



PLANNING COMMITTEE

4 October 2018

Dear Councillor

NOTICE IS HEREBY GIVEN that a Meeting of the PLANNING COMMITTEE at which your attendance is summoned, will be held at the **The Manor House, Old Town Street, Dawlish, EX7 9AP** on **THURSDAY 11 OCTOBER 2018** at **7pm** to transact the business specified in the Agenda as set out.

Yola Mitchell
Finance Officer

Distribution: The Mayor and Members of PLANNING COMMITTEE as follows:

Cllr Bloomfield - Chairman
Cllr Fenne
Cllr Prowse
Cllr Tamlyn
Cllr Mayne (ex officio)

Cllr Taylor – Vice Chairman
Cllr Goodman-Bradbury
Cllr Robins
Cllr Wrigley
Cllr Foden (ex officio)



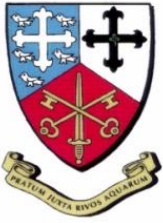
For information - to be taken as read:

- 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** ***Items requiring urgent attention** – to consider those items which, in the opinion of the Committee Chair, should be considered by the meeting as matter of urgency (if any). To be taken at the end of the meeting.*
- 3** ***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.*
- 4** ***The Data Protection Act 2018** 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.*
- 5** ***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.

- 6** ***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.*
- 7** ***Recording** this meeting may be filmed or audio taped.*
- 8** ***Public Participation:** Members of the public will be given an opportunity to address Councillors present at this meeting regarding agenda items, at the discretion of the Chairman. Members of the public will also be given an opportunity to discuss Town Council activities not on the current agenda after the close of the meeting. The comments of members of the public and electors of the parish who speak before the start of the meeting or following the close of the meeting will not form part of the Minutes of the meeting.*

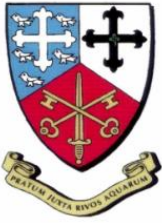


AGENDA

PART I

(Open to the Public)

1. **Apologies for absence**
2. **Agreement of the Agenda between Parts I and II**
3. **Declarations of Interest** – to declare any disclosable interests relating to the forthcoming items of business (if any).
4. **Dispensations** – to receive and consider requests for dispensation (if any).
5. **Minutes** - to approve and sign the minutes of the Planning Committee held on 20 September 2018.
6. **Correspondence**
To receive correspondence on planning matters.
7. **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.
8. **Presentation on 18/01099/MAJ – 56 Westcliff Road Dawlish**
Applicant presentation to members
9. **Street Naming – New Development Secmaton Lane**
To submit 6 naming suggestions for the new site with 2-3 additional extra names in case of duplicates



10. New Applications for Consideration

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01556/OUT **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: 3-4 Devondale Bungalows Warren Road Dawlish Warren Devon EX7 0PQ
PROPOSAL: Outline - Removal of two derelict chalets and erection of one detached bungalow (all matters reserved for future consideration)
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01556/OUT&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 18/01578/OUT **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: High Tor 2 Cliff Road Teignmouth Devon TQ14 8TW
PROPOSAL: Outline - erection of a dwelling (all matters reserved for future consideration)

Web Link:

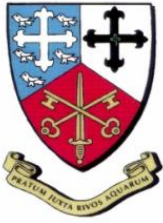
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01578/OUT&MN=Y>

MAJOR APPLICATION

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01727/MAJ **OFFICER:** Donna Crabtree
DECISION LEVEL: DEL
LOCATION: Land at Gatehouse Farm Secmaton Lane Dawlish Devon EX7 0EN
PROPOSAL: Fourteen dwellings (six flats and eight houses) with associated parking and ancillary areas

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01727/MAJ&MN=Y>



PARISH: **DAWLISH** **WARD:** Dawlish South West
APPLICATION REF: 18/01884/TPO **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: 1 Windward Rise Windward Lane Dawlish Devon EX7 0PW
PROPOSAL: Fell one Holm oak (T8)

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01884/TPO&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01891/CAN **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: The Priory 4 Priory Road Dawlish Devon EX7 9JG
PROPOSAL: Crown reduce Holm oak in the front garden reducing by 25%

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01891/CAN&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01892/LBC **OFFICER:** Naomi Archer
DECISION LEVEL: DEL
LOCATION: The Old Barn Shutterton Lane Dawlish Warren Devon EX7 0PD
PROPOSAL: Removal of existing lean-to conservatory, conversion of existing workshop/garage into a new kitchen and removal of existing blockwork infill to form structural opening to link with the main house

