



DAWLISH TOWN COUNCIL

Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday 18 January 2018 at 7.00 pm**

Present:

Cllr Greg Fenne
Cllr Alison Foden
Cllr Judith Robins
Cllr Carole Tamlyn
Cllr Martin Wrigley

Absent:

In attendance: Yola Mitchell – Finance Officer

137 Nomination of Chairman

In the absence of both the Chairman and Vice Chairman it was **RESOLVED** unanimously that Cllr Martin Wrigley would Chair the meeting.

138 Apologies

Apologies were received from:
Cllr Pauline Bloomfield - health reasons
Cllr Gary Taylor - personal commitment
Cllr Lisa Mayne - personal commitment
Cllr Rosalind Prowse - other council commitment

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

139 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.

140 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.

141 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

most notification; TPO - Tree Preservation Order; VAR - Vary condition; WC - without

compliance.

142 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.

143 Declarations of Interest

144 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 14 December 2017 be approved by the Committee and signed by the Chairman as a true record of the meeting.

145 Correspondence

Applications granted or refused by Teignbridge District Council:

145.1 Applications granted

- 17/02379/FUL – Land At NGR 295395 79289, Branscombe Lane
Installation of GRP cabinet
- 17/01944/FUL – Adventure Golf, Tucks Plot
12 hole safari themed adventure golf course with accompanying golf/refreshment kiosk

145.2 Appeal Decisions

- 16/01719/FUL – Innisfree, Smugglers Lane
New pitched roof on main roof to create additional accommodation, balcony on existing flat roof, single storey extension, replacement conservatory and replacement cladding

The appeal was dismissed

146 Deferment of business for comment by the public

There were no members of the public

147 Street naming request for new development on West Cliff Road, Dawlish

RESOLVED unanimously that Daw Vale be recommended as the name of the main road and that names of fallen Dawlish WW1 soldiers be sent to the Town Clerk and forwarded on to be considered for the additional names requested

148 Locally listed building consultation

RESOLVED unanimously - members agreed that the document appeared appropriate and comprehensive but would welcome the opportunity to review the implementation of the criteria after six months of use.

149 New Applications for Consideration

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 17/02834/FUL **OFFICER:** Nicola Turner
DECISION LEVEL: DEL
LOCATION: Yaffords, Holcombe Drive
PROPOSAL: Single storey rear extension including infill under existing suspended extension and parking alteration
APPLICANT Mr D Hoey Yaffords Holcombe Drive Holcombe Dawlish Devon EX7 0JW
AGENT: Mr J Halldron James Halldron Associates Bank Chambers 1 Vaughan Parade Torquay Devon TQ2 5EG

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: 17/02845/FUL **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: Hurlstone House, 77 Teignmouth Road
PROPOSAL: Repositioning of hedgerows, re-alignment of gabion walls and retention of garage, retaining wall, steps and driveway
APPLICANT Mr P Tidman Hurlstone House 77 Teignmouth Road Teignmouth Devon TQ14 8UN

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: 17/02993/FUL **OFFICER:** Eve Somerville
DECISION LEVEL: DEL
LOCATION: 61 Old Town Street
PROPOSAL: Demolition of existing single storey extension and construction of new single storey rear extension
APPLICANT Mr W Tooley 61 Old Town Street Dawlish Devon EX7 9AR
AGENT: Mr P A Sheldon J & P Sheldon Commerce House Dawlish Business Park Exeter Road Dawlish Devon EX7 0NH

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is incompatible with the conservation area and overdevelopment of the site.

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 17/02853/FUL **OFFICER:** Eve Somerville
DECISION LEVEL: DEL
LOCATION: 57 Newlands
PROPOSAL: Erection of a detached disabled annexe
APPLICANT: Mr P Wilton 12 Morlaix Close Dawlish Devon EX7 0FG

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is overdevelopment, inappropriate for the area and would set an unwelcome precedent for building self-contained units at the bottom of the gardens.

(Planning re-consultation request)

Reference: 17/02327/FUL
Location: DAWLISH - 25 Badlake Hill, Dawlish
Proposal: Demolition Of Existing Dwelling And Redevelopment To Provide Three Detached Dwellings With Integral Garages And Parking
Applicant: Hannon Homes Ltd

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is overdevelopment.

150 Applications Withdrawn

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 17/02571/FUL **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: 29 Woodland Avenue, Teignmouth
PROPOSAL: Demolition of existing dwelling and erection of three dwellings
APPLICANT: Mr K Piggott 2 Digswell Hill Welwyn AL6 9AL
AGENT: Mr D Simpson 33 Lemsford Village Welwyn Garden City Herts. AL8 7TR

Comment: **Noted**

The meeting was closed by **Cllr Martin Wrigley Acting Chairman at 7.45pm.**

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CLLr Martin Wrigley, Acting Chairman.