



DAWLISH TOWN COUNCIL

Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday 19 April 2018 at 7.00 pm**

Present:

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

Absent:

Councillors Fenne, Mayne and Prowse

Other Councillors:

In attendance: Yola Mitchell – Finance Officer

192 Apologies

No apologies were received.

193 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.

194 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.

195 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.

196 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.

197 Declarations of Interest

There were no declarations of interest.

198 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 29 March 2018 be approved by the Committee and signed by the Chairman as a true record of the meeting.

199 Deferment of business for comment by the public

200 Correspondence

200.1 Applications Granted

- 18/00392/FUL – 3 Cofton Close, Cockwood
Porch extension to the west elevation
- 18/00257/FUL – 4 Windward Lane
Loft conversion with rear dormer
- 18/00197/FUL – White Lodge, Holcombe Road
Dwelling in garden
- 18/00227/FUL – 6 Plantation Terrace
New attached dwelling
- 18/00284/FUL – 11 Southdowns Road
Single storey rear extension and raised patio area
- 17/02315/MAJ – Gatehouse Farm, Secmaton Lane
Approval of details for 74 dwellings and associated infrastructure (approval sought for layout, scale, appearance and landscaping) pursuant to outline application reference 12/03797/MAJ
- 17/02313/FUL – Gatehouse Farm, Secmaton Lane
Sustainable Urban Drainage System (SUDs) detention basin
- 17/02853/FUL – 57 Newlands
Erection of a detached annexe
- 17/02327/FUL – 25 Badlake Hill
Demolition of existing dwelling and redevelopment to provide three detached dwellings with integral garages and parking

200.2 Public Footpath Diversion – Teignmouth Footpath No 5a

Members were read a letter from Holcombe Residents Association to Devon County Council reference their objection to the proposal, they were also advised that the deadline for written representations is 27 April 2018.

Comment: **NOTED** by Members

201 New Applications for Consideration

PARISH:	DAWLISH	WARD: Dawlish Central And North East
APPLICATION REF:	18/00573/FUL	OFFICER: Anna Mooney
DECISION LEVEL:	DEL	
LOCATION:	St Jean, Exeter Road	
PROPOSAL:	Change of use of barn to dwelling	

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as the plans do not give a clear indication of access and they did not wish to support a development that would be classified as a new dwelling in open countryside.

PARISH:	DAWLISH	WARD: Dawlish South West
APPLICATION REF:	18/00574/FUL	OFFICER: Estelle Smith
DECISION LEVEL:	DEL	
LOCATION:	La Falaise, 9 Old Teignmouth Road	
PROPOSAL:	New access onto Old Teignmouth Road to serve La Falaise and three dwellings approved under application number 14/03689/FUL	

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application. Members noted the concerns of neighbours and Devon County Highways with reference to the position of access and gradient and would also not wish to see any loss of the hedge.

PARISH:	DAWLISH	WARD: Dawlish Central And North East
APPLICATION REF:	18/00702/TPO	OFFICER: Mark Waddams
DECISION LEVEL:	DEL	
LOCATION:	35 Morlaix Close	

PROPOSAL: Prune secondary and tertiary branches of five ash trees where overhanging, to establish minimum 1.5 metres clearance from building

Comment: **NOTED** as the application has already been approved by Teignbridge District Council.

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/00732/FUL **OFFICER:** Kelly Grunnill
DECISION LEVEL: DEL
LOCATION: Mount Pleasant Inn, Mount Pleasant Road
PROPOSAL: Ground floor extension to restaurant area

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

Councillor Wrigley abstained.

202 Street café licence application

Proposal for a Street Café at Ryder’s Homemade Bakery Ltd, Dawlish.

Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **REFUSAL** of this application due to concerns that the additional pavement space proposed would cause too much obstruction.

203 Applications withdrawn

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, Dawlish Warren
PROPOSAL: Ground floor extension to restaurant area

Comment: **NOTED.**

The meeting was closed by Councillor Bloomfield, Chairman at 8pm.

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Cllr Pauline Bloomfield, Chairman.