

# EXMOUTH TOWN COUNCIL

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 20<sup>th</sup> SEPTEMBER 2010 AT 6.15 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)  
M Chapman T Cope  
S Gazzard K Harper  
M Mitchell D Nicholas  
I Stewart R Turner

**APOLOGIES:** Councillors S Sutton, J Taylor and B Walker

## **47. MINUTES**

The Minutes of the meeting held on 6<sup>th</sup> September 2010 were approved and signed as a correct record with the inclusion of 'It was agreed that the Chairman, Councillor L Elson, send an urgent letter to the Leader of EDDC outlining the Committee's serious concerns regarding the consultation process and final decision made for 15 Woodville Road, Exmouth. The outcome to be reported at a future Committee meeting' under Minute no.43(ii).

48. To consider the Planning Applications for consultation set out below.

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>WARD</b>	<b>Brixington</b>				
<b>PLAN No:</b>	10/1571/FUL	15 Haley Close (Land at rear) <b>Mr D Huntley</b> Construction of detached bungalow	<b>Note:</b> Councillor D Nicholas declared a prejudicial interest as his Grandmother is a close neighbour of the applicant and he left the room.	<b>4 x Representations</b> – object to encroachment on turning circle and would set a precedent for other garden infill. Concern for the height of the building and thus harming the character and appearance of the area and affect on neighbours' privacy. Possible damage to the drainage system.	OBJECTION on the following grounds: - <ul style="list-style-type: none"> <li>• Overdevelopment.</li> <li>• Overlooking of nearby properties.</li> <li>• Out of keeping with the Streetscene.</li> <li>• Development within the turning circle would create a hazard for emergency vehicles.</li> <li>• Issues surrounding extra traffic in the area.</li> <li>• Damage to drainage system/flood risk.</li> <li>• Would affect quality of life for existing residents.</li> </ul> <p>In principle the Committee would not accept any building on this plot of land.</p>
<b>LIMIT</b>	04.10.10				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	10/1768/FUL	3 Dennesdene Close <b>Mr I Dyer</b> Extension		None	NO OBJECTION
<b>LIMIT</b>	23.09.10				
<b>PLAN No:</b>	10/1785/FUL	231A Exeter Road <b>Mr Peter Ashwin</b> Installation of ground mounted solar photovoltaic array	<b>Note:</b> Councillor M Mitchell declared a personal interest as the applicant sits on the Rights of Way Committee as a representative of the cycle group of which Councillor Mitchell is a member.	None	NO OBJECTION
<b>LIMIT</b>	29.09.10				
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	10/1794/COU	21 Claremont Grove <b>Mrs Georgina Kerler</b> Change of use from residential to B1 (Business Offices) for care company	<b>Councillor M Williamson</b> supported the change of use as it was a much needed facility and not out of keeping with the hospital and medical centres. <b>Note:</b> Councillor L Elson declared a personal interest as she knows the applicant through her work for Hospiscare.	<b>1 x Representation</b> – objection on the grounds of loss of privacy and possible increase of noise to neighbouring property.	NO OBJECTION subject to permeable materials being used for the surface of the driveway and car parking area.
<b>LIMIT</b>	28.09.10				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	10/1710/FUL	Devon Cliffs Holiday Centre, Sandy Bay <b>Bourne Leisure Ltd</b> Extensions and alterations for flume and indoor slide together with outside decked area	<b><u>Environment Agency</u></b> had no objection subject to the Water Company being in agreement with the nature and volume of the discharge of water from the facility.	None	NO OBJECTION subject to agreement from the Water/Waste companies in respect of the increased volume of discharge of water.
<b>LIMIT</b>	28.09.10				
