



PLANNING COMMITTEE

21st February 2023

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, 1st March, 2023 at 3.30 pm** to transact the business specified in the Agenda as set out.

Iain Wedlake
Town Clerk

Distribution: Councillors R Ash (Chair), J 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 9 - 14)

To approve, sign and adopt the minutes of the Planning Committee meeting held on 15th February 2023

New items for consideration

5. **Planning Reference Number 23/00166/LBC**

Parish: Teignmouth

Ward: Teignmouth East Ward

Location: 15 Powderham Terrace Teignmouth Devon TQ14 8BL

Proposal: Internal alterations to refurbish and remodel existing hotel into an apart hotel comprising of 8 apartments

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP758NPZIK200>

6. **Planning Reference Number 22/01469/MAJ**

Parish: Teignmouth

Ward: Teignmouth East Ward

Location: 18 Dawlish Road Teignmouth Devon TQ14 8TE

Proposal: 10 Holiday Lodges

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



7. Planning Reference Number 20/00095/OUT

Parish: Teignmouth

Ward: Teignmouth Central Ward

Location: Westridge Exeter Road Teignmouth Devon TQ14 9JG

Proposal: Outline application for six self-build plots (approval sought for access and layout)

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RON093PZIO100>

8. Planning Reference Number: 23/00149/NPA

Parish: Teignmouth

Ward: Teignmouth East Ward

Location: Doveteign Farm Holcombe Down Road Teignmouth Devon TQ14 9NS

Proposal: Application for Prior Approval under Part 3 Class Q (a) and (b) paragraph W of the GRDO change of use of three agricultural buildings to three dwelling houses (three smaller)

Website: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP37LTPZIG900>

9. Planning Reference Number: 23/00150/NPA

Parish: Teignmouth

Ward: Teignmouth East Ward

Location: Doveteign Farm Holcombe Down Road Teignmouth Devon TQ14 9NS

Proposal: Application for Prior Approval under 3 Class Q (a) and (b) paragraph W of the GPDO change of use of an agricultural building to a dwelling

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP37MBPZIGB00>

10. Planning Reference Number: 23/00152/FUL

Parish: Teignmouth

Ward: Teignmouth East Ward

Location: Doveteign Farm Holcombe Down Road Teignmouth Devon TQ14 9NS

Proposal: Construction of Bat House

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP3AGFPZIGQ00>



11. Panning Reference Number: 23/00166/LBC

Parish: Teignmouth

Ward: Teignmouth East Ward

Location: 15 Powderham Terrace Teignmouth Devon TQ14 8BL

Proposal: Internal alterations to refurbish and remodel existing hotel into a apart hotel comprising of 8 apartments

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP758NPZIK200>

12. Planning Reference Number: 23/00167/LBC

Parish: Teignmouth

Ward: Teignmouth Central Ward

Location Lunny House 30 Teign Street Teignmouth Devon TQ14 8EG

Proposal: Replacement of render

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP9M5DPZILP00>

13. Planning Reference Number: 23/00191/HOU

Parish: Teignmouth

Ward: Teignmouth East Ward

Location: St Johns Well 85 Dawlish Road Teignmouth Devon TQ14 8TQ

Proposal: Extension and Porch

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPGC5BPZISQ00>

14. Planning Reference Number: 22/01469/MAJ

Parish: Teignmouth

Ward: Teignmouth East Ward

Location: 18 Dawlish Road Teignmouth Devon TQ14 8TE

Proposal: 10 Holiday Lodges

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



15. Planning Reference Number: 23/00018/FUL

Parish: Teignmouth
Ward: Teignmouth West Ward
Location: Fairend Rocky Lane Teignmouth Devon TQ14 9ES
Proposal: Detached annex

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RO0JY7PZHGF00>

16. Planning Reference Number: 23/00061/HOU

Parish: Teignmouth
Ward: Teignmouth Central Ward
Location: Ulandi Thornley Drive Teignmouth Devon TQ14 9JH
Proposal: Single storey rear extension, create additional off-road parking space and new brick wall and fence

