



DAWLISH TOWN COUNCIL

Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday 11 October 2018 at 7.00 pm**

Present:

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

Other Town Councillors:

Councillor Mawhood

Absent:

Councillor Mayne

In attendance: Yola Mitchell – Finance Officer

86 Apologies

Apologies were received from Councillors Fenne and Prowse

87 Agreement of the Agenda between Parts I and II

RESOLVED – Agenda Part I and II was agreed by members

88 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.

89 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.

90 Declarations of Interest

There were none

91 Minutes

Members present received the Minutes of the previous meeting of the 20 September 2018 Dawlish Town Council Planning Committee.

RESOLVED that the Minutes of the Planning Committee meeting held on the 20 September 2018 be approved by the Committee and signed by the Chairman as a true record of the meeting.

92 Deferment of business for comment by the public

There were four members of the public one of which spoke against 18/01578/OUT – High Tor 2 Cliff Road, Teignmouth and one who answered questions during suspension of standing orders in support of 18/01919/FUL – Cofton Country Holiday Park

93 Correspondence

93.1 Applications Granted

93.2

- 17/02802/LBC – Flat 4, Stanley House
Changes to internal layout at first and second floor
- 18/01398/FUL – 37 Middlewood, Cockwood
Change hipped roof to gable and provision of balcony
- 18/01794/FUL – 4 Secmaton Gardens
Detached outbuilding/covered area
- 18/01724/CAN – Garden Flat, 9 Haldon Terrace
Fell one holly (0200 on submitted plan) growing within hedge

93.3 Applications to be considered at Planning Committee at Teignbridge District Council on Tuesday 23 October 2018 at 10am

- 18/01618/FUL – The Cottage Shutterton Lane
New vehicular access and parking area for The Cottage and associated ground

93.4 Appeal decisions

- 17/02709/FUL – 15 Barton Terrace
Dwelling in a garden

Appeal was allowed and planning permission given

94 Presentation on 18/01099/MAJ – 56 Westcliff Road Dawlish

Two representatives from Bunny Homes presented a preview of the revised layout and answered questions

95 New Applications for Consideration

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)	

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application in line with the comments made by Devon County Council Public Rights of Way and would also not wish to see the wall removed.

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)	

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

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

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application for the following reasons:

- Overdevelopment of the site – the originally proposed 11 properties would have been acceptable but 14 is too many
- Poor design
- Members would wish the stone wall on site to be retained

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)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application on the grounds of public amenity and lack of information.

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%

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as there is no planning application with ownership or arboricultural report.

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

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: 18/01894/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

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: 18/01523/FUL **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: 33 Woodland Avenue Teignmouth Devon TQ14 8UU
PROPOSAL: Replacement dwelling

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application in line with Teignbridge District engineering advice.

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

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: 18/01883/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

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: 18/01910/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)

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

Cllrs Bloomfield and Wrigley abstained.

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

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: 18/01803/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

Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **REFUSAL** of this application due to overdevelopment, it is outside of the urban settlement and members would like to see it remain as retail.

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

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: 18/01938/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

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: 18/01969/FUL **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: The Maisonette 10 Marine Parade Dawlish Devon EX7 9DL
PROPOSAL: Retention of decking area to front

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: 18/01970/LBC **OFFICER:** Anna Mooney
DECISION LEVEL: DEL
LOCATION: The Maisonette 10 Marine Parade Dawlish Devon EX7 9DL
PROPOSAL: Retention of decking area to front

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

96 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

Comment: **NOTED**

97 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))
Comment: **NOTED**

98 Street Naming – New Development Secmaton Lane

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends the following tree names for consideration:

- Acer
- Ash
- Beech
- Birch
- Blackthorn
- Bay
- Cherry
- Chestnut
- Hawthorn
- Hazel
- Juniper
- Lilac
- Larch
- Maple
- Magnolia
- Pine
- Poplar
- Rowan

The meeting was closed by Councillor Bloomfield, Chairman at 8.55pm.

.....
Cllr Pauline Bloomfield, Chairman.