

12 October 2017



DAWLISH TOWN COUNCIL

AGENDA

Dear Councillor

You are hereby summoned to attend a Meeting of the

Planning Committee

To be held at **The Manor House, Dawlish** on
Thursday 9 November 2017 at 7.00pm

Yours sincerely

A handwritten signature in black ink, appearing to read 'Yola Mitchell', is written over a light blue horizontal line.

Yola Mitchell
Finance Officer

Cllr Pauline Bloomfield - Chairman
Cllr Greg Fenne
Cllr Graham Price
Cllr Judith Robins
Cllr Martin Wrigley (ex officio)

Cllr Gary Taylor – Vice Chairman
Cllr Alison Foden
Cllr Rosalind Prowse
Cllr Carole Tamlyn
Cllr Lisa Mayne (ex officio)

- 1** **Declarations of Interest** – *Members are reminded that they should declare any interest in the items to be considered and are also advised that the timescale to alter their stated interests with the District Council's Monitoring Officer is 28 days.*

- 2** **Urgent Items**
To receive urgent items (if any).
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.

- 3** **Councillor's Reading File:**
Councillors are reminded that items in this Agenda marked 'contained in Reading File' are available for inspection in the office. Councillors should familiarise themselves with all relevant paperwork prior to the relevant meeting

- 4** **The Freedom of Information Act 2000** *deems that all information held by this Council should be freely available to the public unless it falls under one of 23 exemptions.*

- 5** **The Data Protection Act 1998** *precludes this Authority from publishing the names, addresses or other private information of individuals unless written permission is given by the individual for such details to be made public. Therefore, where necessary, personal details have been removed from the papers attached to ensure that information held is available but individuals are protected.*

- 6** **County & 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.

- 7** **Categorisation of Applications**
Teignbridge District Council place applications in two categories: Teignbridge District Council initially lists most applications as DEL (Delegated - Officer) unless it has some interest in either the land or the application. Applications listed as DEL may be dealt with under delegated approval; i.e. the Head of Planning Services may be authorised to make a decision under powers specifically given to him. Where an application concerns land or development in which the District Council has an interest, it will be listed as COMM (Committee) so that it must be considered by the Development Control Committee and cannot be decided under delegated

powers. A ward Member may request that an application is listed as COMM so that it must be considered by the Development Control Committee and cannot be decided under delegated powers. The Head of Planning Services may also list an application as COMM. On receipt, applications are numbered according to application type: ADV - application to display adverts; AGR - agricultural notification; CAN - Conservation Area notifications (Trees); CIR - Circular 18/84; CON - Conservation Area Consent; COU - Change of Use; CPE - Certificate of Existing Lawful use/dev; CPL - Certificate of proposed lawful use/dev; DCC- Devon County Council consultation; DCR3 - Devon County Council Regulation 3; DCR4 - Devon County Council Regulation 4; DEM - demolition; ES - Environmental Statement; EXMPT - Exempt works trees; EXEMPTC - Except works Conservation Area trees; FOLIO - folio; FUL - Full application; HAZ - Hazardous notification; HEDGE - Hedgerow notification; LBC - Listed Building Consent; LBD - Listed Building Consent/demolition; MAJ - Major application; MOD - Modification to Section 106 Order; OUT - Outline application; PE - Preliminary enquiry; REM - removal of reserved matters; SWE - overhead lines; TDC - Teignbridge District Council Regulation 3 or 4; TEL - Tele- Page 2 communication notification; TELM - Telecommunication mast notification; TPO - Tree Preservation Order; VAR - Vary condition; WC - without compliance.

- 8** **Mobile telephones** Councillors and members of the public are requested to ensure that mobile phones are switched to 'silent' during the meeting to avoid disruption.
- 9** **Recording** this meeting may be filmed or audio taped.

AGENDA

1. Apologies for absence

2. To receive and consider requests for dispensation

3. Minutes

To receive, approve and sign the Minutes of the Planning meeting held on the 19 October 2017.

4. Correspondence

To receive correspondence on planning matters.

5. Deferment of business for comment by the public

Business of the Planning Committee will be suspended, at the discretion of the Chairman, to allow members of the public present at the meeting to make representations to the Committee for a period of time to be determined by the Chairman on matters listed on this agenda.

6. Cycle Trail – To approve the following three amendments to the scheme:

- A** to adjust the location of the cycle racks
- B** to add some landscape planting areas
- C** to include a location for the E-Bike Station

Report attached.

