

# TEIGNMOUTH TOWN COUNCIL

## Minutes of a Meeting of the Planning Committee

held at **Mayor's Parlour, Teignmouth Town Council, Bitton House, Bitton Park Road, Teignmouth,  
TQ14 9DF** on  
**Wednesday, 28th September, 2022 at 3.30 pm**

### **Present:**

Councillors R Ash (Chair), P Williams (Vice-Chair) and I Palmer

### **Absent:**

Councillors Orme and R Phipps

### **Officers In attendance:**

Debbie Shaw

### **18 APOLOGIES FOR ABSENCE**

None received

### **19 DECLARATIONS OF INTEREST**

Councillor P Williams declared an interest in relation to minute number 30 (Application 22/01631/HOU). The Councillor advised they would address the meeting and then leave the room whilst the item was debated, and not take part in the vote.

### **20 DISPENSATIONS**

A dispensation was considered for Councillor P Williams in relation to minute number 30 (Application 22/01631/HOU)

### **21 MINUTES**

Members considered the minutes of the Planning Committee meeting held on 24 August 2022.

**Resolved** that the minutes of the Planning Committee meetings held on 24 August 2022 be approved and signed as a correct and accurate record of the meeting.

### **22 New Applications for Consideration**

### **23 APPLICATION REF: 22/00690/FUL**

**Planning Application received week ending 19 August / Week 33**

PARISH:

TEIGNMOUTH

WARD: Teignmouth West

APPLICATION REF:

22/00690/FUL

LOCATION:

Coombe Gardens First Avenue Teignmouth Devon

PROPOSAL:

Two dwellings

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9JXSUPZKLE00>

**DECISION:**

CAT B if Planner is minded to approve because it is a small site and Planner should have regard to loss of light

**23.1 Application Ref: 22/00795/FUL**

**Planning Application received week ending 19 August / Week 33**

PARISH:

TEIGNMOUTH

WARD: Teignmouth Central

APPLICATION REF:

22/00795/FUL

LOCATION:

49 Teign Street Teignmouth Devon TQ14 8EA

PROPOSAL:

Use of ground floor for purposes within Use Class E (commercial, business and service), creation of a bike and bin store and the conversion of the first, second floor accommodation to two self-contained apartments

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RADHOPPZL5C00>

**DECISION:**

No Objection - Unanimous

**24 APPLICATION REF: 22/01469/MAJ**

**Planning Application received week ending 19 August / Week 33**

MAJOR APPLICATION

PARISH:

TEIGNMOUTH

WARD: Teignmouth East

APPLICATION REF:

22/01469/MAJ

LOCATION:

18 Dawlish Road Teignmouth Devon TQ14 8TE

PROPOSAL:

Erection of 10 holiday lodges

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFQLVZPZHPJ00>

**DECISION:**

Objection – Highways Officer requires further information and likely loss of mature trees - Refer to Arborist

**25 APPLICATION REF: 22/01577/LBC**

**Planning Application received week ending 19 August / Week 33**

PARISH:

TEIGNMOUTH

WARD: Teignmouth West

APPLICATION REF:

22/01577/LBC

LOCATION:

Bitton House Bitton Park Road Teignmouth Devon TQ14 9DF

PROPOSAL:

Replacement of the former flagpole and installation of a lightning protection system

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGNY8OPZIK400>

**DECISION:**

No objection - Unanimous

**26 APPLICATION REF: 22/01579/TPO**

**Planning Application received week ending 19 August / Week 33**

PARISH:

TEIGNMOUTH

WARD: Teignmouth Central

APPLICATION REF:

22/01579/TPO

LOCATION:

Wymering Court New Road Teignmouth Devon

PROPOSAL:

Pruning works to trees of various species as specified in submitted schedule

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGPABGP202Q00>

**DECISION:**

Refer to Arborist

**27 APPLICATION REF: 22/01584/FUL**

**Planning Application received week ending 19 August / Week 33**

PARISH:

TEIGNMOUTH

WARD: Teignmouth East

APPLICATION REF:

22/01584/FUL

LOCATION:

Tawstock Buckeridge Road Teignmouth Devon TQ14 8NG

PROPOSAL:

Demolition of existing ground floor lean to and replacement with new ground floor extension

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGPGFVPZILT00>

**DECISION:**

No Objection - Unanimous

**28 APPLICATION REF: 22/01559/CLDE**

**Planning Application received week ending 26 August / Week 34**

PARISH:

TEIGNMOUTH

WARD: Teignmouth West

APPLICATION REF:

22/01559/CLDE

LOCATION:

133 Bitton Park Road Teignmouth Devon TQ14 9DQ

PROPOSAL:

Certificate of lawfulness for existing use as retail, other than hot food

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RG12UHPZIF600>

**DECISION:**

No Objection - Unanimous

**29 APPLICATION REF: 22/01629/TPO**

**Planning Application received week ending 26 August / Week 34**

PARISH:

TEIGNMOUTH

WARD: Teignmouth Central

APPLICATION REF:

22/01629/TPO

LOCATION:

18 Grange Drive Teignmouth Devon TQ14 8PB

PROPOSAL:

Fell one Norway spruce and reduce height of one beech to match adjacent beech hedge

