

*These Minutes are draft until agreed and approved by the Planning Committee at the next meeting of the Committee and signed by the Chairman as a correct record.*

## **PLANNING COMMITTEE**

### **4 JULY 2017**

#### Present:

Councillor Smith (Chairman)  
Councillor Kerswell (Vice Chairman)  
Councillors Brodie, Bullivant, Clarence, Colclough, Dennis, Dewhirst (for Parker),  
Hayes, Jones, Keeling, Mayne, Nutley, Orme, Pilkington, Price, Prowse,  
Rollason, and Winsor

Apologies: Councillors Austen, Parker, Fusco

Members in attendance: Councillors Clemens and Hellier Laing

#### Officers in attendance:

Principal Planning Officer – Mrs Eastman  
Senior Planning Officer – Ms Crabtree  
Solicitor – Mrs Robinson  
Democratic Services Officer – Mrs Corns

### **1. MINUTES**

The minutes of the meeting held on 13 June 2017 were approved as a correct record and signed by the Chairman.

### **2. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reminded Members that they should not vote on an application if they are not present at the meeting to hear the entire debate on that application. The Chairman also welcomed public speakers to the meeting.

### **3. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **4. SITE INSPECTION**

The Committee received the report of the Site Inspection Team held on 22 June 2017, additional information, and comments made by the officers.

#### **(i) DAWLISH - 17/00410/FUL - Sol-y-Mar, Windward Lane - Retention of side dormer extension.**

The Committee noted that the officer recommendation of refusal, as detailed in the report of the Business Manager circulated with the agenda, now

## PLANNING (04.07.17)

removes 5 Windward Rise because the distance between this property and Sol-y-Mar is greater than 20 metres.

Comments raised by Members of the Committee included: the opaque sticky transfers on the main bedroom window to give it the appearance of an obscure glazed window could be peeled off leaving a clear glazed, opening window overlooking 35, 37 and 39 Windward Lane; the windows should remain obscure glazed and be fixed shut to address overlooking and loss of privacy to 35 to 39 Windward Lane; the distance to 5 Windward Rise is greater than 20 metres: the clear, opening window in the direction of Windward Rise is acceptable; it would be unreasonable to request the demolition of the extension if the windows can be permanently fixed shut and obscure glazed; similar overlooking issues could prevail with an extension built within Permitted Development Rights.

It was agreed that retrospective applications are undesirable but in relation to the current application this situation was such that it would be unreasonable to request the removal of the extension.

It was proposed by Councillor Nutley and seconded by Councillor Dewhirst that the application be approved subject to the south western windows to the bathroom and dressing room remaining obscure glazed and fixed shut and the main bedroom window in that elevation to be obscure glazed (level 3) and fixed shut within 3 months of the decision. The windows shall be retained in that fashion.

An amendment was proposed by Councillor Clarence that the application be approved as developed with no conditions. This was seconded by Councillor Bullivant. This proposal was lost by 4 votes for and 14 against.

The original proposal was voted on and carried.

Resolved

Permission be granted subject to the following condition requiring:

1. The south western windows to the bathroom and dressing room to remain obscure glazed and fixed shut and the main bedroom window in that elevation should be obscure glazed (level 3) and fixed shut within 3 months of the decision. The windows shall be retained in that fashion.

**(17 votes for and 1 against)**

### **5. APPLICATION FOR CONSIDERATION**

The Committee considered the report of the Business Manager – Strategic Place, and additional information reported by the officers.

- (i) **KINGSTEIGNTON - 17/01574/TPO - 15 Mill End – Prune one oak tree (T1) where overhanging building and car park**

### PLANNING (04.07.17)

The Principal Planning Officer referred to the recommendation set out in the report circulated with the agenda for authority to be granted to the Business Manager to exercise his delegated powers to grant permission, subject to no new issues being raised by the close of the consultation period.

It was proposed by Councillor Rollason and seconded, that the application be approved as set out in the report circulated with the agenda.

Resolved

Subject to no objections being raised during the consultation period (which expires on 7 July 2017), the Business Manager is authorised to exercise his delegated powers to grant consent.

**(19 votes for and 0 against)**

DENNIS SMITH  
Chairman