



PLANNING COMMITTEE

5 March 2024

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 - Town Hall** on **Wednesday, 13th March, 2024** at **3.30 pm** to transact the business specified in the Agenda as set out.

Iain Wedlake
Town Clerk

Distribution: Councillors R Phipps (Chairman), M Jackman (Vice-Chair), J Jackson, S Walsh and D Comer



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.



A G E N D A

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 7 - 12)**

To approve, sign and adopt the minutes of the Planning Committee meeting held on 21st February 2024.

5. **New Items for consideration**

a) 24/00255/LBC - 76 Bitton Park Road Teignmouth Devon TQ14 9DA

Ward: Central

Proposal: Replacement of opening parts of sash and casement windows on East

elevation of building due to excessive decay and improper design

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8R5PJPZG3700>

b) 24/00266/HOU - 4 Pellew Way Teignmouth Devon TQ14 9LT

Ward: Central

Proposal: New balcony to west elevation

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8T0CAPZG5J00>

c) 24/00217/FUL - Flat 10 The Courtenay Courtenay Place Teignmouth Devon TQ14 8AY



Ward: East

Proposal: New patio doors to top flat to create small balcony

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8HL8GPZFSQ00>

d) 24/00267/HOU - 12 Meadow Rise Teignmouth Devon TQ14 9UT

Ward: West

Proposal: Single storey rear extension

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8UH89PZG7300>

e) 24/00274/TPO - Our Lady And St Patricks Rc Primary School Fourth Avenue Teignmouth TQ14 9DT

Ward: West

Proposal: T001 - Lombardy Poplar - section fell to ground level leaving a 1m high stump due to infection by Honey Fungus (*Armillaria* spp.) and *Oxyporus populinus*.

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8WHD8PZG9000>

f) 24/00290/NPA - Maple House Maudlin Drive Teignmouth TQ14 8RU

Ward: East

Proposal: Application for prior approval under schedule 2, Part 1 Class AA for first floor extension

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S95A18PZGI800>

g) 24/00294/TPO - 1 Drake Avenue Teignmouth TQ14 9NA

Ward: Central

Proposal: T003 Pedunculate Oak – Crown raise to 5.2M
T004 Poplar – To be felled

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S95THGPZGKD00>

h) 24/00299/TPO - 3 Grange Drive Teignmouth TQ14 8PB

Ward: Central

Proposal: T001 - Torbay Palm (*Cordyline australis*): fell to ground level. The specimen is located approximately 2-2.5m outside of the front door of the property, and has now "outgrown" its location. 7 stems at a height of 4-4.5m

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S97A8BPZGLP00>



- i) 24/00328/FUL - Broadmeadow Sports Centre Broadmeadow Industrial Estate Teignmouth TQ14 9AE

Ward: West

Proposal: Internal refurbishment and decarbonisation proposals, including areas of replacement cladding, rendered external insulation and a relocated main entrance

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9GJLEPZGU000>

- j) 24/00372/TPO - Westridge, Exeter Road, Teignmouth TQ14 9JG

Ward: Central

Proposal: Mature Acer Tree - Fell

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9VET4PZ03P00>

6. Withdrawn Applications

- a) 24/00003/HOU - Seascape Second Drive Teignmouth TQ14 8TL

Ward: East

Proposal: Art studio with storage, garage and balcony

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6MULVPZLCR00>

- b) 23/00095/OUT - Westridge Exeter Road Teignmouth TQ14 9JG

Ward: Central

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=RON093PZI0100>

7. To be Noted by Committee

- a) 24/00214/CLDP - 26 Higher Holcombe Road Teignmouth TQ14 8RJ
(Pages 13 - 14)

Ward: East

Proposal: Refusal queries

Weblink:

- b) 24/00067/OUT - Land Opposite 4 Daimonds Lane, Teignmouth, TQ14 9HX
(Pages 15 - 16)



Ward: Central

Proposal: Outline - two dwellings (all matters reserved for future consideration)

Weblink:

- c) 24/00151/MAJ - Land At Ngr 293230 74784 Off Higher Exeter Road, Higher Exeter Road Teignmouth TQ14 9NX (Pages 17 - 18)

Ward: Central

Proposal: Variation of conditions 1 on planning permission 17/02480/MAJ (Reserved Matters Approval for 255 dwellings (approval sought for layout, scale, appearance and landscaping) pursuant to Outline Planning Permission 14/00447/MAJ (residential development of up to 255 homes and associated infrastructure – approval sought for access) to amend layout

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S80USNPZMXK00>

- d) 24/00002/NONDET - Bay Hotel 15 Powderham Terrace Teignmouth TQ14 8BL (Pages 19 - 20)

Ward: East

Proposal: Appeal against the non-determination of application 23/01390/LBC - Internal alterations to refurbish and remodel the existing hotel into an apart hotel comprising of 7 apartment (4)

Weblink: View appeal documents online here [Simple Search \(teignbridge.gov.uk\)](#) using reference 24/00002/NONDET