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH1ZBBPZIWE00>

**DECISION:**

Refer to Arborist

**30 APPLICATION REF: 22/01631/HOU**

**Planning Application received week ending 26 August / Week 34**

PARISH:

TEIGNMOUTH

WARD: Teignmouth Central

APPLICATION REF:

22/01631/HOU

LOCATION:

75 Lower Brimley Road Teignmouth Devon TQ14 8LD

PROPOSAL:

Single storey side extension

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH27NXPZIWQ00>

**DECISION:**

No Objection – this extension is hard on the boundary of No 73 Lower Brimley – Planner should be minded of loss of light to property

**31 APPLICATION REF: 22/01271/HOU**

**Planning Application received week ending 2 September / Week 35**

PARISH:

TEIGNMOUTH

WARD: Teignmouth Central

APPLICATION REF:

22/01271/HOU

LOCATION:

21 Ashleigh Way Teignmouth Devon TQ14 8QT

PROPOSAL:

Extension to rear and front

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RE6UNAPZ01U00>

**DECISION:**

No Objection – Unanimous

**32 APPLICATION REF: 22/01495/HOU**

**Planning Application received week ending 2 September / Week 35**

PARISH:

TEIGNMOUTH

WARD: Teignmouth West

APPLICATION REF:

22/01495/HOU

LOCATION:

145A Coombe Vale Road Teignmouth Devon TQ14 9ER

PROPOSAL:

Front and rear extension and loft extensions

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFZGUOPZ01U00>

**DECISION:**

No objection - Unanimous

**33 APPLICATION REF: 22/01530/HOU**

**Planning Application received week ending 2 September / Week 35**

PARISH:

TEIGNMOUTH



WARD: Teignmouth East

APPLICATION REF:

22/01530/HOU

LOCATION:

Gower House 24 Woodway Road Teignmouth Devon TQ14 8PY

PROPOSAL:

Single storey rear extension with terrace, first floor extension to existing gable and replacement of dormers with flat roof dormers. rooflights on front and rear elevations and carport

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGAZ7ZPZI8700>

**DECISION:**

No Objection - Unanimous

**34 APPLICATION REF: 22/01604/OUT**

**Planning Application received week ending 2 September / Week 35**

PARISH:

TEIGNMOUTH

WARD: Teignmouth Central

APPLICATION REF:

22/01604/OUT

LOCATION:

Beverly Hermosa Road Teignmouth Devon TQ14 9LA

PROPOSAL:

Outline - dwelling in garden (all matters reserved for future consideration)

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RG6O2PZIPD00>

**DECISION :**

No Comment

**35 APPLICATION REF: 22/01612/FUL**

**Planning Application received week ending 2 September / Week 35**

PARISH:

TEIGNMOUTH

WARD: Teignmouth West

APPLICATION REF:

22/01612/FUL

LOCATION:

137 Bitton Park Road Teignmouth Devon TQ14 9DQ

PROPOSAL:

Change of use and conversion including second floor extension to six apartments

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGUVCEPZ01U00>

**DECISION:**

Objection – Refer to CAT B if Planner is minded to accept – Planner to have regard for inadequate air quality assessment – Lack of parking – Lack of mitigation on overbearing of properties

**36 APPLICATION REF: 22/01630/HOU**

**Planning Application received week ending 2 September / Week 35**

PARISH:

TEIGNMOUTH

WARD: Teignmouth Central

APPLICATION REF:

22/01630/HOU

LOCATION:

35 Hazeldown Road Teignmouth Devon TQ14 8QR

PROPOSAL:

Ballustrading and screen and access steps to existing flat roof

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH27NRPZIW00>

**DECISION:**

Objection – Overbearing and loss of privacy to neighbouring homes

**37 APPLICATION REF: 22/01678/FUL**

**Planning Application received week ending 2 September / Week 35**

PARISH:

TEIGNMOUTH

WARD: Teignmouth East

APPLICATION REF:

22/01678/FUL

LOCATION:

Beachcomber Promenade Teignmouth Devon TQ14 8AJ

PROPOSAL:

New disabled lift access between lower ground floor and ground floor, existing Public WC's removed to lower ground floor, new internal fit out to lower ground floor to house private WC's/disabled WC and commercial kitchen

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHJ2NHPZJE00>

**DECISION:**

No Objection – Unanimous – Observation for disabled users: have asked for access lift to take wheelchair with carer

**38 APPLICATION REF: 22/01680/HOU**

**Planning Application received week ending 9 September / Week 36**

PARISH:

TEIGNMOUTH

WARD: Teignmouth West

APPLICATION REF:

22/01680/HOU

LOCATION:

26 Inverteign Drive, Teignmouth, Devon

PROPOSAL:

Rear extension and loft conversion

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHJAP3PZJEB00>

**DECISION:**

No Objection - Unanimous

**39 APPLICATIONS REF: 22/01802/HOU**

**Planning Application received week ending 16 September / Week 37**

PARISH:

TEIGNMOUTH

WARD: Teignmouth West

APPLICATION REF:

22/01802/HOU

LOCATION:

Fairend Rocky Lane Teignmouth Devon TQ14 9ES

PROPOSAL:

Single storey front extension

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RI5ZDFPZK1800>

**DECISION:**

No Objection - Unanimous

The meeting was closed by the Chairman at 4.30 pm

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Cllr Richard Ash, Chairman