7. New Applications for Consideration

PARISH:	DAWLISH	WARD: Dawlish Central And North East
APPLICATION REF:	17/02262/FUL	OFFICER: Claire Boobier
DECISION LEVEL:	DEL	
LOCATION:	18 Longlands	
PROPOSAL:	Conversion of existing house into three dwellings and construction of two dwellings following demolition of classroom, cabin and garage in the grounds with associated parking	
APPLICANT	Mr R Hazeldene 18 Longlands Dawlish EX7 9NG	
AGENT:	Mr B Godfrey The Godfrey Partnership Bitton House Bitton Park Road Teignmouth TQ14 9DF	

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02262/FUL&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 17/02489/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 11 Queen Street Dawlish
PROPOSAL: Replacement shopfront and entrance door
APPLICANT Mr P Tucker 6 Millin Way Dawlish Devon EX7 0EP
AGENT: Mr P Woollorton-Renouf MJS Planning & Design Ltd First Floor
Handel House 2 Somerset Place Teignmouth Devon TQ14 8EP
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02489/FUL&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 17/02534/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 8 Broom Close
PROPOSAL: Retention of replacement conservatory
APPLICANT Mrs P Smith 8 Broom Close Dawlish EX7 0RP
AGENT: Jason Sandland J Sandland Limited 62 Brook Street Dawlish
EX7 9AE

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02534/FUL&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 17/02540/TPO **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: Hill Drive Secmaton Lane
PROPOSAL: Works to trees as itemised in submitted report
APPLICANT Mr M Willey Hill Drive Secmaton Lane Dawlish EX7 0LW

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02540/TPO&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 17/02383/FUL **OFFICER:** Nicola Turner/Kati Owen
DECISION LEVEL: DEL
LOCATION: Brunel Holiday Park, Beach Road
PROPOSAL: Use of land for stationing of railway carriages, and land for camping
purposes on an all year round basis
APPLICANT Mrs Stapleton c/o Agent
AGENT: Mr Geoff Armstrong Armstrong Rigg Planning The Exchange
Colworth Science Park Sharnbrook Bedford MK44 1LQ

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02383/FUL&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 17/02266/FUL **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: Byways, Secmaton Lane
PROPOSAL: Single storey rear extension, side extension including demolition of existing porch and rendering of existing dwelling
APPLICANT Mr J Baker Byways Secmaton Lane Dawlish Devon EX7 0LT
Web Link:
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02266/FUL&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 17/02415/FUL **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: Units 4-5 Charter House Dawlish Business Park
PROPOSAL: Change of use of part building to a gymnasium (Use Class D2)
APPLICANT Mr S Chandler Units 4-5 Charter House Dawlish Business Park
Dawlish Devon EX7 0NH
Web Link:
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02415/FUL&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 17/02584/LBC **OFFICER:** Naomi Archer
DECISION LEVEL: DEL
LOCATION: 3 Badlake Hill
PROPOSAL: Removal of ground floor stud wall, remove fireplace and reinstate as a chimney and fit a wood burning stove, reinstate second fireplace and creation of a first floor shower room
APPLICANT Mr N Saxon 3 Badlake Hill Dawlish Devon EX7 9AY
Web Link:
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02584/LBC&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 17/02617/CAN **OFFICER:** Mark Waddams
DECISION LEVEL: COMM
LOCATION: The Priory, 4 Priory Road
PROPOSAL: Remove one self-seeded Holm oak in the front garden and pollard three trees in the rear garden by 10%
APPLICANT Paul & Anne Miller The Priory Management Company 2 The Coachhouses The Priory 4 Priory Road Dawlish Devon EX7 9JG
Web Link:
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02617/CAN&MN=Y>

8. Application with Revised Plans

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 17/01944/FUL **OFFICER:** Claire Boobier
DECISION LEVEL: COMM
LOCATION: Adventure Golf, Tucks Plot
PROPOSAL: 12 hole safari themed adventure golf course with accompanying golf/refreshment kiosk
APPLICANT Mr & Mrs R Phipps Carpe Diem Pottery Road Bovey Tracey
Devon TQ13 9DS

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/01944/FUL&MN=Y>

9. Applications Withdrawn

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 17/01745/FUL **OFFICER:** Angharad Williams
DECISION LEVEL: DEL
LOCATION: 4 The Strand
PROPOSAL: The installation of new roller-shutters, boxes and guides
APPLICANT: The Co-operative Group c/o Agent
AGENT: Mr D Reade Wellsfield Associates 66 High Road Hockley SS5 4TA

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/01745/FUL&MN=Y>