



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, 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 Deferral 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.

.....
Cllr Lin Goodman-Bradbury, Chairman.