



PLANNING COMMITTEE

29 January 2024

Dear Councillor

NOTICE IS HEREBY GIVEN that a Meeting of the Planning Committee at which your attendance is summoned, will be held at **The Manor House, Old Town Street, Dawlish, EX7 9AP** on **Thursday, 1st February 2024** at **7.00 pm** to transact the business specified in the Agenda as set out.

Andrew McKenzie
Town Clerk

Distribution: The Mayor and Members of Planning Committee as follows:

Councillors Heath (Chair), Pyne (Deputy Chairman), Foden, James, James, Littlewood, Wrigley, Dawson (ex-Officio) and Goodman-Bradbury (ex-Officio)



For information – to be taken as read:

- 1** ***Declarations of Interest*** – Members are reminded that they should declare any interest in the items to be considered and are also advised that the timescale to alter their stated interests with the District Council's Monitoring Officer is 28 days.
- 2** ***Items requiring urgent attention*** – to consider those items which, in the opinion of the Committee Chair, should be considered by the meeting as matter of urgency (if any). To be taken at the end of the meeting.
- 3** ***The Freedom of Information Act 2000*** deems that all information held by this Council should be freely available to the public unless it falls under one of 23 exemptions.
- 4** ***The Data Protection Act 2018*** precludes this Authority from publishing the names, addresses or other private information of individuals unless written permission is given by the individual for such details to be made public. Therefore, where necessary, personal details have been removed from the papers attached to ensure that information held is available, but individuals are protected.
- 5** ***Categorisation of Applications***
Teignbridge District Council place applications in two categories: Teignbridge District Council initially lists most applications as DEL (Delegated - Officer) unless it has some interest in either the land or the application. Applications listed as DEL may be dealt with under delegated approval; i.e. the Head of Planning Services may be authorised to make a decision under powers specifically given to him. Where an application concerns land or development in which the District Council has an interest, it will be listed as COMM (Committee) so that it must be considered by the Development Control Committee and cannot be decided under delegated powers. A ward Member may request that an application is listed as COMM so that it must be considered by the Development Control Committee and cannot be decided under delegated powers. The Head of Planning Services may also list an application as COMM. On receipt, applications are numbered according to application type: ADV - application to display adverts; AGR - agricultural notification; CAN - Conservation Area notifications (Trees); CIR - Circular 18/84; CON - Conservation Area Consent; COU - Change of Use; CPE - Certificate of Existing Lawful use/dev; CPL - Certificate of proposed lawful use/dev; DCC- Devon County Council consultation; DCR3 - Devon County Council Regulation 3; DCR4 - Devon County Council Regulation 4; DEM - demolition; ES - Environmental Statement; EXMPT - Exempt works trees; EXEMPTC - Except works Conservation Area trees; FOLIO - folio; FUL - Full application; HAZ - Hazardous notification; HEDGE - Hedgerow notification; LBC - Listed Building Consent; LBD - Listed Building Consent/demolition; MAJ - Major application; MOD - Modification to



Section 106 Order; OUT - Outline application; PE - Preliminary enquiry; REM - removal of reserved matters; SWE - overhead lines; TDC - Teignbridge District Council Regulation 3 or 4; TEL - Tele- Page 2 communication notification; TELM - Telecommunication mast notification; TPO - Tree Preservation Order; VAR - Vary condition; WC - without compliance.

- 6** ***Mobile telephones*** *Councillors and members of the public are requested to ensure that mobile phones are switched to 'silent' during the meeting to avoid disruption.*
- 7** ***Recording*** *this meeting may be filmed or audio taped.*
- 8** ***Public Participation:***
Members of the public will be given an opportunity to address Councillors present at this meeting regarding agenda items, at the discretion of the Chairman. Members of the public will also be given an opportunity to discuss Town Council activities not on the current agenda after the close of the meeting. The comments of members of the public and electors of the parish who speak before the start of the meeting or following the close of the meeting will not form part of the Minutes of the meeting.



