



# PLANNING COMMITTEE

3 January 2019

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 10 January 2019** 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:

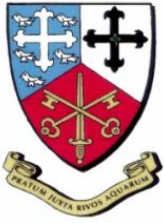
Cllr Bloomfield - Chairman  
Cllr Fenne  
Cllr Prowse  
Cllr Tamlyn  
Cllr Mayne (ex officio)

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



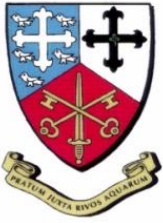
*For information - to be taken as read:*

- 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 6 December 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. **New Applications for Consideration**

**PARISH:**

**APPLICATION REF:**

**DECISION LEVEL:**

**LOCATION:**

**PROPOSAL:**

**DAWLISH**

18/02396/FUL

DEL

First Floor Tunncliffe Barton Hill Dawlish Devon EX7 9QQ

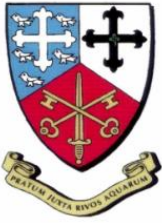
Change of use from complimentary therapies (Use Class D1) to office (Use Class B1)

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02396/FUL&MN=Y>

**WARD:** Dawlish South West

**OFFICER:** Claire Boobier



**PARISH:** DAWLISH **WARD:** Dawlish Central and North East  
**APPLICATION REF:** 18/02125/FUL **OFFICER:** Estelle Smith  
**DECISION LEVEL:** DEL  
**LOCATION:** 128 Exeter Road Dawlish Devon EX7 0AN  
**PROPOSAL:** Provision of driveway in front garden

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02125/FUL&MN=Y>

**PARISH:** DAWLISH **WARD:** Dawlish Central and North East  
**APPLICATION REF:** 18/02194/FUL **OFFICER:** Anna Mooney  
**DECISION LEVEL:** DEL  
**LOCATION:** 2 New Cottages Exeter Road Dawlish Devon EX7 0PB  
**PROPOSAL:** Use of outbuilding as a separate dwelling

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02194/FUL&MN=Y>

**PARISH:** DAWLISH **WARD:** Dawlish Central and North East  
**APPLICATION REF:** 18/02298/FUL **OFFICER:** Eve Somerville  
**DECISION LEVEL:** DEL  
**LOCATION:** 46B Cofton Hill Cockwood Devon EX6 8RB  
**PROPOSAL:** Replacement dwelling

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02298/FUL&MN=Y>

**PARISH:** DAWLISH **WARD:** Dawlish Central and North East  
**APPLICATION REF:** 18/02412/NPA **OFFICER:** Claire Boobier  
**DECISION LEVEL:** DEL  
**LOCATION:** Harvesters Farm Langdon Lane Dawlish Devon EX7 0QY  
**PROPOSAL:** Application for Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO change of use of agricultural building to a dwelling

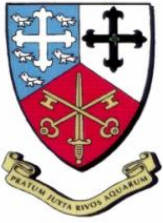
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02412/NPA&MN=Y>

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 18/02476/FUL **OFFICER:** Central Team  
**DECISION LEVEL:** DEL  
**LOCATION:** 6 West Cliff Road Dawlish Devon EX7 9EB  
**PROPOSAL:** Raised decking area to rear

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02476/FUL&MN=Y>



**PARISH:** **DAWLISH** **WARD:** Dawlish South West  
**APPLICATION REF:** 18/02483/FUL **OFFICER:** Central Team  
**DECISION LEVEL:** DEL  
**LOCATION:** Highgrove 2 Ash Park Gardens Holcombe Devon EX7 0LH  
**PROPOSAL:** Single storey side extension

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02483/FUL&MN=Y>

**PARISH:** **DAWLISH** **WARD:** Dawlish Central and North East  
**APPLICATION REF:** 18/02342/FUL **OFFICER:** Gary Crawford  
**DECISION LEVEL:** DEL  
**LOCATION:** 18 East Cliff Road Dawlish Devon EX7 0DJ  
**PROPOSAL:** Single storey and two Storey Extension With First Floor Balcony Above (Description Amended 17.12.2018)

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02342/FUL&MN=Y>

**PARISH:** **DAWLISH** **WARD:** Dawlish Central and North East  
**APPLICATION REF:** 18/02522/FUL **OFFICER:** Central Team  
**DECISION LEVEL:** DEL  
**LOCATION:** 6 Sycamore Avenue Hazelwood Park Dawlish Warren Devon EX7 0SU  
**PROPOSAL:** Porch

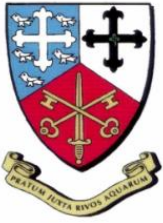
Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02522/FUL&MN=Y>

**PARISH:** **DAWLISH** **WARD:** Dawlish South West  
**APPLICATION REF:** 18/02527/FUL **OFFICER:** Central Team  
**DECISION LEVEL:** DEL  
**LOCATION:** 7 Underwood Close Dawlish Devon EX7 9RY  
**PROPOSAL:** Single storey front extension, ramped access, level decked area with balustrade and replacement glazing throughout the property

Web Link:

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/02527/FUL&MN=Y>



## 9. Appeals received

**PARISH:** DAWLISH **WARD:** Dawlish Central and North East  
**APPEAL REF:** 18/00054/FAST **OFFICER:** Lisa Edwards  
**APPEAL TYPE:** Householder  
**LOCATION:** 1 Eastdon Farmhouse Eastdon  
**DESCRIPTION:** Appeal against the refusal of planning application 18/00969/FUL - 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

Web Link

<http://gis.teignbridge.gov.uk/TeignbridgePlanningOnline/Results.aspx?Type=Appeal&Refval=18/00054/FAST&MN=Y>

**PARISH:** DAWLISH **WARD:** Dawlish Central and North East  
**APPEAL REF:** 18/00057/COND **OFFICER:** Lisa Edwards  
**APPEAL TYPE:** Written Representations  
**LOCATION:** Conifers 4 Orchard Lane  
**DESCRIPTION:** Appeal against conditions 3 and 4 on planning permission 18/01256/FUL - Extensions and roof alterations to form first floor accommodation and new fence to rear boundary

Web Link

<http://gis.teignbridge.gov.uk/TeignbridgePlanningOnline/Results.aspx?Type=Appeal&Refval=18/00057/COND&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.