



DAWLISH TOWN COUNCIL

Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday 31 May 2018 at 7.00 pm**

Present:

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

(Councillor Robins arrived after the first item at 7.25pm following attendance at another meeting)

In attendance: Yola Mitchell – Finance Officer

13 Apologies

Apologies were received from Councillors Fenne, Foden, Mayne, Prowse, and Wrigley

14 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 were no late items however the chairman took the opportunity to remind members to look through the Local Plan previously circulated by the Town Clerk prior to the next meeting.

15 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.

16 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.

17 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.

18 Declarations of Interest

Councillor Goodman-Bradbury declared an interest in application 18/00894/FUL and did not vote

Councillor Taylor declared an interest in application 18/00969/FUL and did not vote

19 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 10 May 2018 be approved by the Committee and signed by the Chairman as a true record of the meeting.

20 Deferment of business for comment by the public

There were no members of the public present

21 Correspondence

21.1 Applications Granted

- 18/00157/FUL – 72 West Cliff Road
Single and two storey side extensions, new access and new hard landscaping
- 18/00582/FUL – 4 Marine Parade
Replace first floor balcony with larger balcony
- 18/00754/FUL – 26 Coryton Close
Side extension, replace porch/lobby roof with pitched slate and new ramped pathway for wheelchair access

22 New Applications for Consideration

| | | |
|-------------------------|---|---|
| PARISH: | DAWLISH | WARD: Dawlish Central and North East |
| APPLICATION REF: | 18/00395/FUL | OFFICER: Anna Holloway |
| DECISION LEVEL: | DEL | |
| LOCATION: | 37 High Street Dawlish Devon EX7 9HF | |
| PROPOSAL: | Demolition of Kingdom Hall and shed and construction of four houses and two flats | |

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to overdevelopment of site, the proposed three storey flats are overbearing and overlooking plus there are concerns regarding access and vehicle turning.

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 18/00463/FUL **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: St Bernards Cottage Holcombe Village Holcombe Devon EX7 0JT
PROPOSAL: Erection of a wooden summer house in the rear garden and replace entrance wooden block gates with 5 bar wooden gate

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: 18/00469/LBC **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: St Bernards Cottage Holcombe Village Holcombe Devon EX7 0JT
PROPOSAL: Installation of wooden guttering along 3.3m length of thatched porch roof and replace entrance wooden block gates with 5 bar wooden gate

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: 18/00880/LBC **OFFICER:** Naomi Archer
DECISION LEVEL: DEL
LOCATION: The Old Barn Shutterton Lane Dawlish Warren Devon EX7 0PD
PROPOSAL: Replacement of existing lean to conservatory and partially convert the existing workshop/garage into a new kitchen

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: 18/00894/FUL **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: 18 Teignmouth Road Dawlish Devon EX7 0LA
PROPOSAL: Single storey rear extensions

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

Councillor Goodman-Bradbury abstained

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 18/00958/FUL **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: 11 Sweetbriar Lane Holcombe Dawlish Devon EX7 0JZ
PROPOSAL: Single storey front extension to convert garage to office

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: 18/00749/FUL **OFFICER:** Anna Holloway
DECISION LEVEL: DEL
LOCATION: 6 Millin Way Dawlish Warren Devon EX7 0EP
PROPOSAL: Dwelling in garden
Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application in support of Arboricultural Officers comments regarding the trees (new preservation order noted) and loss of hedge should condition 2 and 13 be removed

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 18/00969/FUL **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: 1 Eastdon Farmhouse Eastdon Starcross Devon EX6 8RJ
PROPOSAL: Demolish existing side extension and build new two storey extension with terrace at first floor level, new lean-to porch extension to rear and alterations to windows
Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **NO OBJECTION** to this application.
Councillor Taylor abstained

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 18/01027/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 11 Oakland Drive Dawlish Devon EX7 9RW
PROPOSAL: Raised timber decking and new patio door to rear
Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application.

23 Tree preservation orders served

PARISH: DAWLISH **WARD:** Dawlish Central and North East
APPLICATION REF: E2/29/92 **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: 6 Millin Way Dawlish Warren Devon
TITLE: The District of Teignbridge (6 Millin Way) Tree Preservation Order 2018

Comment: **NOTED**

24 Applications withdrawn

| | | |
|-------------------------|---|---|
| PARISH: | DAWLISH | WARD: Dawlish Central And Nort East |
| APPLICATION REF: | 18/00732/FUL | OFFICER: Claire Boobier |
| 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 7.50pm.

.....
Cllr Pauline Bloomfield, Chairman.