



## **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**

<b>PARISH:</b>	<b>DAWLISH</b>	<b>WARD:</b> Dawlish South West
<b>APPLICATION REF:</b>	18/02396/FUL	<b>OFFICER:</b> Claire Boobier
<b>DECISION LEVEL:</b>	DEL	
<b>LOCATION:</b>	First Floor Tunnickliffe Barton Hill Dawlish Devon EX7 9QQ	
<b>PROPOSAL:</b>	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** **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

Comment: **NOTED**

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

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Cllr Gary Taylor, Vice Chairman.