



## **DAWLISH TOWN COUNCIL**

### Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday 12 July 2018 at 7.00 pm**

**Present:**

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

**Absent:**

Councillors Fenne and Mayne

**In attendance:** Yola Mitchell – Finance Officer

**35 Apologies**

Apologies were received from Councillor Prowse

**36 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.

**37 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.

**38 Declarations of Interest**

Councillor Bloomfield declared an interest in 18/00323/FUL – 46B Cofton Hill, Cockwood so did not take part in the vote

**39 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 21 June 2018 be approved by the Committee and signed by the Chairman as a true record of the meeting.

**40 Deferment of business for comment by the public**

There were four members of the public present who spoke against 18/01178/MAJ – Golden Sands and Peppermint Park Warren Road.

**41 Correspondence**

**41.1 Applications Granted**

- 18/00894/FUL – 18 Teignmouth Road  
Single storey rear extensions
- 18/00958/FUL – 11 Sweetbriar Lane, Holcombe  
Single storey front extension to convert garage to office
- 18/01098/HEDGE – Harvesters Farm Langdon Lane  
Remove 5m of hedgerow
- 18/01207/EXMPTC – Strand Hill  
Trimming of trees to clear power lines

**42 New Applications for Consideration**

<b>PARISH:</b>	<b>DAWLISH</b>	<b>WARD:</b> Dawlish Central And North East
<b>APPLICATION REF:</b>	18/01178/MAJ	<b>OFFICER:</b> Anna Holloway
<b>DECISION LEVEL:</b>	DEL	
<b>LOCATION:</b>	Golden Sands And Peppermint Park Warren Road Dawlish Warren Devon EX7 0LZ	
<b>PROPOSAL:</b>	Use of land for the stationing of static holiday caravans, re-positioning of play equipment and associated works	

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to the environmental impact on habitats (which have not been assessed), the visual impact on the surrounding area, pressure on existing drainage and sewage

systems, access concerns, possible noise and light pollution for neighboring residents and reduction of facilities/amenities for people to stay in the area.

The proposed playpark is sited next to the gas storage area and has been reduced in size for more people.

The current field provides a buffer area for residents so should stay as an area of open countryside.

**PARISH:** DAWLISH **WARD:** Dawlish Central And North East  
**APPLICATION REF:** 18/00323/FUL **OFFICER:** Eve Somerville  
**DECISION LEVEL:** DEL  
**LOCATION:** 46B Cofton Hill Cockwood Devon EX6 8RB  
**PROPOSAL:** Replacement dwelling

Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **REFUSAL** of this application in acknowledgement of the queries raised by the Planning Officer and concerns over the amount of amenity space that is being dedicated to water features.

Councillor Bloomfield abstained from the vote

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 18/00729/LBC **OFFICER:** Naomi Archer  
**DECISION LEVEL:** DEL  
**LOCATION:** Sea Glass Cottage 21 Holcombe Village Holcombe Devon EX7 0JR  
**PROPOSAL:** Replacement of eight windows and side door

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:** 18/01105/FUL **OFFICER:** Estelle Smith  
**DECISION LEVEL:** DEL  
**LOCATION:** Exe View Long Lane Dawlish Devon EX7 0QR  
**PROPOSAL:** Single storey front and rear extensions including enlargement of existing balcony

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

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 18/01219/TPO **OFFICER:** Mark Waddams  
**DECISION LEVEL:** DEL  
**LOCATION:** Seaglass Holcombe Drive Dawlish Devon EX7 0BD  
**PROPOSAL:** Fell one Turkey oak and one sycamore (identified as T1 and T2 respectively on the submitted plan)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to the lack of an arboricultural report although they accept that T1 needs to be felled but would wish to see it replaced with a semi mature tree. Members also support Holcombe Residents Association in their suggestion to try to save the sycamore by pruning and thinning.

**PARISH:** DAWLISH **WARD:** Dawlish Central And North East  
**APPLICATION REF:** 18/01213/FUL **OFFICER:** Guy Gibson  
**DECISION LEVEL:** DEL  
**LOCATION:** 1 Pinewood Close Dawlish Devon EX7 0AJ  
**PROPOSAL:** Two storey side extension

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

**PARISH:** DAWLISH **WARD:** Dawlish Central And North East  
**APPLICATION REF:** 18/01232/MOD **OFFICER:** Anna Holloway  
**DECISION LEVEL:** DEL  
**LOCATION:** Riva House Strand Hill Dawlish Devon  
**PROPOSAL:** Variation to the Unilateral Undertaking on planning permission 15/01432/VAR in respect of off-site public open space contribution

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application provided amended legal undertaking is in place.

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 18/01099/MAJ **OFFICER:** Kelly Grunnill  
**DECISION LEVEL:** DEL  
**LOCATION:** 56 West Cliff Road Dawlish Devon EX7 9DY  
**PROPOSAL:** Demolition of existing nursing home building and construction of 18 dwellings and associated works

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to insufficient affordable housing, units 1 and 18 need to be moved away from the road and remaining trees commensurate with the size of the plots. Unit 17 is also not in keeping and has obtrusive dormer windows to the top floor.

**PARISH:** DAWLISH **WARD:** Dawlish Central And North East  
**APPLICATION REF:** 18/01256/FUL **OFFICER:** Anna Mooney  
**DECISION LEVEL:** DEL  
**LOCATION:** Conifers 4 Orchard Lane Eastdon Starcross Devon EX6 8RL  
**PROPOSAL:** Extensions and roof alterations to form first floor accommodation and new fence to rear boundary

Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **REFUSAL** of this application as the alterations in the plans do not sufficiently address concerns over the privacy of the neighbours, members would like to see the window in the upstairs east elevation removed completely.

Councillor Wrigley abstained from the vote

#### 43 Applications with a change of proposal

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 18/01061/FUL **OFFICER:** Claire Boobier  
**DECISION LEVEL:** DEL  
**LOCATION:** Dawlish Water Cottage, Ashcombe Road, Higher Dawlish Water  
**PROPOSAL:** Retrospective consent for the retention of an ancillary home office building and consent for the change of use of this building to provide holiday accommodation.

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application provided it remains ancillary to the main dwelling.

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 18/01062/LBC **OFFICER:** Claire Boobier  
**DECISION LEVEL:** DEL  
**LOCATION:** Dawlish Water Cottage, Ashcombe Road, Higher Dawlish Water  
**PROPOSAL:** Retrospective consent for the retention of an ancillary home office building and consent for the change of use of this building to provide holiday accommodation.

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application provided it remains ancillary to the main dwelling.

#### 44 Consultation Request from Devon County Council

County Matter Planning Application:  
Proposed extension to the existing operational sewage pumping station site to

facilitate a new vehicular access and turning area, above ground manhole covers and pipe and perimeter fencing at Shutterton Bridge Sewage Pumping Station, Shutterton Bridge, Exeter Road, Dawlish, EX7 0PB

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application and would like to see the work start as soon as possible.

**45 Applications withdrawn**

**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  
**PROPOSAL:** Dwelling in garden

Comment: **NOTED.**

**46 Late Item – Revised Plan**

**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 **NO OBJECTION** of this application.

**The meeting was closed by Councillor Bloomfield, Chairman at 8.50pm.**

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Cllr Pauline Bloomfield, Chairman.