



## **DAWLISH TOWN COUNCIL**

### Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday, 30 May 2019 at 7.00 pm**

**Present:**

Councillors Goodman-Bradbury (Chairman), Taylor (Vice Chairman), Heath, M Lowther, Tamlyn, and Wrigley.

**Other Members in attendance:**

**Absent:**

Councillors Mawhood (ex Officio) and Woods

**Officer in attendance:** Yola Mitchell – Finance Officer

**1 Apologies**

Apologies were received from Councillors Foden (ex Officio) and Mayne

**2 Agreement of the Agenda between Parts I and II**

**Resolved** – Agenda Part I and II was agreed by members

**3 Urgent Items**

Nil.

**4 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.

## **5 Declarations of Interest**

Councillor Wrigley declared an interest in application 19/00840/FUL - 28 Cofton Hill, Cockwood and did not take part in the vote.

## **6 Minutes**

Members considered the minutes of the previous meeting.

**RESOLVED** that the Minutes of the Planning Committee meeting held on the 9 May 2019 be approved as a correct and accurate record.

## **7 Correspondence**

### **a. Applications Granted**

- 19/00732/FUL – Scala House, 1 Lawn Terrace  
Alterations to access ramp, provision of iron railings and installation of six extraction vents
- 19/00450/FUL – 11 & 12 The Strand  
Change of use of first floor to a dwelling to the rear of No 12 facilitated by dormer window, roof lights and new windows and doors. Single storey extension in existing yard and new shop front to No 12
- 19/00406/FUL – Branscombe Cottage, Branscombe Lane  
Installation of protective fencing along roadside sections
- 19/00029/LBC – Brooklands, Alexandra Road  
Replacement of the existing timber frame windows
- 19/00679/FUL – 15 Pidgley Road  
Two storey side extension
- 19/00760/FUL – 67 Teignmouth Road, Teignmouth  
Single storey rear extension with terrace over and loft extension
- 19/00418/DCC – Shutterton Pumping Station, Shutterton Bridge  
Proposed alterations to the existing pumping station building at Shutterton Bridge Sewage Pumping Station, Shutterton Bridge

**b. Applications Refused**

- 19/00401/OUT – 3 Fordens Lane, Holcombe  
Outline – two dwellings (all matters reserved for future consideration)

**c. Applications where prior approval was not required**

- 19/00799/DEM – 13 Barton Crescent  
Demolition of single garage

**8 DEFERMENT OF BUSINESS FOR COMMENT BY THE PUBLIC**

There were six members of the public present three of whom spoke against application 19/00763/FUL – Land at Upper Longlands.

Objections/concerns raised regarding the proposed dwelling included:

- Out of character
- Off the building line
- Overbearing
- Will overlook neighbouring properties
- Will increase current road access and traffic issues
- Loss of existing flora and fauna
- Concerns regarding effect on existing wildlife including owls and bats making an appropriate ecological survey necessary

**9 NEW APPLICATIONS FOR CONSIDERATION**

<b>PARISH:</b>	<b>DAWLISH</b>	<b>WARD:</b> Dawlish Central and North East
<b>APPLICATION REF:</b>	19/00763/FUL	<b>OFFICER:</b> Claire Boobier
<b>DECISION LEVEL:</b>	DEL	
<b>LOCATION:</b>	Land at Upper Longlands Dawlish Devon	
<b>PROPOSAL:</b>	Dwelling	

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to overdevelopment and out of keeping with the street scene, overlooking neighbouring properties, concerns regarding wildlife including bats and increased road access and traffics issues.

<b>PARISH:</b>	<b>DAWLISH</b>	<b>WARD:</b> Dawlish South West
<b>APPLICATION REF:</b>	18/00182/FUL	<b>OFFICER:</b> Anna Mooney
<b>DECISION LEVEL:</b>	DEL	
<b>LOCATION:</b>	16 Alta Vista Close Teignmouth Devon TQ14 8UW	
<b>PROPOSAL:</b>	Hip to gable extensions, gable extensions, rear dormer and associated works to provide first floor accommodation	

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application but with a suggestion that the window in bedroom three is moved to the side to address the concerns of the neighbour.

**PARISH:** **DAWLISH** **WARD:** Dawlish Central and North East  
**APPLICATION REF:** 19/00717/FUL **OFFICER:** Central Team  
**DECISION LEVEL:** DEL  
**LOCATION:** 38 Little Week Road Dawlish Devon EX7 0NL  
**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:** 19/00882/FUL **OFFICER:** Central Team  
**DECISION LEVEL:** DEL  
**LOCATION:** 30 Elm Grove Road Dawlish Devon EX7 0ET  
**PROPOSAL:** Single storey rear extension  
**APPLICATION WITHDRAWN**

**PARISH:** **DAWLISH** **WARD:** Dawlish North East (02/05/2019)  
**APPLICATION REF:** 19/00496/ADV **OFFICER:** Central Team  
**DECISION LEVEL:** DEL  
**LOCATION:** Langstone Cliff Hotel Mount Pleasant Road Dawlish Warren  
Devon EX7 0NA  
**PROPOSAL:** Erection of a hoarding sign

**APPLICATION APPROVED BY TEIGNBRIDGE DISTRICT COUNCIL 30/05/19**

Comment: members expressed their disappointment that the application was approved prior to the meeting as they would have liked to have submitted comment and recommendation.

