



# PLANNING COMMITTEE

26 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, 3rd April, 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 5 - 10)

To approve, sign and adopt the minutes of the Planning Committee meeting held on 13<sup>th</sup> March 2024.

5. **New items for consideration**

a) 24/00281/HOU - 2 Boscawen Place Teignmouth TQ14 9HY

Ward: Central

Proposal: Proposal to insulate and clad the front of No 2 Boscawen Place over the existing front render. Alterations to the exterior of this property through the installation of weatherboard cladding - Cladco Fibre Cement Boards and additional rainwater down pipe

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S90HTMPZGDO00>

b) 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>

c) 24/00409/FUL - The Beeches Holcombe Down Road Teignmouth Devon TQ14 9NS



Ward: East

Proposal: Erection of agricultural building

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9ZDCGPZHFF00>

- d) 23/02282/TPO - Land At Trinity Close (between 6 And 7) Teignmouth TQ14 8PD

Ward: Central

Proposal: T1 – Monerrey Pine - Fell

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S60JO3PZKXN00>

- e) 24/00474/HOU - 14 Chantry Close Teignmouth TQ14 8FE

Ward: East

Proposal: First floor extension

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SAGNL0PZHWO00>

- f) 24/00506/FUL - 56 Paradise Road Teignmouth TQ14 8NR

Ward: East

Proposal: De-conversion of 2 flats into a single dwelling

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SARAXNPZI8H00>

## 6. Applications withdrawn

- a) 24/00067/OUT - Land Opposite 4 Daimonds Lane, Teignmouth

Ward: Central

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

Weblink: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7BGKXPZM4100>

## 7. To be noted (Pages 11 - 12)

## 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 21<sup>st</sup> February 2024.

**Resolved** that the minutes of the Planning Committee meetings held on 21<sup>st</sup> 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=S9GJLEPZGU000>  
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

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Tel: 01626 215743  
E-mail: [planning@teignbridge.gov.uk](mailto:planning@teignbridge.gov.uk)



15 March 2024

Dear Darren Roberts

**PARISH:** TEIGNMOUTH **WARD:** Teignmouth West  
**APPLICATION REF:** 24/00328/FUL  
**LOCATION:** Broadmeadow Sports Centre , Broadmeadow Industrial Estate,  
Teignmouth  
**APPLICANT:** Mr J Shimell Teignbridge District Council  
**PROPOSAL:** Internal refurbishment and decarbonisation proposals, including  
areas of replacement cladding, rendered external insulation and a  
relocated main entrance

A request for this application to go to committee has been received from *an adjacent Ward Councillor* 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 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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