



PLANNING COMMITTEE

26 May 2023

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 June 2023** 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 Pyne (Vice-Chairman), Foden, Heath, A.James, M. James, Wrigley, Dawson (ex-Officio), 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.



AGENDA

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 7 - 12)

To approve and sign the minutes of the Planning Committee held on 18 May 2023.

6. **Correspondence** (Pages 13 - 14)

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. **23/00608/HOU & 23/00609/LBC - 9 Barton Terrace, Dawlish**

Location: DAWLISH - 9 Barton Terrace, Dawlish

Proposal: Outbuilding to rear

Applicant: Mr N Nickless

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSYEQPPZMCU00>

Location: DAWLISH - 9 Barton Terrace, Dawlish



Proposal: Outbuilding to rear and relocation of rear gate in existing stone wall

Applicant: Mr N Nickless

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSYEQQPZMVCV00>

9. **23/00750/HOU - 7 St Georges Lane, Holcombe**

Location: DAWLISH - 7 St Georges Lane, Holcombe

Proposal: Erection of an attached garage

Applicant: Mr Mark Broome

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRTT9GPZFND00>

10. **23/00487/HOU - 1 Southdowns Road, Dawlish**

Location: DAWLISH - 1 Southdowns Road, Dawlish

Proposal: Retention of fence to front garden (height to be amended)

Applicant: Mr R Dutton

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRO9NQPZL8500>

11. **23/00878/TPO - Between 8 & 10 Juniper Drive, Dawlish**

Location: DAWLISH - Between 8 & 10 Juniper Drive, Dawlish

Proposal: T1, Oak:

i) Crown reduction of east-facing limb as identified within Appendix C of tree report RSKHL_6740.23.

ii) Removal of dead wood measuring >50mm.

Applicant: Alsopp Cavanna Homes

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUT893PZGNQ00>

12. **23/00805/HOU - Merrihill, The Drive**

Location: DAWLISH - Merrihill, The Drive

Proposal: Rear extension

Applicant: Mr & Mrs Watson

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUE8ENPZ01U00>



13. **23/00860/FUL - Unit 24, Dawlish Business Park, Dawlish**

Location: DAWLISH - Unit 24, Dawlish Business Park

Proposal: Single storey storage building including demolition of existing storage sheds

Applicant: Mr M Holden Bradfords Building Supplies

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUR82MPZGKE00>

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.

DAWLISH TOWN COUNCIL

Minutes of a Meeting of the
Planning Committee

held at The Manor House, Old Town Street, Dawlish, EX7 9AP on
Thursday, 18th May 2023 at 7.00 pm

Present:

Councillors Foden, Goodman-Bradbury (ex-Officio), A. James and Pyne (Vice-Chairman)

Other Town Councillors Present:

Absent:

Cllr Heath, Cllr Wrigley, Cllr Dawson and Cllr M. James

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

Councillor Foden was proposed as Chair for this meeting and the Committee went to a vote.

Resolved that Councillor Foden would stand in as Chair for the meeting.

239 APOLOGIES FOR ABSENCE

Apologies were received from Councillors Heath, M. James, and Wrigley.

Resolved that the apologies be noted.

240 AGREEMENT OF THE AGENDA BETWEEN PARTS I AND II

There was no Part II.

241 DECLARATIONS OF INTEREST

Councillor A. James declared an interest on item 250 (23/00672/HOU - 3 Mount Pleasant Road, Dawlish Warren) by virtue of being a neighbour of the applicant and advised he would leave the room whilst this item was considered.

242 DISPENSATIONS

There were no dispensations.

243 MINUTES

Members considered the minutes of the Planning Committee meeting held on the 20 April 2023.

Resolved that the minutes of the meeting held on 20 April 2023 be approved and signed by the Chairman as a correct and accurate record.

244 CORRESPONDENCE

Item 6

Correspondence:

Applications granted in support of this council's recommendation:

- **Reference:** 21/02386/FUL

Location: 35 The Strand, Dawlish

Proposal: Re-roofing of rear extension

- **Reference:** 21/02387/LBC

Location: 35 The Strand, Dawlish

Proposal: Re-roofing of rear extension

- **Reference:** 23/00043/FUL

Location: Unit 22B, Dawlish Business Park, Dawlish

Proposal: Demolition of existing industrial workshop and replacement with two storey structure.

- **Reference:** 21/02826/FUL

Location: Cofton Country Holiday Park, Cofton Lane, Dawlish

Proposal: Use of land for the stationing of eight static caravans within Cofton Holiday Park, with associated car parking.