**PARISH:** **DAWLISH** **WARD:** Dawlish North East (02/05/2019)  
**APPLICATION REF:** 19/00796/FUL **OFFICER:** Claire Boobier  
**DECISION LEVEL:** DEL  
**LOCATION:** Admiral 8-13 Piermont Place Dawlish Devon EX7 9PH  
**PROPOSAL:** Installation of roller shutters to front entrance area

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it would increase the visual mass of the building and therefore have a detrimental and significant impact on the conservation area, surrounding listed buildings and amenities.

**PARISH:** DAWLISH **WARD:** Dawlish North East (02/05/2019)  
**APPLICATION REF:** 19/00840/FUL **OFFICER:** Central Team  
**DECISION LEVEL:** DEL  
**LOCATION:** 28 Cofton Hill Cockwood Devon EX6 8RB  
**PROPOSAL:** Two storey rear extension  
Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **NO OBJECTION** to this application.

Councillor Wrigley did not take part in the vote.

**PARISH:** DAWLISH **WARD:** Dawlish South West (02/05/2019)  
**APPLICATION REF:** 19/00886/VAR **OFFICER:** Central Team  
**DECISION LEVEL:** DEL  
**LOCATION:** 21 West Cliff Park Drive Dawlish Devon EX7 9EA  
**PROPOSAL:** Variation of condition 3 on planning permission 18/02580/FUL to reduce height of privacy screen to 1.7 metres and include a curved end panel

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

Councillor Lowther wished to note that she voted against the proposal due to the reduction of the height.

**PARISH:** DAWLISH **WARD:** Dawlish North East (02/05/2019)  
**APPLICATION REF:** 19/00894/LBC **OFFICER:** Naomi Archer  
**DECISION LEVEL:** DEL  
**LOCATION:** Brunswick Arms Brunswick Place Dawlish Devon EX7 9PB  
**PROPOSAL:** Internal alterations to change layout and removal of chimney stack  
Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to the removal of the chimney but members had no objection to the change of layout.

**PARISH:** DAWLISH **WARD:** Dawlish North East (2/5/2019)  
**APPLICATION REF:** 19/00893/FUL **OFFICER:** Eve Somerville  
**DECISION LEVEL:** DEL  
**LOCATION:** Brunswick Arms Brunswick Place Dawlish Devon EX7 9PB  
**PROPOSAL:** Alterations to create separate unit of residential accommodation of removal of chimney stack

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to the removal of the chimney but members had no objection to the change of layout.

**PARISH:** DAWLISH **WARD:** Dawlish North East (02/05/2019)  
**APPLICATION REF:** 19/00908/FUL **OFFICER:** Claire Boobier  
**DECISION LEVEL:** DEL  
**LOCATION:** Cofton Country Holiday Park Cofton Lane Cofton Starcross  
Devon EX6 8RP  
**PROPOSAL:** Change of use of storage building to B1(a) office use including  
raising of roof to form first floor

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as the design is inappropriate, it is overdevelopment and out of character with the area.

**Reference:** 19/00943/CLDE  
**Location:** TEIGNMOUTH - Oakleigh Farm, Holcombe Road  
**Proposal:** Certificate Of Lawfulness For Existing Use Of The Barn For Storage (Use  
Class B8)  
**Applicant:** Mr P Gaskins

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

**PARISH:** DAWLISH **WARD:** Dawlish North East (2/5/2019)  
**APPLICATION REF:** 19/00839/FUL **OFFICER:** Claire Boobier  
**DECISION LEVEL:** DEL  
**LOCATION:** 5 Elm Grove Drive Dawlish Devon EX7 0EU  
**PROPOSAL:** Single storey rear extension and two storey side extension,  
extended front and rear dormer and extended porch

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is overdevelopment, poor design and removal of amenity.

**PARISH:** DAWLISH **WARD:** Dawlish North East  
**APPLICATION REF:** 19/00984/LBC **OFFICER:** Naomi Archer  
**DECISION LEVEL:** DEL  
**LOCATION:** The Old Barn Shutterton Lane Dawlish Warren Devon EX7 0PD  
**PROPOSAL:** Removal of existing lean to conservatory, conversion of the  
existing workshop/garage into a new kitchen and removal of  
existing blockwork infill to form structural opening to link with the  
main house

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

10 Appeals Withdrawn

<b>PARISH:</b>	<b>DAWLISH</b>	<b>WARD:</b> Dawlish South West
<b>APPLICATION REF:</b>	19/00585/FUL	<b>OFFICER:</b> Claire Boobier
<b>DECISION LEVEL:</b>	DEL	
<b>LOCATION:</b>	5 King Street, Dawlish, Devon	
<b>PROPOSAL:</b>	Raising of roof and extension to annexe to form a separate dwelling	

Comment: **NOTED.**

The meeting was closed by Councillor Goodman-Bradbury, Chairman at 9.07 pm.

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Cllr Lin Goodman-Bradbury, Chairman.