

**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