

TEIGNMOUTH TOWN COUNCIL

Minutes of a Meeting of the
Planning Committee
held at **Mayor's Parlour - Town Hall** on
Wednesday, 13th March, 2024 at 3.30 pm

Present:

Councillors R Phipps (Chairman), J Jackson, S Walsh and D Comer

Absent:

M Jackman

Officers In attendance:

Debbie Shaw

107 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor M Jackman.

Resolved that the apology be noted.

108 DECLARATIONS OF INTEREST

None were received.

109 DISPENSATIONS

There were no dispensations.

110 MINUTES

Members considered the minutes of the Planning Committee meeting held on 21st February 2024.

Resolved that the minutes of the Planning Committee meetings held on 21st February 2024 be approved and signed as a correct and accurate record of the meeting.

Proposed: Cllr Comer

Seconded: Cllr Jackson

3 in favour 1 abstained

111 NEW ITEMS FOR CONSIDERATION

With regards to Site Notices, where these have not been posted, The Planning Committee at Teignmouth Town Council, should have notification as to whether the neighbours have been notified of the intended Planning Application.

111.1 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>

Comment: No objections
Proposed: Cllr Walsh
Seconded: Cllr Comer
Carried unanimously

111.2 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>

Comment: No objections
Proposed: Cllr Comer
Seconded: Cllr Walsh
Carried unanimously

111.3 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>

Comment: No objections
Proposed: Cllr Jackson
Seconded: Cllr Comer
Carried unanimously

112 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>

Comment: Agree on provision that a site visit is carried out regarding the drainage and that a suitable water strategy is agreed.
Proposed: Cllr Comer
Seconded: Cllr Walsh
Carried unanimously

113 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=S8WHD8PZG9O00>
Comment: Refer to Arborist
Proposed: Cllr Walsh
Seconded: Cllr Comer
Carried unanimously

114 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>
Comment: Objection due to the height which is not consistent with other dwellings and negatively impacts the privacy of neighbours.
Proposed: Cllr Jackson
Seconded: Cllr Phipps
3 in favour 1 abstained

115 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>
Comment: Refer to Arborist
Proposed: Cllr Comer
Seconded: Cllr Walsh
Carried unanimously

116 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>
Comment: No objections
Proposed: Cllr Walsh
Seconded: Cllr Comer
Carried unanimously

117 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=S9GJLEPZGU00>
Comment: No objections
Proposed: Cllr Jackson
Seconded: Cllr Comer
Carried unanimously

118 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>
Comment: Refer to Arborist
Proposed: Cllr Phipps
Seconded: Cllr Walsh
Carried unanimously

119 Withdrawn Applications

120 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>
Comment: Committee noted

120.1 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>
Comment: Committee noted

121 To be Noted by Committee

121.1 24/00214/CLDP - 26 Higher Holcombe Road Teignmouth TQ14 8RJ

Ward: East
Proposal: Refusal queries
Weblink:
Comment: Committee noted

122 24/00067/OUT - LAND OPPOSITE 4 DAIMONDS LANE, TEIGNMOUTH, TQ14 9HX

Ward: Central

Proposal: Outline - two dwellings (all matters reserved for future consideration)
Weblink:
Comment: Committee noted

123 24/00151/MAJ - LAND AT NGR 293230 74784 OFF HIGHER EXETER ROAD, HIGHER EXETER ROAD TEIGNMOUTH TQ14 9NX

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>
Comment: Committee noted

124 24/00002/NONDET - BAY HOTEL 15 POWDERHAM TERRACE TEIGNMOUTH TQ14 8BL

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
Comment: The Committee would like to ask for clarification as to why this application has not gone through. The Committee would also like to ask the Planning Officer (or the relevant Officer) if they could ask the owners of the Bay Hotel to clean up the rubbish outside the property.

The meeting was closed by the Chairman at 4.15 pm

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Cllr Robert Phipps