



DAWLISH TOWN COUNCIL

Minutes of a Meeting of the

Planning Committee

Held at **The Manor House, Dawlish** on

Thursday 6 December 2018 at 7.00 pm

Present:

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

Other Town Councillors Present:

Councillor Mawhood

Absent:

Councillors Fenne and Mayne

In attendance: Yola Mitchell – Finance Officer

119 Apologies

Councillor Prowse

120 Agreement of the Agenda between Parts I and II

RESOLVED – Agenda Part I and II was agreed by members

121 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.

122 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.

123 Declarations of Interest

There were none.

124 Minutes

Members present received the Minutes of the previous meeting of the 15 November 2018 Dawlish Town Council Planning Committee.

RESOLVED that the Minutes of the Planning Committee meeting held on the 15 November 2018 be approved by the Committee and signed by the Chairman as a true record of the meeting.

125 Correspondence

125.1 Applications Granted

- 18/01938/FUL – Cofton Country Holiday Park, Cofton Lane
Construction of new ablutions building with shower/toilet facilities and play area
- 18/02162/FUL – 12 Port Road
Single and two storey rear extension, balcony and detached garage
- 18/02049/FUL – The Secret Garden, Barton Lane
Erection of three garden storage sheds, a green house, a potting shed and a pond
- 18/02295/FUL – 18 Teignmouth Road
Single storey rear extension
- 18/00395/FUL – Demolition of Kingdom Hall and shed and construction of six houses

125.2 Applications Refused

- 18/02058/FUL – 57 Roscoff Road
Three storey rear extension to form lift

125.3 Section 106 money received

Teignbridge District Council has had another lot of money in from Redrow Homes at Shutterton Park under the Section 106 agreement for 12/02281. It is:

3rd 25% of the Countess Wear Principal Urban Area contribution, which is £47,414.19. It is towards DCC's Countess Wear Principal Urban Area Outbound Lane Improvement Scheme.

The whole of the Dawlish Warren Road Footway/Cycleway contribution, which is £49,735.17. It is towards the provision of a shared footway and cycleway along Dawlish Warren Road linking the development to the Exe Estuary Trail National Cycling Route 2.

These will both be going to Devon County Council.

126 Deferment of business for comment by the public

There were 11 members who wished to give their views on application 18/010801/FUL – 13 Weech Road and also spoke during suspension of standing orders.

The majority spoke in support of the development with some voicing concerns relating to health and safety and access issues.

127 New Applications for Consideration

PARISH:	DAWLISH	WARD: Dawlish South West
APPLICATION REF:	18/01801/FUL	OFFICER: Humphrey Mpezeni
DECISION LEVEL:	DEL	
LOCATION:	13 Weech Road Dawlish Devon EX7 9BW	
PROPOSAL:	Part demolition of the existing building and conversion into three dwellings and the erection of six new dwellings with associated roads and parking	

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application but would ask that access and size of vehicles for construction traffic be considered and managed appropriately via Weech Road. Members also wished to note South West Water consultation and responses would be required regarding drainage in the area.

PARISH:	DAWLISH	WARD: Dawlish South West
APPLICATION REF:	18/01802/LBC	OFFICER: Humphrey Mpezeni
DECISION LEVEL:	DEL	
LOCATION:	13 Weech Road Dawlish Devon EX7 9BW	
PROPOSAL:	Part demolition of the existing building and conversion into three dwellings and the erection of six new dwellings with associated roads and parking	

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application but would ask that access and size of vehicles for construction traffic be considered and managed appropriately via Weech Road. Members also wished to note South West Water consultation and responses would be required regarding drainage in the area.

PARISH: **DAWLISH** **WARD:** Dawlish South West
APPLICATION REF: 18/02196/FUL **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: Channel View 6 Channel View Lane Holcombe Devon EX7 0HZ
PROPOSAL: Outdoor swimming pool 11m x 5.5m partially above ground with adjacent timber shed for heat pump and filtration system

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: 18/02265/TPO **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: Lyme Acre Old Teignmouth Road Dawlish Devon EX7 0NJ
PROPOSAL: Fell one lime tree (T6); crown lift to 3m above ground and reduce height of two lime trees (T1) & (T3) by 2m to previous pruning points and laterally by up to 1.5m; crown lift to 3m above ground and crown reduce one lime tree (T5) by 2m to previous pruning points

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application provided the arboricultural officer is satisfied.

PARISH: **DAWLISH** **WARD:** Dawlish Central and North East
APPLICATION REF: 18/02266/TPO **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: Oak Park House Old Gatehouse Road Dawlish Devon EX7 0DG
PROPOSAL: Crown lift one Holm oak (T1) by removing secondary branch growth only over the highway and on the SE side up to approx. 6m from ground level; crown lift one oak (T2) removing epicormic growth from main stem up to approx. 6m from ground level; prune one oak (T3), reducing one branch where overhanging garage roof and one branch over lawn by approx. 4m and re-shape.

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application provided the arboricultural officer is satisfied.

PARISH: DAWLISH **WARD:** Dawlish Central and North East
APPLICATION REF: 18/02268/TPO **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: 17 East Cliff Road Dawlish Devon EX7 0DN
PROPOSAL: Fell one pine in Group G2

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application provided the arboricultural officer is satisfied.

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 18/02295/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 18 Teignmouth Road Dawlish Devon EX7 0LA
PROPOSAL: Single storey rear extension

Comment: **No Comment** - FAST TRACK APPROVED by Teignbridge District Council.

PARISH: DAWLISH **WARD:** Dawlish Central and North East
APPLICATION REF: 18/02323/CAN **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: The Priory 4 Priory Road Dawlish Devon EX7 9JG
PROPOSAL: Pollard one Holm oak in the front garden

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to insufficient information.

Major application:

PARISH: DAWLISH **WARD:** Dawlish Central and North East
APPLICATION REF: 18/02404/MAJ **OFFICER:** Anna Holloway
DECISION LEVEL: DEL
LOCATION: Land at Langdon Dawlish Devon EX7 0NS
PROPOSAL: Variation of conditions 1, 2, 5, 6, 7, 10, 12, 14, 17 and 18 and removal of conditions 11 and 15 on planning permission

15/02700/MAJ to permit phased implementation of permission

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

No objection to variation of conditions 1, 2, 5, 7, 10, 12, 14, 17 and 18.

Members objected to the variation of condition 6 due to the position of the site in a critical drainage area so a holistic view must be maintained.

Members also objected to the removal of condition 11 and would like to see developers work with South West Water to implement the strategic sewer solution.

Members further queried the reason for the removal of condition 15 as the condition appears to have already been satisfied.

128 Applications Withdrawn

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

Comment: **NOTED**

129 Tree Preservation Order Served

PARISH: DAWLISH **WARD:** Dawlish Central and North East
APPLICATION REF: E2/29/93 **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: High Trees, 16 Oak Park Villas, Dawlish
TITLE: The District of Teignbridge (High Trees) Tree Preservation Order 2018

Comment: **NOTED**

The meeting was closed by Councillor Bloomfield, Chairman at 8.45pm.

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Cllr Pauline Bloomfield, Chairman.