



**Bitton House
Teignmouth
Devon**

**Teignmouth Town Council Planning Committee
At Bitton House on Wednesday, 5th January 2022**

Cllr. R. Ash – Chairman
Cllr. J Atkins
Cllr. I. Palmer
Cllr. J. Orme
Cllr. P. Williams

23rd December 2021

Summons

Dear Councillor

A meeting of the Teignmouth Town Council Planning Committee will be held at Bitton House on Wednesday 5th January 2022 at 3.30pm to discuss the following items as set out below and you are summoned to attend.

Meeting Rules

Public wishing to make comments or ask questions on a specific planning application being considered by the Planning Committee are welcome to do so. Please notify the Town Clerks office (planning@teignmouthtowncouncil-devon.gov.uk) with any written comments, questions or requests to speak to the Committee at least one day in advance of the meeting.

Please note that that this meeting may be filmed or recorded (audio taped for the purposes of minute taking).

Members are reminded of their legal responsibilities when considering planning applications as set out in the planning practice guidance on the government website Gov.UK. Local authority members are involved in planning matters to represent the interests of the whole community and must maintain an open mind when considering planning applications. Where members make recommendations on planning applications, they must do so in accordance with the local development plan and or Neighbourhood Plan (if adopted) unless material considerations indicate otherwise.

Members must only consider material planning considerations, which can include public views where they relate to relevant planning matters. Local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission unless it is founded upon valid material planning reasons.

Please note;

Under the Openness of Local Government Bodies Regulation 2014, this meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public.

A handwritten signature in black ink, appearing to read 'T J T Rowe', written in a cursive style.

Mrs T J T Rowe
Town Clerk

Agenda for Planning Committee Meeting 5th January 2022

PART I (Open to the Public)

1. Apologies

2. Use of Mobile Phones

In accordance with Minute 30, mobile phones be limited to personal use only (in case of emergencies) and in which case the Councillor is to leave the room to respond. Mobile phones are to be switched to silent during the meeting to avoid disruption.

3. Officers Present

4. Other Councillors present

5. Declarations of Interest

In accordance with the Code of Conduct (section 13, Appendices A and B), Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have in items to be considered at this meeting. Members are also reminded that the timescale to alter their stated interests with the District Council's Monitoring Officer is 28 days.

6. Dispensations

A request for a dispensation is to be made to the Town Clerk, no less than 5 working days before Council meetings. The Council may grant a member(s) a dispensation(s) to participate in a discussion and vote on a matter at a meeting even if he/she has an interest in Appendices A and B.

7. Minutes of the Previous Meeting

To resolve that the minutes of the Planning Committee meeting, held on the 1st December 2021 are approved by the Committee and signed by the Chairman as a true record of the meeting.

8. Correspondence

No correspondence received.

9. Planning Applications

a) Public Comments on Applications for Consideration by Teignmouth Town Council

Any comments made by the public regarding items on this list will be attached to the email containing this document.

b) Applications for Consideration by Teignmouth Town Council

i. 21/02689/HOU - Doveteign Farm , Holcombe Down Road, Teignmouth TQ14 9NS

Proposal	Replacement garage and associated works
Ward	Teignmouth East
Teignbridge District Council Officer	Not Supplied – comments by 23 rd Dec
Web Link	21/02689/HOU - Doveteign Farm , Holcombe Down Road, Teignmouth TQ14 9NS
Teignmouth Town Council Recommendation	No Objection

ii. 21/02646/HOU - Sopershay, Heywoods Road, Teignmouth TQ14 8LN

Proposal	Creation of a residential annex through extensions and alterations to existing garage
Ward	Teignmouth Central
Teignbridge District Council Officer	Not supplied – comments by 28 th Dec
Web Link	21/02646/HOU - Sopershay, Heywoods Road, Teignmouth TQ14 8LN
Teignmouth Town Council Recommendation	No Objection

iii. **21/02720/HOU - Ranworth Thornley Drive Teignmouth Devon TQ14 9JH**

Proposal	Alterations to annexe roof including first floor storage area
Ward	Teignmouth Central
Teignbridge District Council Officer	Not supplied
Web Link	21/02720/HOU - Ranworth Thornley Drive Teignmouth Devon TQ14 9JH
Teignmouth Town Council Recommendation	Recommend Refusal on the grounds of :- 1. Overdevelopment of a residential property. 2. Overlooking. 3. Loss of privacy for neighbours. 4. Design is too high and marks a significant alteration. Note that District Cllr Eden has recommended category B

