

TEIGNMOUTH TOWN COUNCIL



**Bitton House
Teignmouth
Devon**

Cllr. R. Ash – Chairman
Cllr. A. Henderson – Vice-Chairman
Cllr. I. Palmer
Cllr. J. Orme
Cllr. P. Williams
Cllr R Phipps

14th February 2020

Dear Councillor

A meeting of the Teignmouth Town Council Planning Committee will be held at Bitton House on Wednesday the 19th of February at **5.30pm** to discuss the following items as set out below and you are summonsed to attend.

Public wishing to make comments or ask questions on a specific planning application being considered by the Planning Committee are welcome to do so. Please notify the Town Clerks office (kaffeorme@teignmouth-devon.gov.uk) with any written comments, questions or requests to speak to the Committee at least one day in advance of the meeting.

Please note that that this meeting may be filmed or recorded (audio taped for the purposes of minute taking).

Members are reminded of their legal responsibilities when considering planning applications as set out in the planning practice guidance on the government website Gov.UK. Local authority members are involved in planning matters to represent the interests of the whole community and must maintain an open mind when considering planning applications. Where members make recommendations on planning applications they must do so in accordance with the local development plan and or Neighbourhood Plan (if adopted) unless material considerations indicate otherwise. Members must only consider material planning considerations, which can include public views where they relate to relevant planning matters. Local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission, unless it is founded upon valid material planning reasons.

Please note;

Under the Openness of Local Government Bodies Regulation 2014, this meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public.

A handwritten signature in black ink, appearing to read 'Tracy Higgs'.

**T. Higgs
Town Clerk**

AG E N D A

PART I (Open to the Public)

1. Apologies

2. Use of Mobile Phones

In accordance with Minute 30, mobile phones be limited to personal use only (in case of emergencies) and in which case the Councillor is to leave the room to respond. Mobile phones are to be switched to silent during the meeting to avoid disruption.

3. Officers Present

4. Other Councillors present

a) Declarations of Interest

In accordance with the Code of Conduct (section 13, Appendices A and B), Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have in items to be considered at this meeting. Members are also reminded that the timescale to alter their stated interests with the District Council's Monitoring Officer is 28 days.

b) Dispensations

A request for a dispensation is to be made to the Town Clerk, no less than 5 working days before Council meetings. The Council may grant a member(s) a dispensation(s) to participate in a discussion and vote on a matter at a meeting even if he/she has an interest in Appendices A and B.

c) Minutes

- i. To resolve that the minutes of the Planning Committee meeting held on the 29th of January are approved by the Committee and signed by the Chairman as a true record of the meeting.

d) Correspondence

- i. Appeal Ref 19/00006/ENFA, re/ Land adjacent to Woodlands Farm, Holcombe Down Road, Teignmouth TQ14 9NS – appeal dismissed and enforcement notice upheld with corrections and variations

e) Deferment of Business for comment by the public

At the discretion of the Chairman, business will be suspended to allow members of the public at the meeting to make representations to the Committee for a period of time determined by the Chairman on matters listed on this agenda.

f) Applications New

i				
Parish	Teignmouth	Ward	Teignmouth Central	
Application Ref	19/02566/FUL	Officer	Claire Boobier	
Location	Glenkealey, Upper Hermosa Road, Teignmouth, Devon, TQ14 9JW			
Proposal	Change of use and alterations to existing care home to create 7 residential units			
Committee Recommendations				
Web Link	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=19/02566/FUL&MN=Y			

ii				
Parish	Teignmouth	Ward	Teignmouth East	
Application Ref	20/00021/FUL	Officer	Artur Gugula	
Location	Springfield , 58 Woodway Road, Teignmouth, Devon, TQ14 8UF			
Proposal	Three storey side extension, external staircase, alterations to existing rear dormer, balconies, terrace and associated works			
Committee Recommendations				
Web Link	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00021/FUL&MN=Y			

iii				
Parish	Teignmouth	Ward	Teignmouth East	
Application Ref	20/00193/FUL	Officer	Claire Boobier	
Location	Beach Hut, Back Beach, Teignmouth, Devon			
Proposal	Change of use from sui generis (beach hut) to hot food take (Use Class A5) and changes to fenestration			
Committee Recommendations				
Web Link	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00193/FUL&MN=Y			