- **Reference:** 22/01251/FUL

Location: 1-50 Lanherne, Exeter Road

Proposal: Replacement windows

- **Reference:** 22/01946/FUL

Location: Cofton Country Holiday Park, Cofton

Proposal: Extension and alterations to shop

- **Reference:** 23/00537/HOU

Location: 23 Carhaix Way, Dawlish

Proposal: Single storey rear extension

Applications granted contrary to this Council's recommendation:

Applications refused in support of this Council's recommendation:

- **Reference:** 22/00592/FUL

Location: 41 Cofton Hill, Cockwood, Dawlish

Proposal: Change of use of holiday accommodation to dwelling house.

Applications refused contrary to this Council's recommendation

- **Reference:** 22/00976/FUL

Location: The Flat, 21 The Strand, Dawlish

Proposal: Retention of replacement of two UPVC double glazed bay windows to first floor.

- **Reference:** 22/02056/OUT

Location: 9 Elmwood Crescent, Dawlish

Proposal: Outline – dwelling in garden (all matters reserved for future consideration)

245 DEFERMENT OF BUSINESS FOR COMMENT BY THE PUBLIC

There were no members of the public present.

246 TERMS OF REFERENCE

Resolved that the Planning Committee recommend the Terms of Reference as set out to Full Council for readoption.

247 23/00598/HOU - 30 COFTON HILL, COCKWOOD, DAWLISH

Resolved that this Council recommends **No Objection** to the application.

248 23/00181/FUL - LAND REAR OF 25 BADLAKE HILL, DAWLISH

At this juncture, Councillor Goodman- Bradbury read out a statement to the committee that had been received in support of this application from a member of the public.

Resolved that the statement be noted.

Following the statement the Committee considered and discussed the application.

Resolved that this Council **Recommends Refusal** on the basis that;

- There are concerns over the local biodiversity
- There are concerns over the safety of the residents due to the increase of traffic and the current speed limit on this road

- There are concerns over increase of traffic at the junction between Badlake Hill and Weech Road
- There are concerns over the land stability
- Concerns over further disturbance to the plants and gardens
- Concerns over the drainage

This Council **further resolved** that if the Officer is minded to approve, this Council requests that the application goes to Committee.

This Council would like to request that if the application is approved that the installation of a bee box and bird box and the planting of hedgerows and native trees are insisted upon to replace the ones already lost.

249 23/00590/HOU - 22 STONELANDS PARK, DAWLISH

Resolved that this Council recommends **No Objection** but would like to recommend that swift boxes are added to the new extension.

250 23/00672/HOU - 3 MOUNT PLEASANT ROAD, DAWLISH WARREN

Councillor A. James left the room.

Resolved that this Council **Recommends Refusal** on the basis that;

- The design is out of character with the area
- The building line is overbearing and extends on the neighbouring properties.

Councillor A. James re-joined the meeting.

251 23/00578/CLDE - WOODLANDS FARM, COCKWOOD, DAWLISH

Resolved that this Council recommends **No Objection**.

252 23/00696/CAN - THE OLD SMITHY, CHURCH ROAD, DAWLISH

Resolved that this Council Recommends Refusal and would recommend that the Arboricultural Officer is consulted about the possibility of coppicing the tree providing it is in good health.

This Council **further resolved** that should the Officer be minded to approve that the application is called into Committee for determination.

253 23/00718/FUL - 2 HIGH STREET, DAWLISH

Resolved that this Council recommends **No Objection**.

254 23/00714/TPO - 15 GREBE ROW, DAWLISH

Resolved that this Council recommends **No Objection** subject to the Arboricultural Officers approval.

The Council would also like to note to thank the applicant for putting in planning permission for this application to be considered.

255 23/00758/HOU - 25 ELM GROVE CLOSE, DAWLISH

Resolved that this Council recommends **No Objection**.

256 23/00787/HOU - 43 UPPER LONGLANDS, DAWLISH

Resolved that this Council recommends **No Objection**.

257 23/00659/HOU - 4 ASH PARK GARDENS, MOORGATE

Resolved that this Council recommends **No Objection** providing the annexe is used as stipulated; by the family, and not as an air B&B. This Council would request that should circumstances change for the occupants of the annexe that they must reapply for permission.

258 23/00695/LBC - THE MANOR HOUSE, OLD TOWN STREET, DAWLISH

Resolved that the application be noted.

The meeting was closed by the Chairman at 8.18 pm

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Chair – Planning Committee

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Item 6

Correspondence:

Applications granted in support of this council's recommendation:

- **Reference:** 23/00598/HOU
Location: 30 Cofton Hill, Cockwood
Proposal: Garden room to front

Applications granted contrary to this Council's recommendation:

None

Applications refused in support of this Council's recommendation:

- **Reference:** 23/00511/REM
Location: Fayfield, Fay Road, Dawlish
Proposal: Reserved matters application for a dwelling pursuant to outline planning permission 19/02089/OUT (Outline- dwelling with double garage (approval sought for access)) (approval sought for appearance, landscaping, layout and scale)

Applications refused contrary to this Council's recommendation

None

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