



DAWLISH TOWN COUNCIL

Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday 29 March 2018 at 7.00 pm**

Present:

Councillors Bloomfield (Chairman), Taylor (Vice Chairman), Foden, Goodman-Bradbury, Mayne, Robins and Wrigley

Other Councillors:

Councillor Mawhood

In attendance: Yola Mitchell – Finance Officer

182 Apologies

Apologies were received from Councillor Prowse and Tamlyn.

183 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.

There was one urgent item for the Old Vicarage site at 13 Weech Road.

The applicant wished to make a short presentation regarding revised plans prior to submission.

184 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.

185 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.

186 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.

187 Declarations of Interest

There were no declarations of interest.

188 Minutes

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

RESOLVED that the Minutes of the Planning Committee meeting held on the 8 March 2018 be approved by the Committee and signed by the Chairman as a true record of the meeting.

189 Deferment of business for comment by the public

There were three members of the public present, two that wished to speak.

The applicant for the three agenda items for Weston Farm, Ashcombe Road spoke during suspended standing orders prior to each application.

A presentation was also given for a revised planning application for the Old Vicarage site at 13 Weech Road.

Comment: **NOTED** by members

190 Correspondence

190.1 Applications Granted

- 18/00078/FUL – 28 Kingsdown Crescent
Single storey side extension
- 17/02834/FUL – Yaffords, Holcombe Drive
Single storey rear extension including infill under existing suspended extension and parking alteration
- 17/02327/FUL – 25 Badlake Hill
Demolition of existing dwelling and redevelopment to provide three detached dwellings with integral garages and parking

190.2 Section 106 Money Received

Teignbridge District Council has received the affordable housing contribution due from Wyse Homes under the Section 106 agreement for 15/00726 – 9 East Cliff Road.

£63,127.27, code XW5 999 0104 and the spend date is 9 February 2028.

This is the final Section 106 contribution due from this development and the agreement has been complied with and is discharged.

191 New Applications for Consideration

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 18/00427/FUL **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: Weston Farm, Ashcombe Road
PROPOSAL: Two storey rear extension, fenestration alterations including new window openings at first floor level
APPLICANT Mr N Rew Weston Farm Ashcombe Road Higher Dawlish Water Dawlish Devon EX7 0QW
AGENT: Mrs D Grigore PCL Planning Ltd 1st Floor 3 Silverdown Office Park Clyst Honiton Exeter Devon EX5 2UX

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

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 18/00428/FUL **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: Weston Farm Ashcombe Road
PROPOSAL: Conversion of barn B in two residential units (revised scheme)

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

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 18/00429/FUL **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: Weston Farm, Ashcombe Road
PROPOSAL: Conversion of barn to a dwelling

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

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 18/00291/FUL **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: 28 West Cliff Road
PROPOSAL: Glazed canopy to front and two storey rear extension with steps
APPLICANT Mr M Higgins 28 West Cliff Road Dawlish Devon EX7 9DY
AGENT: Mr D Hill dsh 13 Hawkins Drive Teignmouth Devon TQ14 8LT

Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **REFUSAL** of this application due to poor design.

PARISH: **DAWLISH** **WARD:** Dawlish South West
APPLICATION REF: 18/00351/FUL **OFFICER:** Kelly Grunnill
DECISION LEVEL: DEL
LOCATION: 2 Alta Vista Close Teignmouth
PROPOSAL: Construction of two new dwellings and two replacement dwellings following demolition of existing

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: 18/00388/FUL **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: 56 Woodland Avenue Teignmouth
PROPOSAL: Single storey rear and side extensions and loft conversion with front and rear dormers

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: 18/00392/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 3 Cofton Close Cockwood
PROPOSAL: Porch extension to the west elevation

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

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/00470/TPO **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: Overcliff Court, East Cliff Road
PROPOSAL: Crown lift one multi-stem Holm oak over highway to create statutory highways clearance and pollard back to suitable branch points or union divide to provide clearance of neighbouring property boundary

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **DEFERRAL** of this application to the Teignbridge Arboricultural Officer.

PARISH: DAWLIS
APPLICATION REF: 18/00582/FUL
DECISION LEVEL: DEL
LOCATION: 4 Marine Parade
PROPOSAL: Replace first floor balcony with larger balcony

WARD: Dawlish Central And North East
OFFICER: Estelle Smith

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

The meeting was closed by Councillor Bloomfield, Chairman at 8.15pm.

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Cllr Pauline Bloomfield, Chairman.

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