



DAWLISH TOWN COUNCIL

Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday 21 February 2019 at 7.00 pm**

Present:

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

Other Town Councillors Present:

Councillor Nickless

Absent:

Councillors Fenne, Mayne, Prowse and Wrigley

In attendance: Yola Mitchell – Finance Officer

149 Apologies

None

150 Agreement of the Agenda between Parts I and II

RESOLVED – Agenda Part I and II was agreed by members

151 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.

152 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.

153 Declarations of Interest

There were none

154 Minutes

Members present received the Minutes of the previous meeting of the 6 February 2019 Dawlish Town Council Planning Committee.

RESOLVED that the Minutes of the Planning Committee meeting held on the 6 February 2019 be approved by the Committee and signed by the Chairman as a true record of the meeting.

155 Correspondence

155.1 Applications Granted

- 18/02580/FUL – 21 West Cliff Park Drive
Balcony to rear
- 19/00055/FUL – 20 Curlew Way
Greenhouse in rear garden
- 19/00138/FUL – 3 Lea Mount Close
Glazing to rear flat roof to form, balcony

156 Deferment of business for comment by the public

There were 24 members of the public present 23 in attendance for application 19/00237/NPA Marine Parade Dawlish - five of which spoke and voiced concerns regarding the impact the proposed design will have on residences, businesses and access for disabled users.

One member of the public attended and spoke during suspension of standing orders for application 19/00043/MAJ 56 West Cliff Road representing Bunny Homes.

157 New Applications for Consideration

PARISH: DAWLISH **WARD:** Dawlish Central and North East
APPLICATION REF: 19/00237/NPA **OFFICER:** Rosalyn Eastman
DECISION LEVEL: DEL
LOCATION: Marine Parade Dawlish Devon
PROPOSAL: Application for prior approval of siting and appearance under Part 18 Class A of the Town and Country Planning (General Permitted Development Order) 2015 of a new taller sea wall and wider promenade between Boat Cove and the Breakwater as part of the south west rail coastal resilience programme.

Comment: Noting that the application was for prior approval members agreed in principle to the work being carried out and following lengthy discussion unanimously resolved to submit the following comments, proposals and observations:

- A preference for an alternative design with a lower overall height (a 1.4m increase) incorporating a wave-returning feature; topped off with 'maritime-style' safety railings of 1.1m in height to avoid light issues and noise echoing back to the dwellings on Marine Parade, expressing concerns in relation to residents and businesses aligned to the Tourism industry
- Noting the figures on the application relating to wheelchair users, members would like reassurance that if the wall goes ahead these users would be able to see over the parapet
- A base of wall 'toe' should be built at the foot of the wall to help mitigate the increase in scouring that a higher wall would produce
- Request that a 'rock profile' finish to the concrete is used that most closely matches existing wall features. (Image C)
- Members believe alternative proposals would have previously been put forward and considered but raised the suggestion of wave breaking reefs

Major application:

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 19/00043/MAJ **OFFICER:** Central
DECISION LEVEL: DEL
LOCATION: 56 West Cliff Road Dawlish Devon EX7 9DY
PROPOSAL: Demolition of existing redundant residential home and replacement with 18 open market dwellings and 1 affordable dwelling

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: 19/00138/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 3 Lea Mount Close Dawlish Devon EX7 9EP
PROPOSAL: Glazing to rear flat roof to form balcony
Comment: Even though the application has been Fast Track approved by Teignbridge District Council members wish to draw attention to the objection letters submitted.

PARISH: DAWLISH **WARD:** Dawlish Central and North East
APPLICATION REF: 19/00060/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 54 Lower Drive Dawlish Devon EX7 0AT
PROPOSAL: Single storey front 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: 19/00155/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: Sefton Hall Nursing Home Plantation Terrace Dawlish Devon EX7 9DR
PROPOSAL: Replacement roof on conservatory
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: 19/00185/TPO **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: 41 Morlaix Close Dawlish Devon EX7 0FG
PROPOSAL: Prune trees where overhanging garden and fell any heavily leaning stems. Fell one chestnut tree identified as T1
Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application with reference to the removal of the chestnut tree but have no objection to pruning as appropriate.

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 19/00201/TPO **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: 39 Windward Lane Dawlish Devon EX7 0JQ
PROPOSAL: Crown reduce one oak tree (T15) on garden side reducing lower branches by approx. 2m

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application unless the Arboricultural Officer is satisfied.

PARISH: **DAWLISH** **WARD:** Dawlish South West
APPLICATION REF: 19/00093/LBC **OFFICER:** Naomi Archer
DECISION LEVEL: DEL
LOCATION: Dawlish War Memorial Dawlish Devon
PROPOSAL: Mounting of additional cast bronze plate

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: 19/00187/FUL **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: 19 Meadow Rise Dawlish Devon EX7 9AZ
PROPOSAL: Replacement and extension of existing balcony

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: 19/00212/VAR **OFFICER:** Estelle Smith
DECISION LEVEL: DEL
LOCATION: 2 Oak Park Villas Dawlish Devon EX7 0DE
PROPOSAL: Variation of condition 2 on planning permission 06/07506/FUL (kitchen extension, raising of roof by 650mm to create loft conversion and front and rear dormer windows) to add pitched roof to porch and hipped roof to extension

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

The meeting was closed by Councillor Bloomfield, Chairman at 8.48pm.

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Cllr Pauline Bloomfield, Chairman.