



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

Teignmouth Town Council

Minutes of a Meeting of
Teignmouth Town Council
Held at Bitton House, Teignmouth on
Wednesday, 21st February, 2024 at 3.30 pm

Present:

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

Absent:

Councillors M Jackman and S Walsh

In attendance:

Debbie Shaw

Public Participation:

There was no public participation

The following minutes will be considered for approval at the next meeting of the Town Council and may be subject to change until that time.

Part I

92 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillors S Walsh and M Jackman.

Resolved that the apologies be noted.

93 DECLARATIONS OF INTEREST

None were received.

94 DISPENSATIONS

There were no dispensations.

95 MINUTES

Members considered the minutes of the Planning Committee meeting held on 31st January 2024.

Resolved that the minutes of the Planning Committee meetings held on 31st January 2024 be approved and signed as a correct and accurate record of the meeting.

96 NEW ITEMS FOR CONSIDERATION

Teignmouth Town Council

96.1 24/00173/TPO - 18 Amethyst Drive Teignmouth Devon TQ14 8GD

WARD: Teignmouth East
PROPOSAL: TI heavily infected Large ash or Fraxinus excelsior within falling distance of 18 Amethyst Drive Teignmouth. Fell Tree due to advanced stages of Hymenoscyphus fraxineus or Ash dieback disease
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S84V0MPZN2W00>
COMMENT: To be noted: no Proof of Notice attached to Application
Refer to Arborist
Proposed: Cllr Comer
Seconded: Cllr Jackson
Carried unanimously

97 24/00177/LBC - GARDEN FLAT AND FLAT 2 ARLINGTON HOUSE 2 SOUTH VIEW TEIGNMOUTH DEVON TQ14 8BJ

WARD: Teignmouth East
PROPOSAL: Damp remedial work to Garden Flat, line the damp walls with cavity membrane and plasterboard. Flat 2, to modify and reinstate the bay roof, ceiling and cornice below
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S84XPWPZN3700>
COMMENT: To be noted: no Proof of Notice attached to Application
No objections
Proposed: Cllr Jackson
Seconded: Cllr Comer
Carried unanimously

98 24/00193/HOU - 26 GLOUCESTER ROAD TEIGNMOUTH DEVON TQ14 9HN

WARD: Teignmouth Central
PROPOSAL: Rear ground floor extension
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S89Y8BPZFJZ00>
COMMENT: To be noted: no Proof of Notice attached to Application
No objections
Proposed: Cllr Phipps
Seconded: Cllr Comer
Carried unanimously

99 24/00201/TPO - GREEN BANKS, FLAT 1 FIRST DRIVE TEIGNMOUTH EAST TEIGNMOUTH DEVON TQ14 8TJ

WARD: Teignmouth East
PROPOSAL: T001. Atlas Cedar. Selective crown reduction to reduce exposed lower lateral primary limbs by up to 2m of leafbearing material and to appropriate subordinate growth

Teignmouth Town Council

WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8E71PPZFOF00>
COMMENT: To be noted: no Proof of Notice attached to Application
Refer to Arborist.
Proposed: Cllr Comer
Seconded: Cllr Jackson
Carried unanimously

100 24/00209/HOU - 14 BOYDS DRIVE TEIGNMOUTH DEVON TQ14 8PU

WARD: Teignmouth East
PROPOSAL: Ground floor front extension
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8FTC1PZFQL00>
COMMENT: To be noted: no Proof of Notice attached to Application
No objections
Proposed: Cllr Jackson
Seconded: Cllr Comer
Carried unanimously

101 24/00211/HOU - 37 ST MARYS ROAD TEIGNMOUTH DEVON TQ14 9LY

WARD: Teignmouth Central
PROPOSAL: Front extension and creation of rear balcony on existing flat roof
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8FYWLPZFQX00>
COMMENT: To be noted: no Proof of Notice attached to Application
Concerns regarding overlooking – Teignmouth Town Council recommend that Teignbridge District Council go back to Applicant to re-apply as No Notice of Application. Also have concerns regarding over-looking.
Proposed: Cllr Comer
Seconded: Cllr Jackson
Carried unanimously

102 24/00173/TPO - 18 AMETHYST DRIVE, TEIGNMOUTH DEVON TQ14 8GD

WARD: Teignmouth East
PROPOSAL: TI heavily infected Large ash or Fraxinus excelsior within falling distance of 18 Amethyst Drive Teignmouth. Fell Tree due to advanced stages of Hymenoscyphus fraxineus or Ash dieback disease.
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S84V0MPZN2W00>
COMMENT: Duplicate

103 MAJOR APPLICATION

Teignmouth Town Council

103.1 24/00151/MAJ - Land At Ngr 293230 74784 Off Higher Exeter Road Higher Exeter Road Teignmouth - MAJOR APPLICATION

