

PLANNING COMMITTEE

18 AUGUST 2020

Present:

Councillors Haines (Chairman), Goodman-Bradbury (Vice-Chairman), Bradford, Bullivant, Clarence, Colclough, H Cox, Hayes, Jeffery, Keeling, Jenks, Kerswell, MacGregor, Nutley, Patch, Parker, J Petherick, Wrigley, Dewhirst (Substitute) and Russell (Substitute)

Members in Attendance:

Apologies:

Councillors J Hook, Nuttall and Phipps

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place
Trish Corns, Democratic Services Officer
Helen Addison, Principal Planning Officer
Christopher Morgan, Trainee Democratic Services Officer

1. MINUTES

The minutes of the previous meetings on 23 June and 7 July were signed as a correct record.

2. PLANNING APPLICATIONS FOR CONSIDERATION - TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION AS SET OUT BELOW.

Both applications were debated at the same time however votes were taken separately.

The Committee considered the agenda report and additional information reported by the Business Manager- Strategic Place.

The Planning Officer told the Committee of three late representations, from local residents, Devon County Council, and the Railway Heritage Trust.

It was noted that a Members Site Inspection had been taken for these applications on 4 August.

The Committee viewed a presentation from the Planning Officer about the application.

Public Speaker, Supporter - Points raised include:

- Economic benefits for Teignbridge
- Improved public promenade
- Predominant local support
- Support from consultees and MPs
- Resilience for South West rail line
- Increase in tourism for Dawlish
- Accessibility benefits
- Economic boost as a result of construction
- Protection from rising sea levels

Public Speaker, Supporter – Points raised include:

- Improved rail resilience
- Steps taken to prevent any significant visual impact
- Accessibility and new public amenities such as the walkway.
- The engineering process has been well thought through and many options were considered.

Comments from Councillors included

- Historic England has voiced several concerns to the application in its letter
- The new station provides new forms of accessibility for rail travellers
- The rail line is at risk of fault, as had happened in February 2014
- The groins on the beach needs repairing
- A project is also being undertaken by Network Rail at Marine Parade.
- The design must be the best it can be as there will be only one opportunity for this
- The new design is robust and safer
- The brutalist architecture is unappealing
- Any changes to the conditions should come to Committee
- Concerns over how the new walls will affect wildlife.
- Car park access is improved
- Will the new station be well lit?
- Carbon emissions will raise as a result of this application
- Harmful to biodiversity and historical amenities
- Objections from Town Council
- Concerns about losing the beach
- More potential conditions

In response to comments the Planning Officer clarified the following:

- The lighting at the station will be appropriate
- Teignbridge can only allow certain conditions that fall within its remits as this is an application for prior approval.

3. DAWLISH - 20/00933/NPA - COASTGUARDS BREAKWATER TO COLONNADES BREAKWATER AND DAWLISH RAILWAY STATION, STATION ROAD - APPLICATION FOR PRIOR APPROVAL OF SITING AND APPEARANCE UNDER PART 18 CLASS A OF THE TOWN AND

COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER) 2015 OF PROPOSED COASTAL RESILIENCE WORKS TO RAILWAY INFRASTRUCTURE TO INCLUDE A NEW TALLER SEA WALL BETWEEN TWO EXISTING BREAKWATERS INCORPORATING A WIDER HIGHER PUBLIC PROMENADE WITH A LINK STRUCTURE TO JOIN MARINE PARADE AND NEW RAMPED PEDESTRIAN ACCESS TO BEACH ADJACENT TO AND ADJOINING THE RAILWAY STATION. OTHER WORKS TO INCLUDE THE DEMOLITION OF THE COASTGUARDS BUILDING, WORKS TO THE STATION INCLUDING RECONSTRUCTED DOWNSIDE STATION PLATFORM, NEW ACCESSIBLE PASSENGER FOOTBRIDGE AND REFURBISHMENT OF PASSENGER WAITING ROOM

This application was debated concurrently with the next application. The debate has been recorded as part of item 2 in these minutes.

It was proposed by Councillor J Petherick and seconded by Councillor Haines that approval be granted as set out in the agenda report and updates sheet.

A roll call was taken.

For

Councillors Haines, Goodman-Bradbury, Bullivant, Clarence, Colclough, Cox, Jeffery, Jenks, Kerswell, MacGregor, Nutley, Patch, Parker, Petherick, and Dewhirst.

Total: 15

Against

Councillor Bradford

Total: 1

Abstain

Councillors Hayes and Wrigley.

Total: 2

Councillor Russell did not vote as she was not present for the whole debate.

Resolved that

PRIOR APPROVAL BE GRANTED subject to but not limited to conditions addressing the following matters, the precise wording of the conditions to be determined under delegated authority by the Business Manager – Strategic Place:

1) Schedule of external materials to be agreed with submission of sample panels, including hard surfaced areas, walls, fences, platform finish etc.

