

3 May 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 10 May 2018 at 7.00pm

Yours sincerely

A handwritten signature in black ink, appearing to read 'Yola Mitchell', is written over a light blue circular stamp.

Yola Mitchell
Finance Officer

Cllr Pauline Bloomfield - Chairman
Cllr Greg Fenne
Cllr Rosalind Prowse
Cllr Carole Tamlyn
Cllr Lisa Mayne (ex officio)

Cllr Gary Taylor – Vice Chairman
Cllr Linda Goodman-Bradbury
Cllr Judith Robins
Cllr Martin Wrigley
Cllr Alison Foden (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 19 April 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. Review Planning Committee Terms of Reference

(Attached)

7. New Applications for Consideration

PARISH:	DAWLISH	WARD: Dawlish Central And North East
APPLICATION REF:	18/00627/FUL	OFFICER: Estelle Smith
DECISION LEVEL:	DEL	
LOCATION:	The Smithy, Church Road	
PROPOSAL:	Use of the first floor as a residential flat in association with the continued commercial use of the ground floor	

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00627/FUL&MN=Y>

PARISH:	DAWLISH	WARD: Dawlish Central And North East
APPLICATION REF:	18/00752/FUL	OFFICER: Nicola Turner
DECISION LEVEL:	DEL	
LOCATION:	11 The Strand	
PROPOSAL:	Change of use from A1 (retail) to A3 (cafe/restaurant) including new shopfront	

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00752/FUL&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 18/00754/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 26 Coryton Close
PROPOSAL: Side extension, replace porch/lobby roof with pitched slate and new ramped pathway for wheelchair access
Web Link:
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00754/FUL&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 18/00793/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 1 Hazelwood Drive, Hazelwood Park
PROPOSAL: Replacement conservatory including access ramp
Web Link:
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00793/FUL&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 18/00540/FUL **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: 7 Mount Pleasant Road, Dawlish Warren
PROPOSAL: Raising of roof including front and rear dormers
Web Link:
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00540/FUL&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 18/00698/REM **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: Land to the rear of The Cottage, Shutterton Lane
PROPOSAL: Approval of details for a dwelling (approval sought for layout, scale, landscaping and appearance)
Web Link:
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00698/REM&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 18/00740/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 78 High Street
PROPOSAL: Retrospective demolition of side wall
Web Link:
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00740/FUL&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 18/00863/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: Coastguard House, Exeter Road
PROPOSAL: Removal of existing conservatory, new window and door openings
Web Link:
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00863/FUL&MN=Y>

8. Tree Preservation Orders Confirmed

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: E2/29/91 **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: 56 West Cliff Road
TITLE: The District of Teignbridge (56 West Cliff Road) Tree Preservation Order 2018