

# 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=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