



DAWLISH TOWN COUNCIL

Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday 20 June 2019 at 7.00 pm**

Present:

Councillors Taylor (Vice Chairman), Heath, M Lowther, Tamlyn, Woods and Wrigley.

Absent: Councillor Mayne

Officer in attendance: Yola Mitchell – Finance Officer

11 Apologies

Apologies were received from Councillors Foden (ex officio), Goodman-Bradbury (Chairman) and Mawhood (ex officio).

12 Agreement of the Agenda between Parts I and II

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

13 Urgent Items

Nil.

14 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.

15 Declarations of Interest

Councillor Taylor declared an interest in applications 19/00983/FUL – Hillside Badlake Hill and 19/01096/FUL – 6 Priory Park Road so did not take part in either vote.

Councillor Wrigley declared an interest in application 19/01004/FUL – 11 Westwood Cockwood so did not take part in the vote.

16 Minutes

Members considered the minutes of the previous meeting.

RESOLVED that the Minutes of the Planning Committee meeting held on the 30 May 2019 be approved as a correct and accurate record.

17 Correspondence

a. Applications Granted

- 19/00551/MAJ – Dawlish Sands Holiday Park, Warren Road
Variation of condition (b) on planning permission 77/01453 to vary approved layout for static caravans
- 19/00685/VAR – 61 Old Town Street
Variation of condition 2 on planning permission 15/02416/COU (change of use of outbuildings to a dwelling including single storey extension) to re-orientate mono pitched roof
- 18/00982/FUL – Oakcliff House, Mount Pleasant Road
Alterations and conversion of one dwelling to six dwellings, including new windows, removal of stairs
- 19/00886/VAR – 21 West Cliff Park Drive
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
- 19/00840/FUL – 28 Cofton Hill, Cockwood
Two storey rear extension
- 19/00837/TPO – Golden Sands Holiday Park Week Lane
Re-pollard one black poplar and a group of 11 Lombardy poplar to previous cuts; coppice one ash to 1m; fell one walnut and pollard one goat willow and one black poplar to approx. 5m

b. Applications Refused

- 19/00826/TPO – The Priory 4 Priory Road
In Group G1, crown reduce two maritime pines by 25%

c. SANGS Maintenance and Management contribution for Shutterton Park

Teignbridge District Council have had the 2nd 50% of the SANGS Maintenance and Management contribution for Shutterton Park Dawlish from Redrow Homes under planning application 12/02281.

It is £149,031.77, the code is XW3 999 0082 and the spend by date is 31 May 2028.

18 Deferment of business for comment by the public

There were no members of the public.

19 New applications for consideration

PARISH:	DAWLISH	WARD: Dawlish North East
APPLICATION REF:	19/00983/FUL	OFFICER: Claire Boobier
DECISION LEVEL:	DEL	
LOCATION:	Hillside Badlake Hill Dawlish Devon EX7 9BB	
PROPOSAL:	Demolition of the existing dwelling and outbuildings and construction of two detached dwellings with garages	

Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **REFUSAL** of this application due to overdevelopment (given the character of the area) and concerns regarding the impact on the existing bat flyways and roost. Members also noted that mature trees and habitats were cleared prior to the ecology report.

PARISH:	DAWLISH	WARD: Dawlish South West
APPLICATION REF:	19/01001/FUL	OFFICER: Claire Boobier
DECISION LEVEL:	DEL	
LOCATION:	3 Fordens Lane Holcombe Dawlish Devon EX7 0LD	
PROPOSAL:	Extension to south elevation including raised terrace and extension to north elevation, replacement timber clad porch, re-roof property in slate, enlargement of existing dormer and fenestration alterations	

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

PARISH: DAWLISH **WARD:** Dawlish North East
APPLICATION REF: 19/01002/FUL **OFFICER:** Central Team
DECISION LEVEL: DEL
LOCATION: 23 Little Week Lane Dawlish Devon EX7 0LS
PROPOSAL: Single storey rear/side extension

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to insufficient natural light in the new part of the building. Members also noted the comments of South West Water and ask for more detail regarding the guttering to ensure it does not overhang / impact on the neighbouring property.

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 19/01063/CAN **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: 7 Barton Terrace Dawlish Devon EX7 9QH
PROPOSAL: Crown lift one Scots pine removing 5-7 limbs and clearing overhead lines

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

PARISH: DAWLISH **WARD:** Dawlish North East
APPLICATION REF: 19/01004/FUL **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: 11 Westwood Cockwood Dawlish Devon EX6 8RW
PROPOSAL: Two storey extension to form ancillary accommodation

Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **NO OBJECTION** to this application subject to the extension remaining ancillary to the main dwelling.

PARISH: DAWLISH **WARD:** Dawlish South West
APPLICATION REF: 19/01096/FUL **OFFICER:** Claire Boobier
DECISION LEVEL: DEL
LOCATION: 6 Priory Park Road Dawlish Devon EX7 9LX
PROPOSAL: Decking area to front

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: 19/01135/TPO **OFFICER:** Mark Waddams
DECISION LEVEL: DEL
LOCATION: 36 Richards Close Dawlish Devon EX7 9SN
PROPOSAL: Fell two pine tree (T14 & T15)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as there is nothing wrong with the trees. Members also noted the objections.

20 Appeals received

PARISH: DAWLISH **WARD:** Dawlish North East (02/05/2019)
APPEAL REF: 19/00003/ENFA **OFFICER:** Lisa Edwards
APPEAL TYPE: Written Representations
LOCATION: Byron House 37 The Strand
DESCRIPTION: Appeal against Ground C for Enforcement notice - The insertion of two white polymer coated metal windows on the front elevation of the property

Comment: Members **RESOLVED** by majority that they wished to comment that the Enforcement should be upheld as the windows are not in keeping with the original profile, material and design within a conservation area.

Councillors Taylor and Wrigley abstained.

The meeting was closed by Councillor Taylor, Vice Chairman at 8.50 pm.

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Cllr Gary Taylor, Vice Chairman.