



DAWLISH TOWN COUNCIL

Minutes of a Meeting of the
Planning Committee
Held at The Manor House, Dawlish on
Thursday 8 February 2018 at 7.00 pm

Present:

Cllr Pauline Bloomfield
Cllr Gary Taylor
Cllr Judith Robins
Cllr Carole Tamlyn

Other Town Councillors:

Cllr Val Mawhood

Absent:

Cllr Greg Fenne
Cllr Lisa Mayne
Cllr Rosalind Prowse
Cllr Martin Wrigley

In attendance: Yola Mitchell – Finance Officer

151 Apologies

Apologies were received from:
Cllr Alison Foden- health reasons

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

152 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.

153 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.

154 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.

155 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.

156 Declarations of Interest

Cllr Gary Taylor – 17/03033/FUL and 17/03034/FUL Priory Park Road declared a personal interest and did not take part in the vote.

157 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 18 January 2018 be approved by the Committee and signed by the Chairman as a true record of the meeting.

158 Correspondence

Applications granted or refused by Teignbridge District Council:

158.1 Applications granted

- 17/01898/FUL – Kairaki, Shutterton Lane
Change of use of site from dwelling with annex to dwelling with annexe and two flats
- 17/02128/FUL – 45 High Street
Conversion of approved ground floor shop to a flat
- 17/02901/FUL – 4 Fordens Lane, Holcombe
Replacement bay window with balcony over, single storey side extension and single storey rear extension
- 17/02708/FUL – 15 Barton Terrace
Installation of render to areas of the first floor and existing garage, new car port, replacement windows, slate roof to porch and shed in rear garden
- 17/02683/FUL – Forestry Unit, Orchard Lane
Forestry storage building

158.2 Applications refused

- 17/02162/FUL – 72 West Cliff Road
Two storey rear extension with garage and balcony and new access and new hard landscaping to West Cliff Road
- 17/02709/FUL – 15 Barton Terrace
Dwelling in garden

158.3 Applications to be considered at Teignbridge District Council Planning Committee Tuesday 20th February starting at 10am

- 18/00080/FUL – 46 Teignmouth Road, Teignmouth
Conservatory to front and enlargement of existing front dormer to include provision of Juliet balcony

159 Deferment of business for comment by the public

There were no members of the public

160 Public Consultation on the draft Teignbridge Design Guide

RESOLVED to defer to the next Full Town Council meeting so all councillors can read the document beforehand and bring either bring comments to the meeting or alternatively complete the consultation as individuals.

161 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	

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application and commend the design of such and imaginative scheme but would like to be assured of its structural integrity.

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

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as the structure is out of character for the road and is overdevelopment of the site. Should the application be approved members would wish to see obscured glass in the higher level windows.

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

Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **REFUSAL** of this application as the front decking is detrimental to the frontage of the property, lacks visual amenity, is out of character for the road and is overdevelopment of the site.

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

Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **NO OBJECTION** to this application and would like to commend the scheme as a sensitive and high quality conversion of a listed building.

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

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application and would like to commend the scheme as a sensitive and high quality conversion of a listed building.

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

Comment: **No comment** as the applicant is a Dawlish Town and District Councillor.

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

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: 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

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to insufficient on-site parking. If this is passed members would wish the conversion to remain ancillary to the existing building.

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

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as there appears to be no breach of compliance.

162 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

Comment: **NOTED**

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

Comment: **NOTED**

The meeting was closed by Cllr Pauline Bloomfield, Chairman at 8.20pm.

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Cllr Pauline Bloomfield, Chairman.

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