



DAWLISH TOWN COUNCIL

Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday 10 January 2019 at 7.00 pm**

Present:

Councillors Taylor (Vice Chairman), Robins, Tamlyn and Wrigley

Other Town Councillors Present:

Absent:

Councillors Fenne, Mayne and Prowse

In attendance: Yola Mitchell – Finance Officer

130 Apologies

Councillor Bloomfield, Foden and Goodman-Bradbury

131 Agreement of the Agenda between Parts I and II

RESOLVED – Agenda Part I and II was agreed by members

132 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.

133 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.

134 Declarations of Interest

Councillor Taylor declared an interest in 18/02412/NPA – Harvesters Farm, Langdon Lane and did not take part in the vote.

Councillor Robins declared an interest in 18/02194/FUL – 2 New Cottages, Exeter Road and did not take part in the vote

135 Minutes

Members present received the Minutes of the previous meeting of the 6 December 2018 Dawlish Town Council Planning Committee.

RESOLVED that the Minutes of the Planning Committee meeting held on the 6 December 2018 be approved by the Committee and signed by the Chairman as a true record of the meeting.

136 Correspondence

136.1 Applications Granted

- 18/02102/FUL – 45 High Street
Provision of a bin and cycle store to be used in association with flats 1-6 approved under application 16/02723/FUL and flat 7 approved under application 17/02128/FUL
- 18/02114/FUL – Byron House, 37 The Strand
Change of use from osteopath's treatment and ancillary rooms to flat on ground floor
- 18/02265/TPO – Lyme Acre Old Teignmouth Road
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
- 18/02268/TPO – 17 East Cliff Road
Fell one pine in Group G2
- 18/02323/CAN – The Priory, 4 Priory Road
Pollard one Holm oak in the front garden
- 18/02527/FUL – 7 Underwood Close

Single storey front extension, ramped access, level decked area with balustrade and replacement glazing throughout the property

- 18/02522/FUL – 6 Sycamore Avenue, Hazelwood Park
Porch
- 18/02464/TPO – 7 East Cliff Close
Crown lift three oak trees (T7), (T8) and (T9) to 5m above ground level and prune where overhanging building

136.2 Applications with a split decision

- 18/02266/TPO – Oak Park House Old Gatehouse Road
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 main stem up to 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.
Crown lifting of trees (T1) and (T2) approved.
Pruning and reshaping of (T3) refused.

136.3 Applications to be considered at Teignbridge Planning Committee on Tuesday 22 January 2019 at 10.15am

- 18/02396/FUL – First Floor Tunnickliffe
Change of use from Complimentary Therapies (Use Class D1) to Office (Use Class B1)

137 Deferment of business for comment by the public

There were none

138 New Applications for Consideration

PARISH:	DAWLISH	WARD: Dawlish South West
APPLICATION REF:	18/02396/FUL	OFFICER: Claire Boobier
DECISION LEVEL:	DEL	
LOCATION:	First Floor Tunnickliffe Barton Hill Dawlish Devon EX7 9QQ	
PROPOSAL:	Change of use from complimentary therapies (Use Class D1) to office (Use Class B1)	

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: 18/02125/FUL **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: 128 Exeter Road Dawlish Devon EX7 0AN
PROPOSAL: Provision of driveway in front garden

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application but would like to see the tree replaced.

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

Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **REFUSAL** of this application due to concerns over access, highways and its proximity to the town settlement boundary.

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

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application with regard to the house but the concerns regarding the water features in application 18/02107/FUL remain valid.

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

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

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

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: 18/02483/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: Highgrove 2 Ash Park Gardens Holcombe Devon EX7 0LH
PROPOSAL: Single storey side extension

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: 18/02342/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)

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: 18/02522/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 6 Sycamore Avenue Hazelwood Park Dawlish Warren Devon EX7 0SU
PROPOSAL: Porch

Comment: **APPLICATION FAST TRACKED AND APPROVED BY TEIGNBRIDGE PLANNING**

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

Comment: **APPLICATION FAST TRACKED AND APPROVED BY TEIGNBRIDGE PLANNING**

139 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

Comment: **NOTED**

PARISH: DAWLISH
APPEAL REF: 18/00057/COND
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

WARD: Dawlish Central and North East
OFFICER: Lisa Edwards

Comment: **NOTED**

The meeting was closed by Councillor Taylor, Vice Chairman at 8.05pm.

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Cllr Gary Taylor, Vice Chairman.