<b>PLAN No:</b>	10/1784/FUL	Flat 6, Aliston House, 58 Salterton Road <b>Dr Ruth Treadgold</b> Use of existing first floor flat roof area as amenity space and siting of associated privacy screen, planters and decking (resubmission of application 10/0996/FUL)	<b><u>Councillor S Sutton</u></b> objected on the grounds of overlooking and loss of privacy to neighbouring properties and noise and disturbance to the neighbouring area.	None  A request was made to contact EDDC, Planning in respect of the discharge notice which would cancel a condition previously made which stated that no building work be carried out on any flat roof areas of the development.	OBJECTION due to overlooking and loss of privacy to neighbouring properties along with noise and disturbance to the neighbouring area.
<b>LIMIT</b>	29.09.10				
<b>PLAN No:</b>	10/1781/FUL	Maer Farm, Maer Lane <b>Mr I Skinner</b> Construction of agricultural building and associated access	<b><u>Environmental Health</u></b> had no objection as there were no pollution issues.	None	NO OBJECTION
<b>LIMIT</b>	01.10.10				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	10/1663/FUL	3 Mayfield Drive <b>Mr Paul Fox</b> Demolition of existing garage and home office and construction of new dwelling with integral garage and new double garage (amended scheme)		None	OBJECTION as out of keeping with the Streetscene and character of the Avenues.  The building is intrusive as it is sited in front of the building line of the street.
<b>LIMIT</b>	04.10.10				
<b>PLAN No:</b>	10/1844/FUL	Summerleaze, 79 - 81 Salterton Road <b>Mr M Covell</b> Rear two storey extension to provide additional bedrooms (renewal of permission 07/1815/FUL)		None	NO OBJECTION
<b>LIMIT</b>	04.10.10				
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	10/1770/FUL	Flat 4, 11 The Beacon <b>Mr J Singleton</b> Construction of front and rear dormer windows and installation of 6no. rooflights to facilitate loft conversion		None	<u>SPLIT DECISION</u> NO OBJECTION to construction of front dormer windows and installation of rooflights.  OBJECTION to rear dormers as three were considered excessive. Recommendation would be for two rear dormers.
<b>LIMIT</b>	24.09.10				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	10/1771/LBC	Flat 4, 11 The Beacon <b>Mr J Singleton</b> Construction of front and rear dormer windows and installation of 6no. rooflights to facilitate loft conversion		None	<u>SPLIT DECISION</u> NO OBJECTION to construction of front dormer windows and installation of rooflights.  OBJECTION to rear dormers as three were considered excessive. Recommendation would be for two rear dormers.  Conservation Officer's report to be taken into consideration.
<b>LIMIT</b>	24.09.10				
<b>PLAN No:</b>	10/1774/CAC	Little Bickton Court, Little Bickton Place <b>Mr Malcolm Pressey</b> Demolition of existing store		<b>1 x letter of support</b> – Neighbours who overlook the store stated that its removal would improve the general ambience of the area.	NO OBJECTION subject to the Conservation Officer's approval.
<b>LIMIT</b>	28.09.10				
<b>PLAN No:</b>	10/1796/COU	76A – 78B Exeter Road <b>Mr T Dillon</b> Change of use of retail units to mixed retail/professional services use	<b>Town Manager</b> – had no comments from an economic perspective.	None	NO OBJECTION subject to any new shop front complying with the Exmouth Shop Front Guidance.
<b>LIMIT</b>	28.09.10				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	10/1645/FUL	32 Withycombe Road <b>Mr S Brown</b> Change of use from dwelling to 5no apartments and construction of rear dormer		<b>1 x Representation</b> – on the grounds of inadequate parking in the area.	OBJECTION on the grounds of:- <ul style="list-style-type: none"> <li>• Overdevelopment of the property and loss of family home.</li> <li>• Inadequate parking provision in the area.</li> <li>• Issues surrounding extra traffic in the area.</li> <li>• Extra pressure on sewerage and drainage services.</li> <li>• Flood risk area.</li> <li>• Bin storage area too small in line with the new recycling scheme starting in October 2010.</li> </ul>
<b>LIMIT</b>	30.09.10				
<b>WARD</b>	<b>W Raleigh</b>				
<b>PLAN No:</b>	10/1752/FUL	33 Hawthorn Grove <b>Mr Scott McDonald</b> Construction of single storey rear extension		None	NO OBJECTION
<b>LIMIT</b>	27.09.10				

