

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 16 APRIL 2019

REPORT OF: Site Inspection Team – Councillors Smith (Chairman), Bullivant, Hayes, Nutley and Prowse (for Clarence)

DATE OF SITE INSPECTION: 26 MARCH 2019

Dawlish – 19/00237/NPA – Marine Parade, Dawlish
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 a new taller sea wall and wider promenade between Boat Cove and the Breakwater as part of the south west rail coastal resilience programme.

Also present: Cllrs Hockin and Mayne and one representatives of the Town Council
Apologies: Councillors Wrigley, Colclough and Jones

Purpose of Site Inspection:

In accordance with the procedure relating to major applications, the application below was the subject of a site inspection prior to being considered by the Committee. All members of the Committee were invited to attend the site inspection. The purpose of the inspection was to enable Members to familiarise themselves with the site. Members were unable to form an opinion on the application without having first considered the detailed report of the Business Manager attached.

The Planning Officer advised that the role for the planning authority was to determine if prior approval should be granted in respect of the impact of the proposals on public vantage points and amenity, and to suggest any modifications. The purpose of the application was to protect the railway line from predicted rises in sea levels, and to prevent 90% of sea water overtopping.

The Planning Officer reported on the proposals including the: extent of the site; the detailed plans and design; dimensions; access ramps; lighting; and materials to be used.

Network rail were holding a public consultation exhibition in the town on 10 April 2019 at the Dawlish Methodist Church, Brunswick Place from 3pm to 7pm, which would enable the public to make comment to Network Rail on the proposals.

The Site Inspection Team noted the surrounding area, and the impact on public amenity including loss of sea views.

DENNIS SMITH
Chairman