



## **DAWLISH TOWN COUNCIL**

### Minutes of a Meeting of the **Planning Committee** Held at **The Manor House, Dawlish** on **Thursday 23 October 2019 at 7.00 pm**

**Present:**

Councillors Goodman-Bradbury (Chairman), Taylor (Vice Chairman), Heath, Mawhood (ex officio) and Wrigley.

**Absent:**

Councillor Mayne

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

**68 Apologies**

There were received from Councillors Foden (ex officio), Lowther and Tamlyn. Cllr Wrigley advised he would be late and joined the meeting at 7.15pm.

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

There was no Part II.

**70 Declarations of Interest**

There were two declarations of interest for application 19/01845/FUL – Millcroft Farm Hensford Road. Cllr Taylor left the room and did not take part in the vote. Cllr Goodman-Bradbury also did not take part in the vote.

Application 19/01798/LBC – The Manor House Old Town Street was also just noted by members as Dawlish Town Council is the applicant.

## **71 Minutes**

Members considered the minutes of the previous meeting.

**Resolved** that the Minutes of the Planning Committee meeting held on the 3 October 2019 be approved as a correct and accurate record.

## **72 Correspondence**

### **a. Applications Granted**

- 19/01538/FUL – Florita, Shutterton Lane  
Single storey front extension
- 19/01662/FUL – 5 Elm Grove Drive  
Single storey extension and extended porch
- 19/01676/FUL – 46 Teignmouth Road, Teignmouth  
Alterations to existing dormer including new balcony
- 19/01652/FUL – 40 Firbank road  
Single storey side extension

### **b. Appeal Decisions**

- 19/01169/VAR – 41 Cofton Hill, Cockwood  
Variation of condition 2 on planning permission 16/01205/FUL (first floor side extension and dormer window to west side elevation) to change cream render to grey boarding

The appeal was allowed.

## **73 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.

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

There were eight members of the public present, five to collectively speak against 19/01675/FUL – 12 Alta Vista Close Teignmouth, two who spoke during suspended standing orders in support of 19/01800/FUL – Lady's Mile Farm Exeter Road and one who just wished to observe the meeting.

**75 New applications for consideration**

**PARISH:** DAWLISH **WARD:** Teignmouth East  
**APPLICATION REF:** 19/01675/FUL  
**LOCATION:** 12 Alta Vista Close Teignmouth Devon TQ14 8UW  
**PROPOSAL:** Demolish the existing garage and erection of a dwelling

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

- Overdevelopment of the site
- Inadequate parking will add to existing parking issues on the road
- Would set an unwelcome precedent with a new building line
- Out of character with the neighbouring properties

Cllr Wrigley arrived during the debate so did not vote.

**RESOLVED** if the planning officer is minded to approve the application Dawlish Town Council Planning Committee would wish to call the application in to Teignbridge Planning Committee.

**PARISH:** DAWLISH **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01800/FUL  
**LOCATION:** Ladys Mile Farm Exeter Road Dawlish Devon EX7 0LX  
**PROPOSAL:** Maintenance and ground works equipment storage building with a first floor mezzanine

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application provided development rights are removed.

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 19/01631/FUL  
**LOCATION:** 12 Queen Street Dawlish Devon EX7 9HB  
**PROPOSAL:** Change of use from financial and professional services (Use Class A2) to a dwelling

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

**Major application:**

**PARISH:** DAWLISH **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01724/MAJ  
**LOCATION:** Dawlish Sands Holiday Park Warren Road Dawlish Warren Devon EX7 0PG  
**PROPOSAL:** Variation of condition (b) on planning permission 77/01453 to vary layout

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to overdevelopment of the site, loss of amenity and insufficient parking.

**PARISH:** **DAWLISH** **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01732/FUL  
**LOCATION:** 3 Stockton Road Dawlish Devon EX7 9NN  
**PROPOSAL:** Single storey rear extension with timber steps and walkway

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:** 19/01766/VAR  
**LOCATION:** Oaklea 6 The Coppice Dawlish Devon EX7 0LN  
**PROPOSAL:** Variation of condition 2 on planning permission 17/02451/FUL (detached dwelling with garage) to alter layout and increase footprint of property

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to overdevelopment of site, insufficient parking turning space and reduction of amenity including planting and screening.