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROCIH2PZHRQ00>

17. Planning Reference Number: 23/00245/HOU

Parish: Teignmouth
Ward: Teignmouth West Ward
Location: 66 Broadmeadow View Teignmouth Devon TQ14 9BS
Proposal: Balcony to rear

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPRQWEPZJ5100>

18. Planning Reference Number: 23/00259/HOU

Parish: Teignmouth
Ward: Teignmouth Central Ward
Location: Spindrift 9A Buckeridge Avenue Teignmouth Devon TQ14 8LU
Proposal: Enlargement and improvement to existing raised terrace

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPVAP6PZJ8F00>



19. **Planning Reference Number: 23/00266/HOU**

Parish: Teignmouth

Ward: Teignmouth West Ward

Location: 100 Fourth Avenue Teignmouth Devon TQ14 9DR

Proposal: Extension and conversion of existing garage to an annexe

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPZJGJPZJBZ00>

20. **Planning Reference Number: 23/00301/HOU**

Parish: Teignmouth

Ward: Teignmouth West Ward

Location: 4 Keats Close Teignmouth Devon TQ14 9UQ

Proposal: Single Storey extension and extension to existing timber deck

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ66DUPZJJJ00>

21. **Planning Reference Number: 23/00295/AGR**

Parish: Teignmouth

Ward: Teignmouth East Ward

Location: Doveteign Farm Holcombe Down Road Teignmouth Devon TQ14 9NS

Proposal: New access track

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ4MSZPJHS00>

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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, 15th February, 2023 at 3.35 pm

Present:

Councillors R Ash (Chair) and I Palmer

Absent:

J Orme and R Phipps

Officers In attendance:

Francasca Womack, Officer
Iain Wedlake

104 APOLOGIES FOR ABSENCE

None received

105 DECLARATIONS OF INTEREST

None were received.

106 DISPENSATIONS

There were no dispensations.

107 RESPONSE TO TEIGNBRIDGE LOCAL PLAN

As agreed by Full Council that was held 14th February 2023.

108 MINUTES

Resolved that the minutes of the Planning Committee meetings held on 11th January 2023 be approved and signed as a correct and accurate record of the meeting.

Minutes where not approved.

109.1 22/02123/FUL - 43 Pennyacre Road, Teignmouth

Location: TEIGNMOUTH – 43 Pennyacre Road, Teignmouth
Proposal: Log cabin in garden for use as separate accommodation
Applicant: Unavailable
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKRQD9PZMEQ00>

Comment: Returned no results

109.2 22/02265/LBC - Flat 7 1 South View Teignmouth

Location: TEIGNMOUTH - Flat 7 1 South View Teignmouth
Proposal: Loft conversion
Applicant: Ms Emma Cherington
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMFORCPZG6R00>

Comment: Refer to Conservation Officer

109.3 22/02224/HOU - 1 Hazeldown Road, Teignmouth

Location: TEIGNMOUTH – 1 Hazeldown Road - Teignmouth
Proposal: Two storey side and single storey front extensions
Applicant: Unavailable
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RM0EP2PZFTB00>

Comment: Returned no results

110 22/02390/NPA - 137 BITTON PARK ROAD, TEIGNMOUTH

Location: TEIGNMOUTH – 137 Bitton Park Road, Teignmouth
Proposal: Application for Prior Approval under Part 3 Class MA and paragraph W of the GPDO for change of use from convenience store to two dwellings
Applicant: Cloud9 Homes Ltd
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNAHF3PZ01U00>

Comment: No objection, but the planning officer should be reminded of loss of amenity and loss of privacy of 139 Bitton Park Road.