A G E N D A

PART I

(Open to the Public)

1. **Apologies for absence**
2. **Agreement of the Agenda between Parts I and II**
3. **Declarations of Interest**

To declare any disclosable interests relating to the forthcoming items of business (if any).

4. **Dispensations**

To receive and consider requests for dispensation (if any).

5. **Minutes** (Pages 9 - 14)

To approve and sign the minutes of the Planning Committee held on the 11th January 2024.

6. **Correspondence** (Pages 15 - 16)

To receive correspondence on planning matters.

7. **Deferment of business for comment by the public**

Business of the Planning Committee will be suspended at the discretion of the Chairman, to allow members of the public present at the meeting to make representations to the Committee for a period of time to be determined by the Chairman, relating to matters listed on this agenda.

New Applications for Consideration

8. **23/02194/FUL - Blackthorns Barn, Harvesters Farm, Dawlish**

Location: DAWLISH - Blackthorns Barn, Harvesters Farm

Proposal: Construction of car port

Applicant: Ms L Hemingway

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5EXXFPZKBD00>



9. **23/02129/HOU - Apple Tree Cottage, Ashcombe Road, Dawlish**

Location: DAWLISH - Apple Tree Cottage , Ashcombe Road

Proposal: Demolition of existing car port and erection of residential annexe

Applicant: Mr & Mrs Tompkinson

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4W6WQPZJSB00>

10. **23/02266/HOU - 2 Grove Court, Dawlish**

Location: DAWLISH - 2 Grove Court, Dawlish

Proposal: Single storey rear extension and remodelling of roof from pitched to stepped flat roof with parapet walls

Applicant: Mr Glen Hillidge

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5XM5RPZKU900>

11. **23/02292/HOU - 128 Exeter Road, Dawlish**

Location: DAWLISH - 128 Exeter Road, Dawlish

Proposal: Driveway to front and side

Applicant: Mr P Lawrence

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6136TPZKYQ00>

12. **24/00012/FUL - 2-4 The Strand, Dawlish**

Location: DAWLISH - 2-4 The Strand, Dawlish

Proposal: Installation of additional palisade fencing and gate at the car park level

Applicant: The Co-operative Group

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6OXGQPZLFP00>

13. **24/00030/Acorn House, 15 Port Road, Dawlish**

Location: DAWLISH - Acorn House , 15 Port Road

Proposal: Single storey rear extension

Applicant: Mr & Mrs Frey

Web Link:



<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6YCD6PZLPB00>

14. **23/01971/HOU - 16 Lea Mount Close, Dawlish**

Location: DAWLISH - 16 Lea Mount Close, Dawlish

Proposal: Conversion of existing garage to additional accommodation, construction of detached garage and first floor front extension

Applicant: Mr & Mrs Dodge

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3II1ZPZIE600>

15. **24/00057/CAN - Brook House, Church Street, Dawlish**

Location: DAWLISH - Brook House , Church Street

Proposal: T1, T2, T3, T4, T5, T6, T7 - Sycamore trees x 7 - Fell

T8, T9, T10 - Prune branches to 3m

T11 - Silver Birch - Prune

T12 - White Willow - P001 Crown lift

H1 - Laurel hedge to be removed

H2 - Witch hazel tree/shrub to be removed

Applicant: Mr H Matthews Red Devon Housing LTD

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S73ZBYPZLW100>

16. **24/00033/HOU - 49 Woodland Avenue, Teignmouth**

Location: DAWLISH - 49 Woodland Avenue, Teignmouth

Proposal: Enlarge two windows on East and North elevations

Applicant: Mr G Brown

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6ZQDLPZLQS00>

17. **23/02293/FUL - Jennison, Hall Lane, Dawlish**

Location: DAWLISH - Jennison , Hall Lane

Proposal: Replacement self-build dwelling and adjoining annexe with integral double garage

Applicant: Mr D Rene

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S62JYEPZKZG00>



New Applications to Note

18. The manor 24/00069/CAN - The Manor House, Old Town Street, Dawlish

Location: DAWLISH - The Manor House , Old Town Street

Proposal: T001 - Walnut: Crown lift to 5.5m over highways only

T002 - Cherry: Crown lift to 5.5m over highways only

T003 - Cherry: Crown lift to 5.5m over highways only

Crown lift secondary branch growth only up to approximately x5.5 metres from ground level

Applicant: Dawlish Town Council

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7CP1NPZM5B00>

PART II (PRIVATE)

Items which may be taken in the absence of the Public and Press on grounds that Exempt Information may be disclosed as defined in the Local Government Act 1972 and Public Bodies (Admission to meetings) Act 1960.