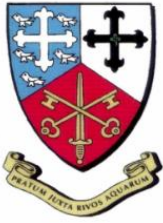
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01892/LBC&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01894/VAR **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: 2 Oak Park Villas Dawlish Devon EX7 0DE
PROPOSAL: Variation of condition 2 and removal of condition 3 on planning permission 10/03858/FUL (new dwelling house - 07/04802 - extension of time limit for implementation of extant planning permission) to amend design of dwelling and agree materials

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01894/VAR&MN=Y>



PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 18/01523/FUL **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: 33 Woodland Avenue Teignmouth Devon TQ14 8UU
PROPOSAL: Replacement dwelling

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01523/FUL&MN=Y>

MAJOR PLANNING APPLICATION

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01727/MAJ **OFFICER:** Donna Crabtree
DECISION LEVEL: DEL
LOCATION: Land at Gatehouse Farm Secmaton Lane Dawlish Devon EX7 0EN
PROPOSAL: Fourteen dwellings (six flats and eight houses) with associated parking and ancillary areas

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01727/MAJ&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 18/01790/FUL **OFFICER:** Eve Somerville
DECISION LEVEL: DEL
LOCATION: 25 Brook Street Dawlish Devon EX7 9AE
PROPOSAL: Proposed refurbishment, including cladding at first floor and extension to dwelling

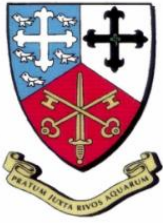
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01790/FUL&MN=Y>

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01883/FUL **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: 79 Exeter Road Dawlish Devon EX7 0AG
PROPOSAL: Two storey extension over existing flat roof to rear and a loft conversion

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01883/FUL&MN=Y>



PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01910/FUL **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: 25 Cofton Hill Cockwood Devon EX6 8RB
PROPOSAL: Extension to existing balcony and alterations to windows, doors and external finishes (revised scheme)

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01910/FUL&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish South West
APPLICATION REF: 18/01936/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 12 Southdowns Road Dawlish Devon EX7 0LB
PROPOSAL: Single storey rear extensions

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01936/FUL&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01803/FUL **OFFICER:** Angharad Williams
DECISION LEVEL: DEL
LOCATION: The Former Cafe Peppermint Park Warren Road Dawlish Warren Devon EX7 0PQ
PROPOSAL: Erection of two dwellings

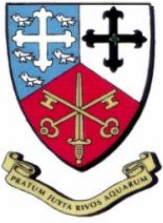
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01803/FUL&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01919/FUL **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: Cofton Country Holiday Park Cofton Lane Cofton Devon EX6 8RP
PROPOSAL: Use of land for stationing of four staff caravans with associated staff parking

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01919/FUL&MN=Y>



PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01938/FUL **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: Cofton Country Holiday Park Cofton Lane Starcross Devon EX6 8RP
PROPOSAL: Construction of new ablutions building with shower/toilet facilities and play area

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01938/FUL&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01969/FUL **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: The Maisonette 10 Marine Parade Dawlish Devon EX7 9DL
PROPOSAL: Retention of decking area to front

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01969/FUL&MN=Y>

PARISH: **DAWLISH** **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01970/LBC **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: The Maisonette 10 Marine Parade Dawlish Devon EX7 9DL
PROPOSAL: Retention of decking area to front

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01970/LBC&MN=Y>

11. Appeals received

PARISH: **DAWLISH** **WARD:** Dawlish South West
APPEAL REF: 18/00045/TREE **OFFICER:** Lisa Edwards
APPEAL TYPE: Fast Track
LOCATION: Seaglass Holcombe Drive
DESCRIPTION: Appeal against the refusal of permission to fell one Turkey oak

Web Link

<http://gis.teignbridge.gov.uk/TeignbridgePlanningOnline/Results.aspx?Type=Appeal&Refval=18/00045/TREE&MN=Y>



12. Applications withdrawn

PARISH: DAWLISH **WARD:** Dawlish Central And North East
APPLICATION REF: 18/01419/FUL **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: Byron House 37 The Strand Dawlish
PROPOSAL: Change of use of ground floor osteopath's treatment rooms to a single dwelling (Use Class C3) and office (Use Class B1(a))

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01419/FUL&MN=Y>

Part II (Private)

Items which may be taken in the absence of the Public and Press on grounds that Exempt Information may be disclosed as defined in the Local Government Act 1972 and Public Bodies (Admission to meetings) Act 1960.

Nil.