Note comments on applications i)-iii) have been sent to Teignbridge District Council on 15th December 2021 to meet their deadlines for receipt of comments.

iv. **21/02802/HOU - 71 Coombe Vale Road Teignmouth Devon TQ14 9EN**

Proposal	Loft conversion with rear dormer and roof lights and altered access to form parking area with steps
Ward	Teignmouth West
Teignbridge District Council Officer	Not supplied
Web Link	21/02802/HOU - 71 Coombe Vale Road Teignmouth Devon TQ14 9EN

v. **21/02815/HOU - 6 Ferndale Road Teignmouth Devon TQ14 8NH**

Proposal	New extension to the rear
Ward	Teignmouth East
Teignbridge District Council Officer	Central Team
Web Link	21/02815/HOU - 6 Ferndale Road Teignmouth Devon TQ14 8NH

vi. **21/02317/FUL - 3 Dawlish Street, Teignmouth TQ14 8TB**

Proposal	Division of existing dwelling into four residential units
Ward	Teignmouth East
Teignbridge District Council Officer	Not supplied
Web Link	21/02317/FUL - 3 Dawlish Street, Teignmouth TQ14 8TB

vii. 21/2830/HOU - 77 Dawlish Road Teignmouth Devon TQ14 8TQ

Proposal	Two storey rear extension with a self-contained annexe
Ward	Teignmouth East
Teignbridge District Council Officer	Not supplied
Web Link	21/2830/HOU - 77 Dawlish Road Teignmouth Devon TQ14 8TQ

c) Applications Granted by Teignbridge District Council

- i) 21/02459/HOU - Fairend, Rocky Lane, Teignmouth - Single Storey Side Extension.
- ii) 21/01998/TPO - South Down, Holcombe Down Road, Teignmouth - Fell sixteen Douglas fir and replace with twenty English oak.
- iii) 21/02477/TPO - Land adjacent Coombe View, 49 Higher Coombe Drive, Teignmouth - Prune a line of 15 trees of mixed species in Area A9 where overhanging garden.
- iv) 21/00974/FUL - 4-5 Northumberland Place, Teignmouth - Second Floor Extension To Provide Replacement Stairwell Access To Studio And Internal Alterations To Reconfigure Studio And Meeting Rooms Accommodation.
- v) 21/02460/FUL - Springfield Cottage, Landscore Road, Teignmouth - First Floor Rear Extension.
- vi) 21/02364/HOU - 31 Maudlin Drive, Teignmouth - Single Storey Rear Extension.
- vii) 21/01983/TPO - Trinity School, Buckeridge Road, Teignmouth - Pruning and felling works as specified in schedule.
- viii) 21/02710/TPO - TPO at 15 Kingsway at NGR 292944 73030, Teignmouth - Crown lift one lime (T1) to 2m over garages and remove epicormic growth.

d) Applications Refused by Teignbridge District Council

- i) 21/02239/HOU - Flat 4E Sunset Court, 8 - 9 Orchard Gardens, Teignmouth - New Door to Replace Window and Installation of New Guard Railings Around the Flat Roofed Area.
- ii) 21/02366/FUL - 145A Coombe Vale Road, Teignmouth - Division Of Dwelling Into Two Dwellings Including Loft Conversion, Two Storey And Single Storey Rear Extensions And Single Storey Front Extension.
- iii) 21/02193/FUL - The Goldfish Bowl, Teignmouth - Extension Over Existing South Terrace.
- iv) 21/02270/TPO - 5 Grace Gardens, Teignmouth - Fell one oak.

e) Appeals

- i) 21/00768/HOU - 92 Coombe Vale Road, Teignmouth TQ14 9EW - installation of a garage – **APPEAL DISMISSED.**
- ii) 21/01280/HOU - 15 Lyme Bay Road, Teignmouth TQ14 8RS – Two storey extension – **APPEAL DISMISSED**
- iii) 21/01264/HOU - 65 Higher Coombe Drive, Teignmouth, Devon TQ14 9NL - extended rear patio area and wall/fence and gate to front boundary onto Higher Coombe Drive – **APPEAL DISMISSED**

f) Items requiring urgent attention

To take into account items which the Chairman of the Committee deems to need consideration as a matter of urgency.

10. 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.

11. 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.

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