Nil.

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DAWLISH TOWN COUNCIL

Minutes of a Meeting of the

Planning Committee

held at The Manor House, Old Town Street, Dawlish, EX7 9AP on

Thursday, 11th January 2024 at 7.00 pm

Present:

Councillors Heath (Chair), Pyne (Deputy Chairman), Foden and James

Other Town Councillors Present:

Councillor Littlewood

Absent:

Cllr James, Cllr Wrigley, Cllr Dawson and Cllr Goodman-Bradbury

Officers In attendance:

Gemma Walker, Finance & Administration Officer

Public Participation:

There was no public participation

The following minutes will be considered for approval at the next meeting of the Town Council and may be subject to change until that time.

Part I

185 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Goodman- Bradbury, M. James, and Wrigley.

Resolved that the apologies be noted.

186 AGREEMENT OF THE AGENDA BETWEEN PARTS I AND II

There was no Part II.

187 DECLARATIONS OF INTEREST

There were no declarations of interest.

188 DISPENSATIONS

There were no dispensations.

189 MINUTES

Members considered the minutes of the Planning Committee meeting held on the 7th December 2023.

Resolved that the minutes of the meeting held on the 7th December 2023 be approved and signed by the Chairman as a correct and accurate record.

190 CORRESPONDENCE

Item 6

Correspondence:

Applications granted in support of this council's recommendation:

- **Reference:** 23/01944/TPO

Location: Land At Langdon Hospital Langdon

Proposal: Crownlift trees T18 and G19 to 3m over rear gardens of Plots 90 and 91.

- **Reference:** 23/01343/HOU

Location: 12 Coryton Close, Dawlish

Proposal: Garage to replace existing outbuildings and alterations to driveway

- **Reference:** 23/01931/HOU

Location: 1 Radford Grange

Proposal: Front single storey extension

- **Reference:** 23/00104/FUL

Location: Cofton Motors, Starcross, Dawlish

Proposal: New workshop

- **Reference:** 23/00139/FUL

Location: Gatehouse Farm, Secmaton Lane

Proposal: Change of use from dwelling and nursery to two residential dwellings and the demolition of the classroom building

- **Reference:** 23/02051/HOU

Location: 7 Kenbury Crescent, Cockwood

Proposal: Single storey rear extension

Applications granted contrary to this Council's recommendation:

- **Reference:** 22/01067/MAJ

Location: Gatehouse farm, Secmaton Lane, Dawlish

Proposal: Reserved matters application for 205 dwellings, landscape works, public open space, play space and infrastructure pursuant to outline planning permission

15/02468/MAJ (Outline – residential development providing up to 409 residential units, community based building consisting of shop/café, employment space, extra care unit,

parking area for local school, new vehicular access from Secmaton Lane, public open space, landscaping and infrastructure) (approval sought for access, appearance, landscaping , layout and scale)

- **Reference:** 22/01042/MAJ

Location: Gatehouse Farm, Secmaton Lane, Dawlish

Proposal: Reserved matters application for 149 dwellings, landscape works, public open space, play space and infrastructure pursuant to outline planning permission 15/02468/MAJ (Outline – residential development providing up to 409 residential units, community based building consisting of shop/café, employment space, extra care unit, parking area for local school, new vehicular access from Secmaton Lane, public open space, landscaping and infrastructure) (approval sought for access, appearance, landscaping , layout and scale)

- **Reference:** 23/02037/TPO

Location: 23 Upper Longlands, Dawlish

Proposal: T001 – English Oak: Reduce southern aspect of crown only (over the boundary of 25 Upper Longlands), by approximately 2m from branch tips

(INFORMATIVE: This award of planning consent to prune a TPO tree does not infer consent from the tree owner- the applicant must seek consent from the tree owner prior to undertaking works.)

