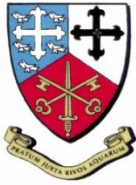


2 February 2018



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 8 February 2018 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 Rosalind Prowse
Cllr Carole Tamlyn
Cllr Martin Wrigley (ex officio)

Cllr Gary Taylor – Vice Chairman
Cllr Alison Foden
Cllr Judith Robins

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 18 January 2018.

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. Public Consultation on the draft Teignbridge Design Guide

From **Friday 26 January until 12pm on Friday 9 March 2018** Teignbridge will consult on a draft Teignbridge Design Guide.

The document will help guide development schemes that are submitted to the council and also clarify the requirements of Teignbridge Local Plan policies. In its final form it will be adopted as a Supplementary Planning Document.

- View online at www.teignbridge.gov.uk/designguide
- Comments to be submitted by completing the online survey at www.teignbridge.gov.uk/liveconsultations

7. New Applications for Consideration

PARISH:	DAWLISH	WARD: Dawlish Central And North East
APPLICATION REF:	17/02912/FUL	OFFICER: Kelly Grunnill
DECISION LEVEL:	DEL	
LOCATION:	Mount Pleasant Inn, Mount Pleasant Road	
PROPOSAL:	Ground floor extension to restaurant area	
APPLICANT	Mr T Wheatley Heavitree Brewery plc Mount Pleasant Inn Mount Pleasant Road Dawlish Warren Devon EX7 0NA	
AGENT:	Mr J Dawson JD Architectural Design Bank Chambers 1 Vaughan Parade Torquay Devon TQ2 5EG	

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02912/FUL&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 17/03033/FUL **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: 4 Priory Park Road
PROPOSAL: Loft conversion, rear extension and second floor walkway to garden
APPLICANT Mr S Young 4 Priory Park Road Dawlish Devon EX7 9LX
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/03033/FUL&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 17/03034/FUL **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: 4 Priory Park Road
PROPOSAL: Retention of front patio and rear decking and addition of front decking
APPLICANT Mr S Young 4 Priory Park Road Dawlish Devon EX7 9LX
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/03034/FUL&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish South West
APPLICATION REF: 18/00023/FUL **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: Lower Rixdale Farm Barn, Lower Dawlish Water
PROPOSAL: Conversion of barn to dwelling
APPLICANT Mr & Mrs Lawson Spiller Shiverstone Farm Lower Dawlish Water
Dawlish Devon EX7 0QN
AGENT: Mr Daniel Metcalfe DJMA Limited Orchardside Church Lane
Trusham Devon TQ13 0NW
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00023/FUL&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish South West
APPLICATION REF: 18/00024/LBC **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: Lower Rixdale Farm Barn, Lower Dawlish Water
PROPOSAL: Conversion of barn to dwelling house

APPLICANT Mr & Mrs Lawson Spiller Shiverstone Farm Lower Dawlish Water
Dawlish Devon EX7 0QN
AGENT: Mr Daniel Metcalfe DJMA Limited Orchardside Church Lane
Trusham Devon TQ13 0NW
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00024/LBC&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish South West
APPLICATION REF: 18/00080/FUL **OFFICER:** Nicola Turner
DECISION LEVEL: DEL
LOCATION: 46 Teignmouth Road, Teignmouth
PROPOSAL: Conservatory to front and enlargement of existing front dormer to include provision of Juliet balcony
APPLICANT Mr & Mrs H Clemens 46 Teignmouth Road Teignmouth Devon TQ14 8UT
AGENT: Mr D McClure Proplans Architectural Design Ltd 10 Centenary Way Bovey Tracey Devon TQ13 9GY
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00080/FUL&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish South West
APPLICATION REF: 17/03044/FUL **OFFICER:** Eve Somerville
DECISION LEVEL: DEL
LOCATION: 1 Derncleugh Gardens
PROPOSAL: Roof conversion to provide bedroom and en-suite bathroom, with dormer window to the rear, three rooflights and gable window
APPLICANT Mr S Scully 1 Derncleugh Gardens Dawlish Devon EX7 0JG
AGENT: Mr K Flowers TFQ Architects Armada House Odhams Wharf Topsham Exeter Devon EX3 0PB
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/03044/FUL&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/00008/FUL **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: 13 Clover Drive
PROPOSAL: Conversion of garage to additional accommodation including replacing garage door with door and windows
APPLICANT Miss W Beresford 13 Clover Drive Dawlish Devon EX7 0FJ
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00008/FUL&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/00111/CLDE **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: Millcroft Bungalow, Hensford Road
PROPOSAL: Certificate of Lawfulness for non-compliance with agricultural tying condition
APPLICANT Mrs S Hutchings Millcroft Bungalow Hensford Road Dawlish Devon EX7 0QX
AGENT: Mr H Townsend Townsend Chartered Surveyors Matford Centre Matford Park Road Exeter Devon EX2 8FD
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00111/CLDE&MN=Y>

8. Appeals received

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPEAL REF: 17/00075/FAST **OFFICER:** Lisa Edwards
APPEAL TYPE: Householder
LOCATION: The Maisonette, 10 Marine Parade
DESCRIPTION: Appeal against the refusal of planning application 17/02301/FUL - Two storey rear extension and new access steps and lightwell to front (revised scheme)
APPELLANT: Mr G Trankle Oaklea 6 The Coppice Dawlish Devon EX7 0LN
AGENT: Preliminary Planning Professionals 30 Nelson Place Newton Abbot Devon TQ12 2JH

Web Link

<http://gis.teignbridge.gov.uk/TeignbridgePlanningOnline/Results.aspx?Type=Appeal&Refval=17/00075/FAST&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPEAL REF: 17/00080/FAST **OFFICER:** Lisa Edwards
APPEAL TYPE: Householder
LOCATION: Conifers, 4 Orchard Lane
DESCRIPTION: Appeal against the refusal of Planning Application 17/00844/FUL - Single storey side extension and roof alterations to form first floor accommodation
APPELLANT: Mr & Mrs Stead Conifers 4 Orchard Lane Eastdon Starcross Devon
AGENT: Mr C Baker 18 Reynell Avenue Newton Abbot Devon TQ124HE

Web Link

<http://gis.teignbridge.gov.uk/TeignbridgePlanningOnline/Results.aspx?Type=Appeal&Refval=17/00080/FAST&MN=Y>