



## **DAWLISH TOWN COUNCIL**

### Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday 3 October 2019 at 7.00 pm**

**Present:**

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

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

**59 Apologies**

There were received from Cllrs Foden (ex officio) Mawhood (ex officio) and Mayne

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

There was no Part II.

**61 Declarations of Interest**

There were none.

**62 Minutes**

Members considered the minutes of the previous meeting.

**Resolved** that the Minutes of the Planning Committee meeting held on the 12 September 2019 be approved as a correct and accurate record.

## **63 Correspondence**

### **a. Applications Granted**

- 19/01613/TPO – 17 Prospect House East Cliff Road  
Pruning of Trees T1 and T10
- 19/01494/FUL – 41 Elm Grove Drive  
Single storey front/side/rear extension
- 19/01561/CAN – Land Adjacent 17 & 18 Newhay Close  
Prune one copper Norway maple tree by 1-2 m to clear building and remove epicormic regrowth
- 19/01591/CAN – Long Thatch, 9 Holcombe Village  
Fell one Turkey oak

### **b. Applications Refused**

- 19/01616/TPO – Witchway 29 Stockton Hill  
Fell one Monterey cypress (T1)

### **c. Appeal Decisions**

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

## **64 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.

## **65 Deferment of business for comment by the public**

There were no members of the public.

66 New applications for consideration

**PARISH:** DAWLISH **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01299/FUL  
**LOCATION:** Millennium Business Units Dawlish Business Park Dawlish Devon EX7 0NH  
**PROPOSAL:** Erection of four business unit with parking (Use Classes B1, B2 and B8)

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:** 19/01652/FUL  
**LOCATION:** 40 Firbank Road Dawlish Devon EX7 0NW  
**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 North East  
**APPLICATION REF:** 19/01726/FUL  
**LOCATION:** St Jean Exeter Road Dawlish Devon EX7 0NZ  
**PROPOSAL:** Replacement garage with games room over

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application provided it remains ancillary to the main dwelling.

**Major application:**

**PARISH:** DAWLISH **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01767/MAJ  
**LOCATION:** Land at Langdon Dawlish Devon EX7 0NS  
**PROPOSAL:** Approval of details for 190 dwellings and associated works (approval sought for access, appearance, landscaping, layout and scale)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to the following concerns:

- Affordable housing percentage much lower than requested (11% rather than 25%)
- Affordable housing stands out and is not tenancy blind
- Health and safety concerns regarding proximity of play area and dwellings to the ponds
- No provision for green corridors for wildlife
- No bungalows, flats or lifetime houses

- Security and access of the site in relation to the secure unit of the hospital
- Concur with the objection raised by the Police regarding layout promoting antisocial behaviour
- Parking issues
- The avenue does not comply with DA2 policy
- Widths of estate roads appear below standard
- Overdevelopment

**Major application:**

**PARISH:** DAWLISH **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01756/REM  
**LOCATION:** Land at Langdon Dawlish Devon EX7 0NS  
**PROPOSAL:** Approval of details for one self-build dwelling (approval sought for layout)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is premature for the self-build sites to come forward prior to the major application being approved. There is also no access specified on the individual applications.

**PARISH:** DAWLISH **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01757/REM  
**LOCATION:** Land at Langdon Dawlish Devon EX7 0NS  
**PROPOSAL:** Approval of details for one self-build dwelling (approval sought for layout)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is premature for the self-build sites to come forward prior to the major application being approved. There is also no access specified on the individual applications.

**PARISH:** DAWLISH **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01758/REM  
**LOCATION:** Land at Langdon Dawlish Devon EX7 0NS  
**PROPOSAL:** Approval of details for one self-build dwelling (approval sought for layout)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is premature for the self-build sites to come forward prior to the major application being approved. There is also no access specified on the individual applications.

**PARISH:** DAWLISH **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01759/REM  
**LOCATION:** Land at Langdon Dawlish Devon EX7 0NS  
**PROPOSAL:** Approval of details for one self-build dwelling (approval sought for layout)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is premature for the self-build sites to come forward prior to the major application being approved. There is also no access specified on the individual applications.

**PARISH:** **DAWLISH** **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01760/REM  
**LOCATION:** Land at Langdon Dawlish Devon EX7 0NS  
**PROPOSAL:** Approval of details for one self-build dwelling (approval sought for layout)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is premature for the self-build sites to come forward prior to the major application being approved. There is also no access specified on the individual applications.

**PARISH:** **DAWLISH** **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01761/REM  
**LOCATION:** Land at Langdon Dawlish Devon EX7 0NS  
**PROPOSAL:** Approval of details for one self-build dwelling (approval sought for layout)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is premature for the self-build sites to come forward prior to the major application being approved. There is also no access specified on the individual applications.

**PARISH:** **DAWLISH** **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01762/REM  
**LOCATION:** Land at Langdon Dawlish Devon EX7 0NS  
**PROPOSAL:** Approval of details for one self-build dwelling (approval sought for layout)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is premature for the self-build sites to come forward prior to the major application being approved. There is also no access specified on the individual applications.

**PARISH:** **DAWLISH** **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01763/REM  
**LOCATION:** Land at Langdon Dawlish Devon EX7 0NS  
**PROPOSAL:** Approval of details for one self-build dwelling (approval sought for layout)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is premature for the self-build sites to come forward prior to the major application being approved. There is also no access specified on the individual applications.

**PARISH:** DAWLISH **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01764/REM  
**LOCATION:** Land at Langdon Dawlish Devon EX7 0NS  
**PROPOSAL:** Approval of details for one self-build dwelling (approval sought for layout)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is premature for the self-build sites to come forward prior to the major application being approved. There is also no access specified on the individual applications.

**PARISH:** DAWLISH **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01765/REM  
**LOCATION:** Land at Langdon Dawlish Devon EX7 0NS  
**PROPOSAL:** Approval of details for one self-build dwelling (approval sought for layout)

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is premature for the self-build sites to come forward prior to the major application being approved. There is also no access specified on the individual applications.

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 19/01751/FUL  
**LOCATION:** Oak Cottage Luscombe Hill Dawlish Devon EX7 0PX  
**PROPOSAL:** Orangery

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application subject to the approval of the Heritage Officer.

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 19/01840/VAR  
**LOCATION:** 3 Fordens Lane Holcombe Devon EX7 0LD  
**PROPOSAL:** Variation of condition 2 on planning permission 13/02787/FUL (erection of a dwelling in garden) to amend design of dwelling to include first floor gable, porch, enlarged front dormer, enlarged rear dormers, additional windows and amendments to existing windows

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

**67 Appeals Received**

**PARISH:** DAWLISH **WARD:** Dawlish North East (02/05/2019)  
**APPEAL REF:** 19/00051/REF  
**APPEAL TYPE:** Written Representations  
**LOCATION:** 6 Millin Way Dawlish Warren  
**DESCRIPTION:** Appeal against the refusal of planning permission 19/00200/FUL - New dwelling in garden

Comment: **NOTED.**

The meeting was closed by the Chairman at 8.57pm.

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Cllr Lin Goodman-Bradbury, Chairman.