WARD: Teignmouth 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
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S80USNPZMXK00>
COMMENT: To be noted: no Proof of Notice attached to Application.
Teignmouth Planning agree should go to Full Council and that the site is looked at in detail in comparison to the first Planning Application and with consideration to water attenuation.
Proposed: Cllr Phipps
Seconded: Cllr Jackson
Carried unanimously

104 PAVEMENT LICENCE

104.1 The Bake House 3a The Triangle Teignmouth TQ14 8AU

IEWARD: Teignmouth Central
PROPOSAL: Pavement Licence
COMMENT: No objections
Proposed: Cllr Phipps
Seconded: Cllr Comer
Carried unanimously

104.2 Coasters Cafe Unit 1 Fountain Court Little Triangle Teignmouth TQ14 8FP

WARD: Teignmouth Central
PROPOSAL: Pavement Licence
COMMENT: No objections
Proposed: Cllr Comer
Seconded: Cllr Phipps
Carried unanimously

105 APPLICATIONS WITHDRAWN

106 24/00075/TPO - TRINITY SCHOOL BUCKERIDGE ROAD TEIGNMOUTH DEVON TQ14 8LY

WARD: Teignmouth Central

Teignmouth Town Council

PROPOSAL: T1- Lime Tree - Fell
T2 Macrocarpa Tree - Fell
T3- Lime Tree- Fell

WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7D5ODPZM6D00>

COMMENT:

The meeting was closed by the Chairman at 4.00 pm

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Cllr Robert Phipps

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Agenda Item 7a

Applicant:

Andrew Scott
26 Higher Holcombe Road
Teignmouth
Devon
TQ14 8RJ
Andy@Wyndlings.co.uk
07775 667 004

Application Ref No: 24/00214/CLDP

Location: TEIGNMOUTH - 26 Higher Holcombe Road, Teignmouth

Proposal: Certificate of Lawfulness for proposed raising of existing flat roof, installation of new window to front elevation and raising of existing window to side elevation

Applicant: Mr A Scott

Dear Sir/Madam,

Thank you for your prompt response to our application for permitted development to the dwelling noted above. The quick turnaround is very much appreciated.

Taking note of the reasons listed for refusal we have some queries which I am hoping you can help us to understand. Your refusal letter noted the following reasons under the Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).;

The proposed raising of the existing flat roof structure results in the eaves height of the flat roof being higher than the eaves height of the original dwelling. In addition, the overall height would exceed 3m within 2m of the side boundary.

Our first request for clarification relates to the statement that 'The proposed raising of the existing flat roof structure results in the eaves height of the flat roof being higher than the eaves height of the original dwelling.' Having reviewed the legislation on the .gov.uk website we believe that we are measuring the refusal against SCHEDULE 2, Part 1, A1, section d which reads as follows;

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

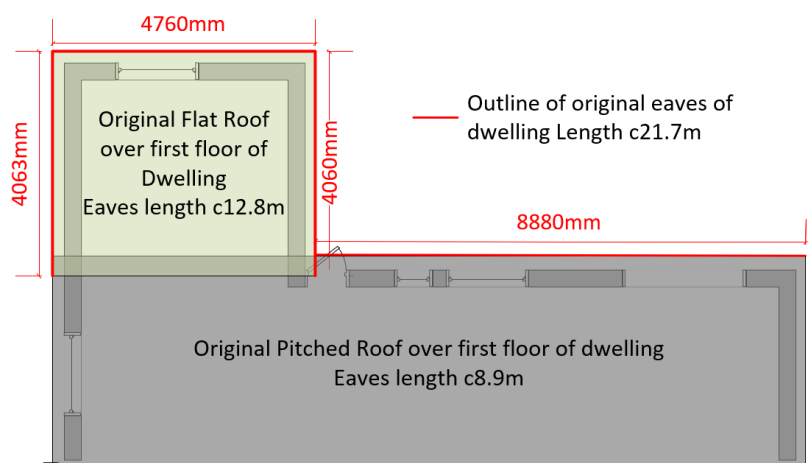
Having reviewed the full legislation I cannot see a determination as to which section of eaves would be considered the 'height of the eaves of the existing dwellinghouse' when the aspect of the dwellinghouse in question has eaves of different heights like the property at the proposed location.

In this instance I believe it would be reasonable to consider the height of the eaves of the original dwellinghouse as that of the majority of eaves to the rear of the property when measured from the edge of the pitched roof.

Therefore as illustrated in the image (fig 1) the eaves length of the original roof to the rear aspect of the dwellinghouse totals c21.7m with the flat roof eaves measuring c12.8m in length and the eaves of the original pitched roof to the rear of the property measuring c8.9m.