111 23/00018/FUL - FAIREND, ROCKY LANE, TEIGNMOUTH

Location: TEIGNMOUTH - Fairend, Rocky Lane, Teignmouth
Proposal: Detached annex
Applicant: Unavailable
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RO0JY7PZHGF00>

Comment: No objection

112 22/02395/HOU - 5 HAWKINS DRIVE, TEIGNMOUTH

Location: TEIGNMOUTH - 5 Hawkins Drive, Teignmouth
Proposal: Single-story side extension, two-storey rear extension with associated works
Applicant: Mr A Hill
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNCEZXPZGYT00>

Comment: Refer to category B, proposed changes alter the character of the neighbouring properties and it raises the issue of loss of amenity and privacy for 3 Hawkins Drive

113 22/02400/TPO - 20 AMETHYST DRIVE, TEIGNMOUTH

Location: TEIGNMOUTH - 20 Amethyst Drive, Teignmouth
Proposal: Ash: Prune back a single branch as indicated on the submitted images
Applicant: Mr Thomas Cooke
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNM4Y7PZH4K00>

Comment: Refer to Tree Officer

114 23/00121/HOU - 35 HAZELDOWN ROAD, TEIGNMOUTH

Location: TEIGNMOUTH – 35 Hazeldown Road, Teignmouth
Proposal: Ballustrading and access steps to existing flat roof
Applicant: Mr M Seal
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROSN0KPZI6200>

Comment: Refer to category B as an over development change of character to neighbouring properties. Loss of privacy and amenity.

114.1 23/00082/HOU - 7 Perros Close, Teignmouth

Location: TEIGNMOUTH - 7 Perros Close, Teignmouth
Proposal: First floor side extension over existing garage
Applicant: Ms Pearce
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROKR9NPZ01U00>

Comment: No objection

115 23/00111/VAR - WELIM LODGE, 27 WOODWAY ROAD, TEIGNMOUTH

Location: TEIGNMOUTH - Welim Lodge, 27 Woodway Road
Proposal: Variation of condition 3 on planning permission 19/01479/FUL (two storey side extension and replacement garage) to change foundation construction
Applicant: Mr M Baldwin
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROOK96PZ01U00>

Comment: No objection

116 23/00147/HOU - 12 WOODWAY CLOSE TEIGNMOUTH

Location: TEIGNMOUTH -12 Woodway Close, Teignmouth
Proposal: Two storey front and rear extensions
Applicant: Mr Ashley Chapman
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP24R1PZIFK00>

Comment: No objection

117 WITHDRAWN - 22/01604/OUT - BEVERLY, HERMOSA ROAD, TEIGNMOUTH

Location: TEIGNMOUTH - Beverly, Hermosa Road, Teignmouth
Proposal: Outline - dwelling in garden (all matters reserved for future consideration)
Applicant: Mr C Moseley
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGY6O2PZIPD00>

Comment: Withdrawn

118 WITHDRAWN - 22/02343/NPA - DOVETEIGN FARM, HOLCOMBE DOWN ROAD, TEIGNMOUTH

Location: TEIGNMOUTH - Doveteign Farm, Holcombe Down Road, Teignmouth
Proposal: Application for Prior Approval under Part 3 Class Q (a) and (b) paragraph W of the GPDO change of use of three agricultural buildings to three dwelling houses (three smaller)
Applicant: Mr and Mrs J Cherry
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMV281PZGN100>

Comment: Refer to category B. Site is outside Teignmouth built environment, not schedule for development. (M and N are the same comment)

119 WITHDRAWN - 22/02386/NPA - DOVETEIGN FARM, HOLCOMBE DOWN ROAD, TEIGNMOUTH

Location: TEIGNMOUTH - Doveteign Farm, Holcombe Down Road, Teignmouth
Proposal: Application for Prior Approval under Part 3 Class Q (a) and (b) paragraph W of the GPDO change of use of an agricultural building to a dwelling
Applicant: Mr and Mrs Cherry
Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RN96FSPZGW900>

Comment: Refer to category B. Site is outside Teignmouth built environment, not schedule for development. (M and N are the same comment)

120 WITHDRAWN - 22/01609/HOU - THE OLD CHAPEL, LOWER KINGSDOWN ROAD, TEIGNMOUTH

Location: TEIGNMOUTH – The Old Chapel, Lower Kingsdown Rd, Teignmouth

Proposal: Front and rear dormer windows and associated works

Applicant: Mr C Jones

Web Link: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGTKL4PZIQE00>

Comment: Withdrawn

The meeting was closed by the Chairman at 15.55

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Cllr Richard Ash, Chair

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