Applications refused in support of this Council's recommendation:

Applications refused contrary to this Council's recommendation:

Applications part refused, part granted in support of this Council's recommendation:

- **Reference:** 23/00968/FUL

Location: 1 Shop, Brook Street

Proposal: Retention of replaced shop door and two air conditioning units to rear

Following the last agenda item (Agenda Item 13), the Committee also considered drafting a response to Teignbridge following the response received from Councillor Colin Parker regarding the Notice of Motion- Parish Planning representation considered at the last meeting. Discussions included rewriting to Teignbridge to reiterate the request for Planning Consultees comments to be brought to the attention of the District Committee prior to a vote being taken, with an amendment to request that this happens at the beginning of each application on the Teignbridge Planning Committee Agenda.

The Committee agreed that a draft would be written and circulated to the Committee for any amendments following the meeting.

191 DEFERMENT OF BUSINESS FOR COMMENT BY THE PUBLIC

There were no members of the public present.

192 23/02050/HOU - 48 WOODLAND AVENUE, TEIGNMOUTH

This Council recommends **No Objection** to the application subject to;

- The roof line of the extension not being higher than the existing roof line of the main house
- The Building doesn't take up any of the driveway space

193 23/02212/TPO - GOLDEN SANDS HOLIDAY PARK, WEEK LANE, DAWLISH

This Council would like to refer the application to Teignbridge's Arboricultural Officer, and with reference to page 2 of the tree report, to do a site inspection to confirm the condition of these trees and determine what should be done. This Council would particularly like to express their concerns over the felling of the westerly stem of the Oak which particularly seems unnecessary.

This Council would like to request that any felled trees are replaced, in an appropriate location on the site, with a net gain of 10% (or at least 1 extra tree dependent on which figure is larger) of native trees.

194 23/02244/TPO - 2 WEST CLIFF ROAD, DAWLISH

This Council recommends **No Objection** subject to the Arboricultural Officer's approval.

195 23/02243/TPO - THE CLIFFS, OLD TEIGNMOUTH ROAD

This Council would like to refer this application to Teignbridge's Arboricultural Officer to do a site visit to inspect all the trees to determine what should be done. This Council would like to request that all felled trees to be replaced with a native species.

196 23/02176/HOU - 1 WOODLAND AVENUE, TEIGNMOUTH

This Council has **No Objection** to the application as set out.

197 23/02271/TPO - REAR OF 15 CELTIC FIELDS, DAWLISH

This Council has **No Objection** to the application subject to a more appropriate sized tree for it's position being planted in replacement.

The meeting was closed by the Chairman at 8.37 pm

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Cllr Martin Heath
Chair – Planning Committee

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Item 6

Correspondence:

Applications granted in support of this council's recommendation:

- **Reference:** 23/01530/HOU
Location: 7 Radford Grange, Dawlish
Proposal: Side and front extensions and dormer

- **Reference:** 23/02244/TPO
Location: 2 West Cliff Road, Dawlish
Proposal: T1: Pine: Reduce lowest lateral growing over footpath towards neighbouring property by 1-1.5m from branch tips to previous pruning points to reduce end weight over busy footpath.
Cuts made at suitable pruning points.

- **Reference:** 23/02050/HOU
Location: 48 Woodland Avenue, Teignmouth
Proposal: Single storey side/rear extension including front dormer to replace existing garage

- **Reference:** 23/01217/FUL
Location: Land at Middlewood NGR 297323 80597, Middlewood
Proposal: Dwelling

- **Reference:** 23/01970/HOU
Location: 33 Holcombe Road
Proposal: Garden shed to rear of existing garage

Applications granted contrary to this Council's recommendation:

Applications refused in support of this Council's recommendation:

Applications refused contrary to this Council's recommendation:

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