This means that 60% of the eaves to the rear of the dwellinghouse are situated at the height of the original flat roof. Therefore I believe it is reasonable to assume that the height of the original flat roof should be the height that the proposed development should not exceed when considered against SCHEDULE 2, Part 1, A1, section d.

Outline of the rear of original dwelling



As can be seen in the proposed development rear elevation shown below (fig 2), 'the height of the eaves of the part of the dwellinghouse enlarged, improved or altered' does not 'exceed the height of the eaves of the existing dwellinghouse' when considered against the majority of the eaves to the rear of the property.

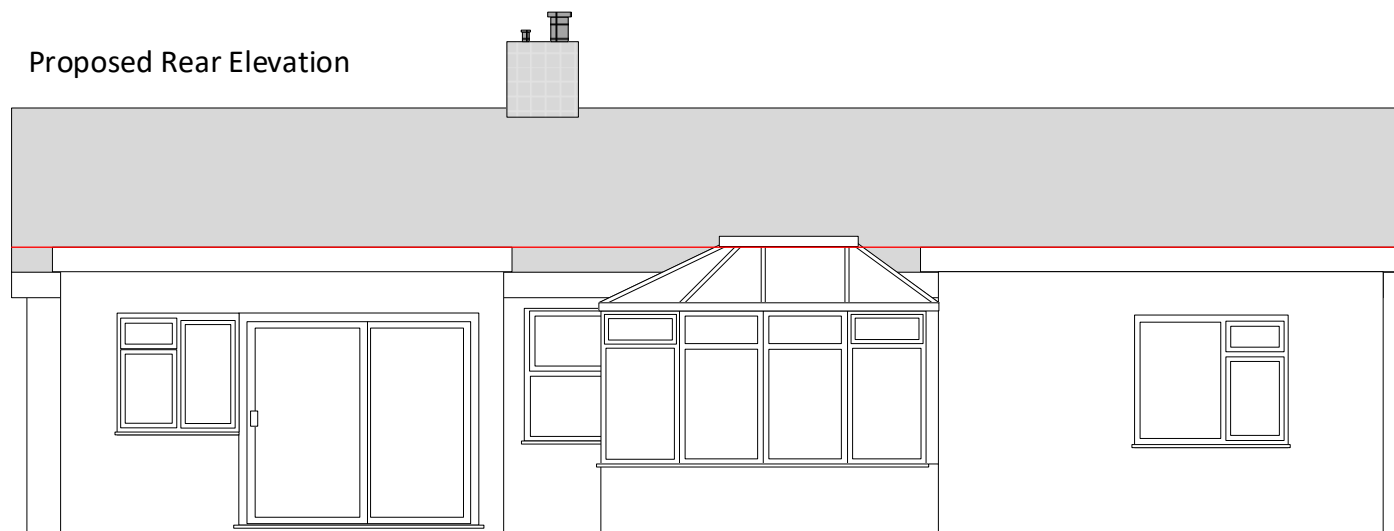


Fig 2

Should you not agree with any of the above could you please help me to understand how you have interpreted the legislation differently and help me to understand how you have come to that conclusion.

The second clarification we are seeking relates more to an omission within our first submission. The refusal reason stated in your letter as follows; 'In addition, the overall height would exceed 3m within 2m of the side boundary.' infers that the proposed development would exceed 3m to the rear of the property.

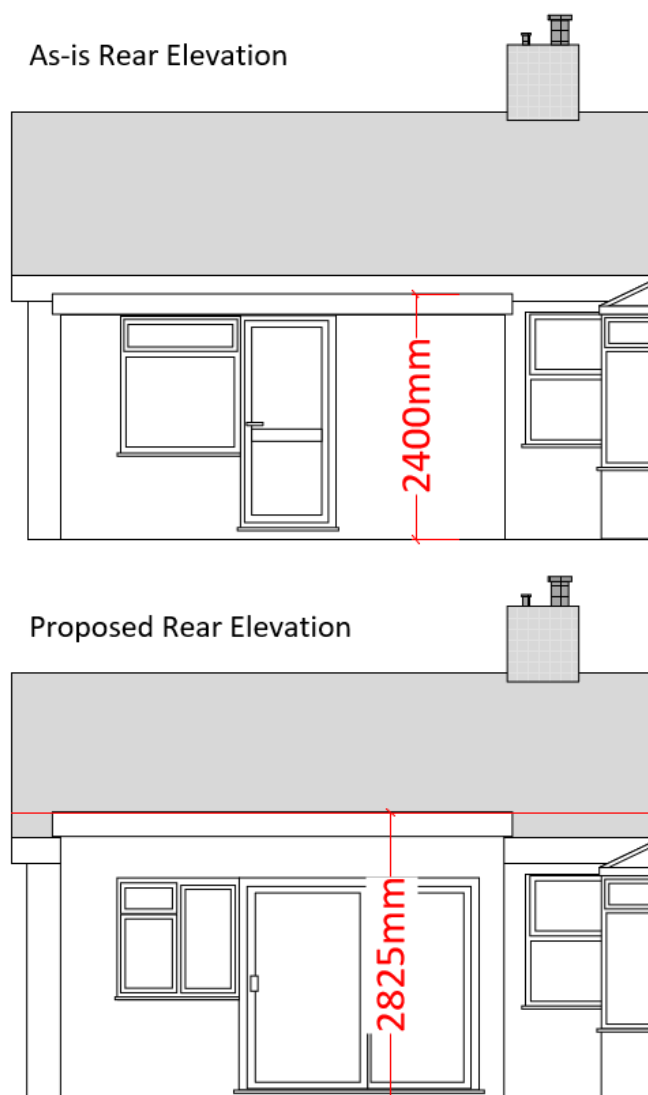
As can be seen if fig3 (right) the existing breakfast room's overall height is currently 2.4m and our proposed development would only raise the height of the roof to c2.8m. This, as we understand it, would meet the threshold of being under 3m to meet the stipulation stated under SCHEDULE 2, Part 1, A1, section i which reads as follows;

