



DAWLISH TOWN COUNCIL

Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday 10 May 2018 at 7.00 pm**

Present:

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

Absent:

Councillors Fenne, Mayne and Prowse

In attendance: Yola Mitchell – Finance Officer

1 Apologies

Apologies were received from Councillor Tamlyn

2 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.

3 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.

4 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.

5 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.

6 Declarations of Interest

There were no declarations of interest.

7 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 19 April 2018 be approved by the Committee and signed by the Chairman as a true record of the meeting.

8 Deferment of business for comment by the public

There was one member of the public present who spoke in support of application 18/00754/FUL – 26 Coryton Close

9 Correspondence

9.1 Applications Granted

- 18/00388/FUL – 56 Woodland Avenue, Teignmouth
Single storey rear and side extensions and loft conversion with front and rear dormers
- 18/00427/FUL – Weston Farm, Ashcombe Road
Two storey rear extension, fenestration alterations including new window openings at first floor level
- 18/00428/FUL – Weston Farm, Ashcombe Road
Conversion of barn B in two residential units (revised scheme)
- 18/00429/FUL – Weston Farm, Ashcombe Road
Conversion of barn to a dwelling including new dormer, change of agricultural land to domestic curtilage and timber pergola covered parking area
- 17/02653/VAR – Dawlish Christian Fellowship, 2 Old Town Street
Variation of condition 2 on planning permission 16/00464/FUL
(Conversion of the existing church buildings to nine residential units including partial demolition) to correct existing plans and revise approved plans
- 18/00350/FUL – 18 Longlands
Change of use and conversion of former day nursery into three dwellings and construction of a new dwelling following demolition of class room, cabin and garage in the grounds all with associated parking and new boundary treatment south elevation replacing existing fence
- 18/00470/TPO – Overcliff Court, East Cliff Road
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
- 17/03034/FUL – 4 Priory Park Road
Retention of front patio and rear decking and addition of front decking

- 18/00291/FUL – 28 West Cliff Road
Glazed canopy to front and two storey rear extension with steps
- 17/02681/FUL – Prentice House, Langdon Hospital
Construction of staff car park comprising of 30 spaces to south of Prentice House including column lights

9.2 Appeal Decisions

- 17/02301/FUL – The Maisonette, 10 Marine Parade
Two storey rear extension plus new steps access and light well to front of property to serve existing lower ground floor

The appeal was dismissed

- 17/00844/FUL – Conifers, 4 Orchard Lane, Eastdon, Starcross
Extensions and roof

The appeal was dismissed

10 Review Planning Committee Terms of Reference

Comment: **RESOLVED** unanimously to approve the Planning Terms of Reference

11 New Applications for Consideration

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	

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:	18/00627/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	

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application. As a first floor flat the flooding risk is inconsequential.

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

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: 18/00793/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 1 Hazelwood Drive, Hazelwood Park
PROPOSAL: Replacement conservatory including access ramp

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: 18/00540/FUL **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: 7 Mount Pleasant Road, Dawlish Warren
PROPOSAL: Raising of roof including 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: 18/00698/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)

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: 18/00740/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 78 High Street
PROPOSAL: Retrospective demolition of side wall

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application on highways and visibility splay grounds (members could see no comment from Devon Highways)

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

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application. Members would like to commend much of the detailed improvements of the upstairs of the building but feel the architectural treatment of the French windows in the east and north elevations detract from the historical character of the building.

12 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

Comment: **NOTED**

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

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Cllr Pauline Bloomfield, Chairman.