and growing healthy and stable, reduction would have an adverse effect on the trees health and the visual amenity.

Semi mature oak it is not considered unstable and the spatial relationship between the tree and adjacent property is satisfactory.

d. Trees in a conservation area

11/03801/CAN Cones The Connybear - Pruning of four fruit trees and felling of one fruit tree.

11/03700/CAN 1 Manor Close - Pruning of three trees.

2) Temporary prohibition of through traffic

Monday 19th March - Wednesday 28th March Lower Meadow Rise, Meadow Rise, Meadow Park and Badlake Hill for resurfacing works by Devon County Council.

3) Notification of change of address from Briar Bank, Secmaton Lane to Roebank Cottage, Secmaton Lane.

4) Correspondence received from Devon County Council to advised that from the 1st April 2012 planning consultations will only be available electronically.

**2012:132 Deferment of business for comment by the public.**

11/03974/REM The Deodar

Mr J Seaborne applicant spoke about the sustainability and design of the development.

**2012:133 New Applications for Consideration**

2012:133- 1 11/03735/FUL Plot Ref :- Type :- FULL  
Applicant Name :- Mrs J Veryard Date Received :-20/12/2011  
Location :- 21 Westwood Date Returned :-11/01/2012  
Cockwood  
Dawlish  
EX6 8RW  
  
Proposal : CASE OFFICER - NICOLA TURNER  
  
Retention of decking to front  
  
Observations : RESOLVED unanimously by Members present and voting that this Council recommends no objection to this application.

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2012:133- 2 11/03954/FUL Plot Ref :- Type :- FULL  
Applicant Name :- Girlguiding Dawlish& Stracross Date Received :-14/12/2011  
Location :- Girlguiding Dawlish Date Returned :-11/01/2012  
&Starcross  
Barton Crescent  
Dawlish  
EX7  
  
Proposal : CASE OFFICER - NICOLA TURNER  
  
Demolition of existing building and erection of community building.  
  
Observations : RESOLVED by the majority of Members present and voting that this Council recommends no objection to this application.

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2012:133- 3 11/03955/CON Plot Ref :- Type :- CONSAREA  
Applicant Name :- Girlguiding Dawlish&Starcross Date Received :-14/12/2011  
Location :- Girlguiding Date Returned :-11/01/2012  
Dawlish&Starcross  
Barton Crescent  
Dawlish  
EX7

Proposal : CASE OFFICER - NICOLA TURNER

Demolition of existing community building

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

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2012:133- 4 11/03974/REM Plot Ref :- Type :- OTHER  
Applicant Name :- Mr J Seaborne Date Received :-14/12/2011  
Location :- The Deodar Date Returned :-11/01/2012  
Secmaton Lane  
Dawlish  
EX7 0LT

Proposal : CASE OFFICER - NICOLA TURNER

Approval of reserved matters for a dwelling (approval sought for appearance and landscaping)

Observations : Before this item was discussed Cllr J Petherick and Cllr T Lowther declared a prejudicial interest in this application as they are members of the same organisation as the applicant and left the debating chamber at 7.10pm.

At 7.15pm it was RESOLVED unanimously by members present and voting that standing orders be suspended to allow members to seek clarity from the applicant regarding the pitch of the roof.

The business of the planning committee was resumed at 7.19pm.

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

Members commended the intergration of solar panels into the design at this stage of development.

Cllr J Petherick and Cllr T Lowther returned to the debating chamber at 7.22pm.

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2012:133- 5 11/03987/FUL Plot Ref :- Type :- FULL  
Applicant Name :- Mr J Rackley Date Received :-14/12/2011  
Location :- 11 Copp Path Date Returned :-11/01/2012  
Copp Path  
Dawlish  
EX7 9SR

Proposal : CASE OFFICER - ANNA MOONEY

Two Storey rear extension

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

1. Overdevelopment
2. Loss of amenity
3. Setting a precedent for future extensions

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2012:133- 6 11/03997/FUL Plot Ref :- Type :- FULL  
Applicant Name :- Mr P Reynolds Date Received :-14/12/2011  
Location :- Land adj to Church Road Date Returned :-11/01/2012  
Church Road Cockwood  
Cockwood  
EX7

Proposal : CASE OFFICER - CARLY PERKINS

Erection of garage and garden room (extension of time for implementation of 09/00007/FUL)

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

Members requested that the conditions of the original granted application remain.

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2012:133- 7 11/04072/FUL Plot Ref :- Type :- FULL  
Applicant Name :- Mr B Gellatly Date Received :-03/01/2012  
Location :- Linden Lea Date Returned :-11/01/2012  
The Humpy  
Badlake Hill  
EX7 9BB

Proposal : CASE OFFICER - NICOLA TURNER

Construction of raised garden and associated retaining wall and boundary fence.

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

1. the addition of the fencing to the retaining wall will have an overbearing effect on the public footpath.

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## 2012:134 Appeals received.

2012:134- 1 11/00059/REF Plot Ref :- Type :- OTHER  
Applicant Name :- Mr J Southwick Date Received :-03/01/2012  
Location :- 1 Beach Street Date Returned :-11/01/2012  
Beach Street  
Dalwish  
EX7

Proposal : CASE OFFICER - CHRISTINE BOLTON

Appeal against refusal of Planning Permission No 10/035052/COU

Observations : RESOLVED unanimously by Members present and voting that this Council notes this appeal.

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## 2012:135 Street Naming

Members have been requested by Teignbridge District Council to suggest road names for the 4 roads in the new development off Secmaton Lane.

As the roads lead off Carhaix Way which is named after our twinned town, Members suggested that the new names should follow this and be named after areas around Carhaix. It was RESOLVED unanimously by Members present and voting that this Council recommends the following names for the four roads in the new development.

Road A - Morlaix Close  
Road B - Roscoff Road  
Road C - Finistere Avenue  
Road D - Carnac Drive

The Meeting closed at : 8.35pm

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

On behalf of Dawlish Town Council