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

This concludes our queries. We look forward to your response.

Kind Regards

Andy Scott & Jo Milano



Tel: 01626 215743
E-mail: planning@teignbridge.gov.uk



22 February 2024

Dear James Gellini

PARISH: TEIGNMOUTH **WARD:** Teignmouth Central
APPLICATION REF: 24/00067/OUT
LOCATION: Land Opposite 4 Daimonds Lane, Teignmouth, Devon
APPLICANT: Mr Margrie MM Property Solutions (South West) Ltd
PROPOSAL: Outline - two dwellings (all matters reserved for future consideration)

A request for this application to go to committee has been received from Cllr Atkins and is available to view on the website. This letter has also been copied to the person submitting the request.

Will case officers please consider whether the request has been received in time, identifies the circumstances in which the application needs to be considered by committee and details a material planning reason for this, if necessary contacting the person submitting the request to discuss.

Please advise your line manager, Head of Development Management, and the person submitting the request, of the outcome.

Yours faithfully

Tamsin Cook
Planning Support Manager

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Tel: 01626 215743
E-mail: planning@teignbridge.gov.uk



5 February 2024

Dear Anna Holloway

PARISH: TEIGNMOUTH **WARD:** Teignmouth Central
APPLICATION REF: 24/00151/MAJ
LOCATION: Land At Ngr 293230 74784 Off Higher Exeter Road, Higher Exeter Road, Teignmouth
APPLICANT: Miss M Cavill Harrington Homes
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

A request for this application to go to committee has been received from Cllr Macgregor, adjacent Ward Member and is available to view on the website. This letter has also been copied to the person submitting the request.

Will case officers please consider whether the request identifies the circumstances in which the application needs to be considered by committee and details a material planning reason for this, if necessary contacting the person submitting the request to discuss.

Please advise Business Manager - Strategic Place, and the person submitting the request, of the outcome.

Yours faithfully

Tamsin Cook
Planning Support Manager

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Tel: 01626 215746
Email: planningappeals@teignbridge.gov.uk
My Ref: 24/00002/NONDET

20 February 2024

Parish/Town Clerk
Ward Councillors

Dear Sir/Madam

LOCATION: TEIGNMOUTH - Bay Hotel, 15 Powderham Terrace
DESCRIPTION: 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)

PLANNING INSPECTORATE REF: 3337654

I write to inform you that an appeal has been submitted to Planning Inspectorate by Mr B Jones against the non-determination of the above application. The Planning Inspectorate has decided to determine the appeal on the basis of Written Statements submitted on behalf of both the Appellants and the Council.

Any comments you made at application stage have been forwarded to the Planning Inspectorate. If you want to make any additional comments, or modify/withdraw your previous comments, you must submit these direct to the Planning Inspectorate online at <https://acp.planninginspectorate.gov.uk/> or by posting three copies of your letter to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN . Comments will not be acknowledged but will be forwarded to the Appellant and the Council and will be published on the Council's website for general viewing.

Additional, withdrawn or modified comments must be submitted by 26 March 2024 quoting reference 3337654. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned.

The initial appeal documents can be viewed online at www.teignbridge.gov.uk/planningonline. Further documents will be added as the case progresses.

Guidance on the appeal procedure is available on the Planning Inspectorate's website at <https://acp.planninginspectorate.gov.uk/>

The appeal decision will be published on the Planning Inspectorate and Council websites in due course.

We are committed to ensuring that your privacy is protected by adhering to the EU General Data Protection Regulation (GDPR). Your personal data will be processed in accordance with our full privacy policy which is available to view at www.teignbridge.gov.uk/privacy

Yours faithfully

L Edwards
Appeals Support Officer