- 2) Details of design and materials of new railings, handrails, benches, gates etc
- 3) Detailed schedule of works to downside station building to include measures identified in Appendix C of the Historic Statement including timescale for implementation and completion.
- 4) Details of re-use of gas standard posts
- 5) CEMP to include submission of an archaeological geophysical survey of the station carpark to assess the potential for the buried remains of the early atmospheric railway pumping station and its ancillary structures and to include a report on the interpretation of the ground-survey and the standing structures to inform (a) the level of protection, required; and (b) the logistical disposition of any blocks, stores, stacks, and offices et al within the proposed compound.
- 6) Specification of external lighting
- 7) Details of heritage boards in terms of size and location
- 8) Specification of alterations to Coastguards footbridge
- 9) Phasing plan for implementation of works
- 10) Timescale for completion of new accessible footbridge
- 11) Schedule of alterations to the listed station including changes to canopies
- 12) Annual monitoring of changes to levels of beach and in the event of accelerated loss of sand submission and implementation of a scheme to address impact of new wall on beach levels.
- 13) Details of drainage system to include the station, promenade and public realm including maintenance regime.
- 14) Provision of cycle parking
- 15) Provision of bird/bat nesting boxes
- 16) Details of biodiversity enhancement measures to be provided at Dawlish Water Basin and the pocket park to include maintenance details for 10 years.
- 17) Pre- and post-construction *Sabellaria alveolata* condition surveys
- 18) Detailed design of Dawlish Water Basin
- 19) Details of height of fence above wall dividing station platform and new promenade
- 20) Construction Management Plan to include protection of back wall of former pumping station in the station car park.
- 21) Details of signage to include access and egress in the Colonnades area relating to fluvial and coastal events.
- 22) Details of how the historic legacy of the Boat House will be acknowledged.
- 23) Details of public art at the Dawlish Water Basin and adjacent to Coastguards Breakwater.
- 24) Detailed plans of development adjacent to Coastguards Breakwater to include how the development abuts the breakwater.
- 25) Details of an external lighting scheme between the Colonnades Bridge and the station.

4. DAWLISH - 20/00922/LBC - DAWLISH RAILWAY STATION , STATION ROAD - WORKS TO INCLUDE RECONSTRUCTION OF EXISTING TIMBER DOWNSIDE STATION PLATFORM, NEW ACCESSIBLE PASSENGER FOOTBRIDGE, ALTERATIONS TO EXISTING PLATFORMS SURFACE RESULTING IN MINOR CHANGES TO DOOR OPENINGS OF

DOWNSIDE STATION BUILDING, REFURBISHMENT OF PASSENGER WAITING ROOM AND REFURBISHMENT AND REPAIRS TO THE FABRIC OF THE STATION BUILDING ON SEAWARD ELEVATION ALL IN ASSOCIATION WITH DAWLISH SEA WALL STAGE 2 PROJECT

This application was debated concurrently with the previous application. The debate has been recorded as part of item 2 in these minutes.

It was proposed by Councillor Haines and seconded by Councillor MacGregor that permission be granted as set out in the agenda report and late updates sheet.

A role call was taken.

For

Councillors Haines, Goodman-Bradbury, Bullivant, Clarence, Colclough, H Cox, Jeffery, Jenks, Kerswell, MacGregor, Nutley, Patch, Parker, J Petherick, and Dewhirst

Total: 15

Against

None

Abstain

Councillors Bradford, Hayes and Wrigley.

Total: 3

Councillor Russell did not vote as she was not present for the whole debate.

Resolved that

LISTED BUILDING CONSENT BE GRANTED subject to but not limited to conditions addressing the following matters, the precise wording of the conditions to be determined under delegated authority by the Business Manager – Strategic Place:

- 1) 3 year time period for implementation
- 2) Plans list
- 3) Details of materials to be used for platform resurfacing
- 4) Details of new lighting, CCTV and public information installations
- 5) Details of type of render and colour to the seaward elevation of the station building be agreed
- 6) Submission of a Building Surveyors Report on the downside station building to include an assessment of the stability of the building when piling adjacent, which should inform a method statement for full repair predicated on *Conservation Works Phased Study to the Downside Building* set out in

the HS (pp.95-103) to include a full specification and drawings of works to be carried out . A timescale for the implementation of the works to be agreed.

7) Details of imprint of station building in sea wall

8) Details of how gas lamp standards would be re-used

5. APPEAL DECISIONS - TO NOTE APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE.

The Committee noted the decisions made by the Planning Inspectorate.

The meeting started at 10.00 am and finished at 1.00 pm.

Chairman
Cllr Mike Haines