



PLANNING COMMITTEE

23rd September 2022

Dear Councillor

NOTICE IS HEREBY GIVEN that a Meeting of the Planning Committee at which your attendance is summoned, will be 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** to transact the business specified in the Agenda as set out.

Iain Wedlake
Town Clerk

Distribution: Councillors R Ash (Chair), P Williams (Vice-Chair), Orme, I Palmer and R Phipps

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** ***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.
- 6** ***Recording*** this meeting may be filmed or audio taped.
- 7** ***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**

To receive, note and where requested, approve the reasons for apologies for absence.

2. **Declarations of Interest**

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

3. **Dispensations**

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

4. **Minutes** (Pages 17 - 18)

To approve, sign and adopt the minutes of the Planning Committee meeting held on 24th August 2022

5. **New Applications for Consideration**

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>

b) 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>

c) 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>

d) 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>

e) 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=RGFABGPZ02Q00>

f) 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>

g) 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>

h) 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>

i) 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>

j) 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>

k) 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>

l) 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=RGAZ7ZPZ18700>

m) 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>

n) 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>

o) 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=RH27NRPZIW000>

p) 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=RHJ2NHPZJE000>

q) 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>

Planning Committee Meeting

Notes of meeting 24 August 2022 15:30

Present Cllr. R Ash (chair), Cllr. I Palmer, Cllr. P Williams

The meeting received a presentation from Avalon Planning and Heritage on plans and consultation for the Brunswick St. Health and Wellbeing Centre

Comments on planning applications in red

W/e 5 Aug. Week #31

PARISH: TEIGNMOUTH **WARD:** Teignmouth Central
APPLICATION REF: 22/01279/HOU
LOCATION: 26 Buckeridge Avenue Teignmouth Devon TQ14 8LU
PROPOSAL: Two storey side extension, extension to existing rear dormer and additional parking spaces

No Objection

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RE9XXYPZGFU00>

PARISH: TEIGNMOUTH **WARD:** Teignmouth East
APPLICATION REF: 22/01487/HOU
LOCATION: 26A Regent Street Teignmouth Devon TQ14 8SJ
PROPOSAL: Reduction in height of extant walls and partial roof by 600mm and provision of bi-fold doors

No Objection; refer to conservation officer

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFXS6LPZHVI00>

PARISH: TEIGNMOUTH **WARD:** Teignmouth Central
APPLICATION REF: 22/01508/TPO
LOCATION: Trinity School Buckeridge Road Teignmouth Devon TQ14 8LY
PROPOSAL: Fell two holly trees, three diseased ash trees and pollard one willow back to previous points

Refer to arborist

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RG3C71PZI1200>

W/e 12 Aug. Week #32

PARISH: TEIGNMOUTH **WARD:** Teignmouth East
APPLICATION REF: 22/01447/TPO
LOCATION: 26 Amethyst Drive Teignmouth Devon TQ14 8GD
PROPOSAL: Reduce width of hedge/line of trees by up to 1m and height by 2m

Refer to arborist

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFJ1JRPZHIG00>

PARISH: TEIGNMOUTH **WARD:** Teignmouth East
APPLICATION REF: 22/01557/HOU
LOCATION: 9 Paradise Road Teignmouth Devon TQ14 8NR
PROPOSAL: Construction of an off road parking area

No objection

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGHYLRPZ01U00>

PARISH: TEIGNMOUTH **WARD:** Teignmouth East
APPLICATION REF: 22/01565/TPO
LOCATION: 7 Cliffden Close Teignmouth Devon TQ14 8TU
PROPOSAL: Crown lift secondary branch growth only of one lime tree (T2) up to approximately 6.5m from ground level and selective pruning of branches where overhanging back to boundary fence. Remove epicormic growth

Refer to arborist

Web Link:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGIB83PZIFP00>

Previously listed application

22/01340/LBC 15 Powderham Terrace (Bay Hotel)

The Committee note the following. The application has been called in to Full Council by the Ward District Councillor. The discreet housing and management of waste bins must be a requirement of any planning consent.

Richard Ash 25 Aug. 2022