## 49. ITEMS FOR CONSIDERATION

### 1. Bridge House Wines, 97 Exeter Road, Exmouth

A complaint was originally raised with EDDC, Planning Enforcement in April 2010 advising that the frontage of the building had been replaced and a new fascia sign erected. To date, no retrospective Advertisement application had been received, the unauthorised advertisements remained in place and no photographic evidence that would demonstrate what the previous signage looked like had been submitted.

As the Town Council would be responsible for any application for Advertisement consent, comments would be welcomed from the Committee of their opinion on the advertisements and whether an application for Advertisement consent would be supported. Copy email dated 1<sup>st</sup> September 2010 was attached.

**RESOLVED that the Committee would welcome an application for Advertisement consent as they felt that the current lettering was oversized for the location.**

### 2. East Devon Core Strategy Preferred Approach Consultation

Matt Dickens, EDDC Principal Planning Officer, wished to advise that the East Devon Core Strategy Preferred Approach consultation was now underway. Members would have until the end of November 2010 to respond.

The document sets out EDDC's thoughts for the future of East Devon and the types, locations and forms of development that would help secure that future. They wanted as many people as possible to comment on their approach, whether it (or parts of it) were good, bad or indifferent and whatever the views they would like to hear them.

There was a full 140 page document on East Devon's website to comment on and they would really prefer to receive comments on-line, but comments can also be submitted by email or letter. EDDC would also shortly have a glossy summary version available to download and in the coming weeks every household in East Devon would receive a summary leaflet. Plus you can follow them on Facebook and Twitter.

To see the Core Strategy document/s and for lots more information about their work and how you could be involved please go to East Devon Council web site at:

<http://www.eastdevon.gov.uk/ldfconsultation2010>

Plus, if all this was not enough, visit the LDF video on the web link below. EDDC would like to know what you think of it?

<http://www.youtube.com/watch?v=kEeCh4d9wIw>

**RESOLVED that a Special Planning Meeting be held on Tuesday 12<sup>th</sup> October 2010 at 6.15pm to discuss the Consultation in more detail. This meeting would be open to the public and press from 7.00pm. A follow up meeting of a Working Party which would consist of the Town Clerk, two representatives from each party, plus one independent would be held on Monday 8<sup>th</sup> November 2010 at 6.15pm. A Special Council Meeting for all members would be held on Monday 22<sup>nd</sup> November 2010 at 7.00pm.**

## 50. ITEMS FOR INFORMATION

The following items were noted: -

### 1. Appeal Ref: APP/U1105/E/10/2123954

#### Top Flat, Rear of 14 The Beacon, Exmouth EX8 2AF

The Appeal was dismissed on 26<sup>th</sup> August 2010.

### 2. Location: Land at South Street, Exmouth EX8 2SX

#### Complaint: Untidy condition of land

Copy letter dated 31<sup>st</sup> August 2010 to Mr & Mrs Williams from EDDC, Enforcement.

A previous application was made and conditional approval granted on 8<sup>th</sup> January 2010, for demolition of existing structures and erection of five dwellings at South Street, Exmouth (ref. 07/1274/FUL). Complaints had now been received about the untidy condition of the site and confirmation was sought as to whether it was the owner's intention to redevelop the site and on what timescale.

### 3. Location: 77 Bradham Lane, Exmouth EX8 4AW

#### Complaint: Front wall erected not as per requirements of Enforcement Notice

Copy letter dated 6<sup>th</sup> September 2010 to Mr & Mrs Ashman from EDDC, Enforcement Officer. The wall had not met with the requirements of the Enforcement Notice as it was not 600mm high and should extend to the width of the front boundary up to the pedestrian steps. In addition, the wall was only partially finished. In the circumstances, the wall should now be completed within 28 days of 6<sup>th</sup> September 2010 to fully comply with the Enforcement Notice.

### 4. The Crown Estate – Offshore Shellfish Limited

#### Lyme Bay Mussel Farm Development Proposal

Copies of the Application Appraisal and Decision letter were attached.

Concerns were raised regarding the lasting effect on the local fishing industry in the area and the loss of view along the Jurassic Coast as the Mussel Farm was substantial in size and would be highly visible.

## 51. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION	DATE OF EDDC DECISION
10/1561/FUL 15 Woodville Road	No Decision	Approved (Retrospective)	27.08.10
10/1537/FUL 32 Hawthorn Grove	No Objection	Approved	27.08.10
10/0726/FUL 1 Cheriswood Avenue (Land adjoining)	Objection	<u>Application withdrawn</u>	27.08.10
10/1385/FUL 19 Salisbury Road	No Objection	Approved	02.09.10
<b>10/1394/FUL Land rear of 129 and 131 Exeter Road</b>	<b>No Objection</b>	<b>Refused</b>	<b>02.09.10</b>
<b>10/0927/COU TV Four, 24 Park Lane</b>	<b>Objection</b>	<b>Conditional Approval</b>	<b>02.09.10</b>

10/1586/FUL 20 Camperdown Terrace	No Objection	Approved	07.09.10
<b>10/1371/FUL Land at Rear of 119 Exeter Road</b>	<b>No Objection</b>	<b>Refused</b>	<b>08.09.10</b>
<b>10/1238/COU Rolle College Playing Field, Douglas Avenue</b>	<b>No Objection</b>	<b>Refused</b>	<b>10.09.10</b>
10/1621/FUL 315 Exeter Road	No Objection	Conditional Approval	10.09.10

*Please note that all Decisions received from East Devon District Council are available on request for inspection in the office.*

*NOTE: It was formally noted that the participation of those Councillors who are also members of the East Devon District Council in both the debate and subsequent vote (in respect of any of the above matters) was on the basis that the views expressed were preliminary, taking account of the information presently made available to the Town Council. The District Councillors reserved their final views on the applications until they were in full possession of all the relevant arguments for and against.*

**The meeting closed at 7.00pm**

SIGNED:..... DATED:.....