iv				
Parish	Teignmouth	Ward	Teignmouth East	
Application Ref	19/00599/LBC	Officer	Verity Clark	
Location	Corpdata Limited, 6 Den Crescent, Teignmouth, Devon, TQ14 8BQ			
Proposal	Conversion of the first, second and third floors of an office building into four apartments with retention of ground floor and basement as office, including the construction of a bin and bicycle store, the removal of existing dormer window and two rooflights, two new dormer windows and internal alterations. (REVISED PLANS)			
Committee Recommendations				
Web Link	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=19/00599/LBC&MN=Y			

v				
Parish	Teignmouth	Ward	Teignmouth Central	
Application Ref	20/00134/FUL	Officer	Central Team	
Location	Dresden House Hotel , 26 Orchard Gardens, Teignmouth, Devon, TQ14 8DJ			
Proposal	Change of use from existing B & B to single dwelling, removal of lean-to, fenestration changes and associated works			
Committee Recommendations				
Web Link	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00134/FUL&MN=Y			

vi				
Parish	Teignmouth	Ward	Teignmouth West	
Application Ref	20/00096/FUL	Officer	N/A	
Location	5 Kingsdown Road, Teignmouth, Devon, TQ14 9AU			
Proposal	Two storey rear extension and associated works			
Committee Recommendations				
Web Link	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00096/FUL&MN=Y			

vii				
Parish	Teignmouth	Ward	Teignmouth East	
Application Ref	20/00163/FUL	Officer	Gary Crawford	
Location	1 Higher Holcombe Drive, Teignmouth, Devon, TQ14 8RF			

Proposal	Alterations and refurbishment to include a first floor extension and balcony to create a two-storey house
Committee Recommendations	
Web Link	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00163/FUL&MN=Y

viii				
Parish	Teignmouth	Ward	Teignmouth West	
Application Ref	19/02581/LBC	Officer	Kelly Grunnill	
Location	The Old Toll House , Shaldon Bridge, Teignmouth, Devon, TQ14 9AA			
Proposal	Demolition of two side extensions and erection of new extension, infill extension in kitchen and formation of new driveway with removal of boundary wall and associated works			
Committee Recommendations				
Web Link	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=19/02581/LBC&MN=Y			

ix				
Parish	Teignmouth	Ward	Teignmouth Central	
Application Ref	20/00143/ADV	Officer	Verity Clark	
Location	Lidl, Lower Brook Street, Teignmouth, Devon, TQ14 8HR			
Proposal	Two illuminated wall mounted billboards			
Committee Recommendations				
Web Link	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00143/ADV&MN=Y			

x				
Parish	Teignmouth	Ward	Teignmouth East	
Application Ref	20/00118/FUL	Officer	N/A	
Location	Holcombe Gate Toll House , Teignmouth Road, Teignmouth, TQ14 8UT			
Proposal	Replacement of windows with timber windows, replacement of steel balustrade with frameless glass, replacement of flat roof, replacement of plastic guttering with cast iron look powder coated aluminium, replacement of plastic soffits, fascia and bargeboards with timber, provision of steps to garden, replacement of boundary treatment and gate and replacement of paving on drive			

Committee Recommendations	
Web Link	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00118/FUL&MN=Y

g) Applications Granted

- i. 19/02335/FUL – Hannon Homes Ltd and Nevada Construction Ltd, Sidney House
- ii. 19/02073/FUL – 17 Mill Lane
- iii. 19/02443/FUL – The Flat, 47 Teign Street
- iv. 18/02264/MAJ – Site Of Former Employment Service Building, Clay Lane
- v. 19/02526/FUL – The Pier, Promenade

h) Applications Refused

- i. 19/02489/FUL – 6 Harts Close

i) Applications with Split Decision

- j) Items requiring urgent attention** – to take into account items which the Chairman of the Committee deems to need consideration as a matter of urgency.

k) 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.

l) 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.

PART II

(Private) Items which may be taken in the absence of the Public and Press on grounds that Exempt Information may be disclosed. Local Government Act 1972 (Section 100 and Schedule 12A).