



# DAWLISH TOWN COUNCIL

Minutes of a Meeting of the

## **Planning Committee**

Held at **The Manor House, Dawlish** on

**Thursday 14 December 2017 at 7.00 pm**

**Present:**

Cllr Pauline Bloomfield

Cllr Gary Taylor

Cllr Alison Foden

Cllr Martin Wrigley

**Absent:**

Cllr Greg Fenne

Cllr Lisa Mayne

**In attendance:** Yola Mitchell – Finance Officer

**125 Apologies**

Apologies were received from:

Cllr Rosalind Prowse who had another council commitment

Cllr Judith Robins for personal reasons

Cllr Carole Tamlyn for health reasons

**RESOLVED** unanimously by Members present and voting that this Council accepts the apologies and reasons for absence.

**126 Urgent items**

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.

**127 County & District Council Members**

It was 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.

**128 Categorisation of Application**

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.

**129 Freedom of Information Act 2000 and Data Protection Act 1998**

Documents containing addresses or details of persons or organisations other than the Town Council or Councillors should not be disclosed to outside parties. The Freedom of Information Act 2000 deems that all information held by the Town Council should be freely available to the public unless it falls under one of 23 exemptions. 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 that 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. In the case of Planning Applications, the applicants, by virtue of their application to the District Planning Authority, are deemed to have given permission for their private details to be made public for the purposes of consideration of their application only.

**130 Declarations of Interest**

**131 Minutes**

Members present received the Minutes of the previous meeting of Dawlish Town Council Planning Committee.

**RESOLVED** unanimously by Members present and voting that the Minutes of the Planning Committee meeting held on the 7 December 2017 be approved by the Committee and signed by the Chairman as a true record of the meeting with an additional comment to the recommendation that there be a 'condition that construction traffic go to A379 along Warren Road not via Cockwood.' For application 17/02565/MAJ Peppermint Club, Warren Road.

**132 Correspondence**

Applications granted or refused by Teignbridge District Council:

**132.1 Applications granted**

- 17/02584/LBC – 3 Badlake Hill  
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
- 17/01658/LBC – 10 Marine Parade  
Replacement balcony
- 17/02415/FUL – Unit 4-5, Charter House  
Change of use of part building to a gymnasium (Use Class D2)
- 17/02728/FUL – Southview, 4 Stockton Avenue  
Replacement of existing conservatory with new orangery
- 16/02739/MAJ – Golden Sands Holiday Park

Use of land for the siting of static caravans, tourers and caravan and camping, including ancillary building, for holiday use between 1 March and 14 February (inclusive)

### 132.2 Applications refused

- 17/02262/FUL – 18 Longlands  
Change of use and conversion of former day nursery into three dwellings and construction of two new dwellings following demolition of classroom, cabin and garage in the grounds with associated parking

### 132.3 Appeal Decisions

- 17/00104/FUL – Branscombe Farm, Branscombe Lane  
An agricultural storage building  
  
The appeal is dismissed
- 14/03689/FUL – La Falaise, 9 Old Teignmouth Road  
Erection of 3 dwellings within curtilage of existing bungalow

The appeal is allowed and planning permission granted

### 133 Deferment of business for comment by the public

Roger North from Devon Council Council attended the meeting to answer questions regarding the Cycle Trail whilst standing orders were suspended.

### 134 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

Standing orders were suspended between 7.15pm and 8.07pm for councillors to discuss the Cycle Trail with Mr North.

Comment: **RESOLVED** unanimously that the item be referred back to Full Town Council for the Dawlish Lawn working party to discuss.

### 135 New Applications for Consideration

**PARISH:** DAWLISH  
**APPLICATION REF:** 17/02709/FUL

**WARD:** Dawlish South West  
**OFFICER:** Estelle Smith

**DECISION LEVEL:** DEL  
**LOCATION:** 15 Barton Terrace  
**PROPOSAL:** Dwelling in garden  
**APPLICANT** Mr I Thompson 15 Barton Terrace Dawlish Devon EX7 9QH  
**AGENT:** Mr N Howes Howes Partnership Architects 97 Torquay Road  
Paignton Devon TQ3 2SE

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application.

**PARISH:** **DAWLISH** **WARD:** Dawlish Central And North East  
**APPLICATION REF:** 17/02802/LBC **OFFICER:** Naomi Archer  
**DECISION LEVEL:** DEL  
**LOCATION:** Flat 4 Stanley House 4 Brunswick Place  
**PROPOSAL:** Changes to internal layout at first and second floor  
**APPLICANT** Mr D Long 50 Meadow Park Dawlish Devon EX7 9BU

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application.

**PARISH:** **DAWLISH** **WARD:** Dawlish South West  
**APPLICATION REF:** 17/02901/FUL **OFFICER:** Claire Boobier  
**DECISION LEVEL:** DEL  
**LOCATION:** 4 Fordens Lane, Holcombe  
**PROPOSAL:** Dormer window to front, replacement bay window with balcony over, single storey side extension and single storey rear extension  
**APPLICANT** Mr & Mrs Viner 4 Fordens Lane Holcombe Dawlish Devon EX7 0LD  
**AGENT:** Mr M J Slader MJS Planning & Design First Floor Handel House 2 Somerset Place Teignmouth Devon TQ14 8EP

Comment: **RESOLVED** unanimously by Members present and voting that this Council would not wish to recommend refusal of this application but would like to comment that the proposed dormer window is incongruous to the design of the building and therefore members were concerned regarding the effect it would have on the character of the area.

### 136 Appeals received

**PARISH:** **DAWLISH** **WARD:** Dawlish South West  
**APPEAL REF:** 17/00056/FAST **OFFICER:** Lisa Edwards  
**APPEAL TYPE:** Householder

**LOCATION:** Innisfree Smugglers Lane  
**DESCRIPTION:** Appeal against refusal planning permission 16/01719 for New pitched roof on main roof to create additional accommodation, balcony on existing flat roof, single storey extension, replacement conservatory and replacement cladding  
**APPELLANT:** Mr J Buckley c/o Agent  
**AGENT:** Mrs Sally Price 60 Albert Road Tamworth Staffs B79 7JN

Comment: **Noted**

**The meeting was closed by Cllr Pauline Bloomfield, Chairman at 8.25pm.**

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Cllr Pauline Bloomfield, Chairman.