**PARISH:** **DAWLISH** **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01792/FUL  
**LOCATION:** 19 Meadow Rise Dawlish Devon EX7 9AZ  
**PROPOSAL:** Demolition of existing garage, utility room and associated retaining wall for replacement with new carport, utility room and retaining wall

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:** 19/01810/FUL  
**LOCATION:** 35 Exeter Road Dawlish Devon EX7 0AB  
**PROPOSAL:** Demolition of existing garage and construction single storey rear/side extension

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application due to poor design, lack of light and lack of articulation on the front elevation between the garage and the house, querying the garage door opening into the kitchen/living area.

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 19/01850/TPO  
**LOCATION:** Holcombe Hall Holcombe Drive Dawlish Devon EX7 0JW  
**PROPOSAL:** Remove snapped limb from one oak and side prune western crowns of two Holm oaks to clear building by 2m

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **NO OBJECTION** to this application provided the Arboricultural Officer is satisfied.

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 19/01851/NPA  
**LOCATION:** Weston Farm Ashcombe Road Higher Dawlish Water Dawlish Devon EX7 0QW  
**PROPOSAL:** Application for Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GPDO for change of use of two agricultural buildings from agricultural use to two dwellings

Comment: **RESOLVED** unanimously by Members present and voting that this Council recommends **REFUSAL** of this application as it is not a sustainable location, the condition of the low barn appears to be unsuitable for conversion and the proposed design is inappropriate for a rural area.

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 19/01798/LBC  
**LOCATION:** The Manor House Old Town Street Dawlish Devon EX7 9AP  
**PROPOSAL:** Installation of sound proofing panels to the Council Chamber

Comment: **NOTED.**

**PARISH:** DAWLISH **WARD:** Dawlish North East  
**APPLICATION REF:** 19/01845/FUL  
**LOCATION:** Millcroft Farm Hensford Road Dawlish Devon EX7 0QX  
**PROPOSAL:** Change of use of part of field from agricultural use to mixed use for agriculture and air rifle club, siting of portable cabin and erection of timber shelter and associated works

Comment: **RESOLVED** by majority of Members present and voting that this Council recommends **NO OBJECTION** to this application but are mindful of the comments and conditions of the Biodiversity Officer.

At this juncture members voted to extend the meeting past 9pm.

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 19/01891/VAR  
**LOCATION:** 27 Badlake Hill Dawlish Devon EX7 9BA  
**PROPOSAL:** Variation of condition 2 on planning permission 19/00245/FUL (division of one property into two separate dwellings) to alter curtilage for new dwelling and change windows on south east elevation

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:** 19/01908/FUL  
**LOCATION:** 11 Meldrum Close Dawlish Devon EX7 9JL  
**PROPOSAL:** New front dormer, extension of ground floor balcony, increase width of existing driveway and new retaining wall (revised scheme)

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:** 19/02002/TPO  
**LOCATION:** Langstone Cliff Hotel Mount Pleasant Road Dawlish Warren Devon EX7 0NA  
**PROPOSAL:** Fell one Scots pine in Woodland area W2. In Woodland area W1 fell two sycamore trees; crown reduce one lime by 6m and one sycamore by 4m and re-pollard one lime to 5m from primary pollard points

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

## 76 Applications withdrawn

**PARISH:** DAWLISH **WARD:** Dawlish South West  
**APPLICATION REF:** 19/01291/OUT  
**LOCATION:** Land off Smugglers Lane, Holcombe, Dawlish  
**PROPOSAL:** Outline - holiday dwelling (all matters reserved for future consideration)

Comment: **NOTED.**

The meeting was closed by the Chairman at 9.05pm.

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Cllr Lin Goodman-Bradbury, Chairman.